AGENDA

CITY COUNCIL OF THE CITY OF MORENO VALLEY
MORENO VALLEY COMMUNITY SERVICES DISTRICT
CITY AS SUCCESSOR AGENCY FOR THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MORENO VALLEY
MORENO VALLEY HOUSING AUTHORITY
BOARD OF LIBRARY TRUSTEES

August 21, 2018

REGULAR MEETING – 6:00 PM

City Council Study Sessions
Second Tuesday of each month – 6:00 p.m.

City Council Meetings
Special Presentations – 5:30 P.M.
First & Third Tuesday of each month – 6:00 p.m.

City Council Closed Session
Will be scheduled as needed at 4:30 p.m.

City Hall Council Chamber – 14177 Frederick Street

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 72 hours before the meeting. The 72-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Dr. Yxstian A. Gutierrez, Mayor

Victoria Baca, Mayor Pro Tem

David Marquez, Council Member

Ulises Cabrera, Council Member Jeffrey J. Giba, Council Member

AGENDA
CITY COUNCIL OF THE CITY OF MORENO VALLEY
August 21, 2018

CALL TO ORDER - 5:30 PM

SPECIAL PRESENTATIONS

1. Recognition of the Independence Day and Funfest Sponsors: 1) Skechers - Presenting Sponsor 2) Waste Management - Liberty Sponsor

2. Recognition of the Independence Day Parade Award Winners

3. Recognition of the Moreno Valley Unified School District Essay Contest Award Winners

AGENDA
JOINT MEETING OF THE
CITY COUNCIL OF THE CITY OF MORENO VALLEY
MORENO VALLEY COMMUNITY SERVICES DISTRICT
CITY AS SUCCESSOR AGENCY FOR THE
COMMUNITY REDEVELOPMENT AGENCY OF THE
CITY OF MORENO VALLEY
MORENO VALLEY HOUSING AUTHORITY
AND THE BOARD OF LIBRARY TRUSTEES

THE CITY COUNCIL RECEIVES A SEPARATE STIPEND FOR CSD MEETINGS

REGULAR MEETING – 6:00 PM

AUGUST 21, 2018

CALL TO ORDER

Joint Meeting of the City Council, Community Services District, City as Successor Agency for the Community Redevelopment Agency, Housing Authority and the Board of Library Trustees - actions taken at the Joint Meeting are those of the Agency indicated on each Agenda item.

PLEDGE OF ALLEGIANCE

INVOCATION

Pastor Kurt D. King, Moreno Valley and Imani Praise Fellowship SDA Churches

ROLL CALL

INTRODUCTIONS

PUBLIC COMMENTS ON MATTERS ON THE AGENDA WILL BE TAKEN UP AS THE ITEM IS CALLED FOR BUSINESS, BETWEEN STAFF'S REPORT AND CITY COUNCIL DELIBERATION (SPEAKER SLIPS MAY BE TURNED IN UNTIL THE ITEM IS CALLED FOR BUSINESS.)

PUBLIC COMMENTS ON ANY SUBJECT NOT ON THE AGENDA UNDER THE JURISDICTION OF THE CITY COUNCIL

Those wishing to speak should complete and submit a BLUE speaker slip to the Sergeant-at-Arms. There is a three-minute time limit per person. All remarks and questions shall be addressed to the presiding officer or to the City Council.

JOINT CONSENT CALENDARS (SECTIONS A-D)

All items listed under the Consent Calendars, Sections A, B, C, and D are considered to be routine and non-controversial, and may be enacted by one motion unless a member of the City Council, Community Services District, City as Successor Agency for the Community Redevelopment Agency, Housing Authority or the Board of Library Trustees requests that an item be removed for separate action. The motion to adopt the Consent Calendars is deemed to be a separate motion by each Agency and shall be so recorded by the City Clerk. Items withdrawn for report or discussion will be heard after public hearing items.

A. CONSENT CALENDAR-CITY COUNCIL

A.1. ORDINANCES - READING BY TITLE ONLY - THE MOTION TO ADOPT AN ORDINANCE LISTED ON THE CONSENT CALENDAR INCLUDES WAIVER OF FULL READING OF THE ORDINANCE.

Recommendation: Waive reading of all Ordinances.

A.2. MINUTES - CITY COUNCIL - CLOSED SESSION - JUN 19, 2018 4:30 PM

Recommendation: Approve as submitted.

A.3. MINUTES - CITY COUNCIL - REGULAR MEETING - JUN 19, 2018 6:00 PM

Recommendation: Approve as submitted.

A.4. PAYMENT REGISTER - MAY 2018 (Report of: Financial & Management Services)

Recommendation:

1. Receive and file the Payment Register.

A.5. ADOPT A RESOLUTION CERTIFYING A MITIGATED NEGATIVE DECLARATION FOR THE MORENO MASTER DRAINAGE PLAN LINE H-2 INTERIM STORM DRAIN, PROJECT NO. 804 0016 (Report of: Public Works)

Recommendation:

Adopt Resolution No. 2018-XX, a Resolution of the City Council of the City of Moreno Valley, California, certifying a Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Moreno Master Drainage Plan Line H-2 Interim Storm Drain Project.

A.6. RATIFY THE BASELINE AGREEMENT FOR THE TRADE CORRIDOR ENHANCEMENT PROGRAM AWARD WITH THE CALIFORNIA TRANSPORTATION COMMISSION AND THE CALIFORNIA DEPARTMENT OF TRANSPORTATION, AND APPROVE DESIGN AND CONSTRUCTION COOPERATIVE AGREEMENTS WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR THE STATE ROUTE 60/MORENO BEACH PHASE 2 INTERCHANGE IMPROVEMENTS - PROJECT NO. 801 0021 (Report of: Public Works)

Recommendations:

1. Ratify the Baseline Agreement for the Trade Corridor Enhancement Program Award with the California Transportation Commission and the California Department of Transportation for the State Route 60/Moreno Beach Phase 2 Interchange Improvements;

2. Authorize the City Manager to execute the Design Cooperative Agreement (District Agreement No. 08-1685) with the California Department of Transportation when it is finalized;

3. Authorize the City Manager to execute the Construction Cooperative Agreement with the California Department of Transportation when it is received;

4. Authorize the City Manager to execute any future amendments to the Baseline Agreement and the Cooperative Agreements subject to the approval of the City Attorney;

5. Authorize the Public Works Director/City Engineer to regularly update Exhibits A and B of the Baseline Agreement.

A.7. PAYMENT REGISTER - JUNE 2018 (Report of: Financial & Management Services)

Recommendation:

1. Receive and file the Payment Register.

A.8. Second Reading and Adoption for Ordinance No. 939 Specific Plan Amendment and Ordinance No. 940 Change of Zone (Report of: Community Development)

That the City Council adopt Ordinance No. 939 and Ordinance No. 940.

A.9. PURSUANT TO A LANDOWNER PETITION, ANNEX ONE PARCEL INTO COMMUNITY FACILITIES DISTRICT NO. 2014-01 (MAINTENANCE SERVICES) - AS AMENDMENT NO. 29 (Report of: Public Works)

Recommendation:

1. Acting as the legislative body of Community Facilities District No. 2014-01 (Maintenance Services), adopt Resolution No. 2018-__, a Resolution of the City Council of the City of Moreno Valley, California, ordering the annexation of territory to City of Moreno Valley Community Facilities District No. 2014-01 (Maintenance Services) and approving the amended map for said District.

A.10. FIRST AMENDMENT TO AFFORDABLE HOUSING AGREEMENT AND ASSIGNMENT OF RIGHTS BY AND BETWEEN CITY OF MORENO VALLEY AND RB BOULDER RIDGE, LP (Report of: Financial & Management Services)

Recommendations: That the City Council:

1. Approve the First Amendment to the Affordable Housing Agreement by and between the City of Moreno Valley and RB Boulder Ridge, LP.

2. Authorize the City Manager to execute the First Amendment to the Affordable Housing Agreement, subject to the approval of the City Attorney.

A.11. RECEIPT OF QUARTERLY INVESTMENT REPORT FOR THE QUARTER ENDED JUNE 30, 2018 (Report of: Financial & Management Services)

Recommendation:

1. Receive and file the Quarterly Investment Report for quarter ended June 30, 2018, in compliance with the City's Investment Policy.

A.12. SECOND READING OF ORDINANCE NO.938 AMENDING SECTIONS 5.02.390 AND 5.02.660 (C)(5) OF THE MUNICIPAL CODE DEFINING THE ACTIVE TERM OF A BUSINESS LICENSE (Report of: Financial & Management Services)

Recommendations:
That the City Council adopt Ordinance No. 938, an Ordinance of the City Council of the City of Moreno Valley, California, Amending Sections 5.02.390 and 5.02.660 of Title 5 of the City of Moreno Valley Municipal Code Relating to Term of an Active Business License.

A.13. PA13-0002 (PM 36522) – ST. CHRISTOPHER CATHOLIC CHURCH - APPROVE PARCEL MAP 36522 LOCATED AT THE SOUTHEAST CORNER OF COTTONWOOD AVENUE AND PERRIS BOULEVARD. DEVELOPER: THE ROMAN CATHOLIC BISHOP OF SAN BERNARDINO, A CORPORATION SOLE (Report of: Public Works)

Recommendations:

1. Approve Parcel Map 36522 for PA13-0002.

2. Authorize the City Clerk to sign the map and transmit said map to the County Recorder's Office for recordation.

A.14. PEN16-0125/PEN17-0098 – APPROVE COOPERATIVE AGREEMENT BETWEEN THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, THE CITY, AND DUKE REALTY, LP FOR THE PERRIS VALLEY MDP PERRIS BOULEVARD STORM DRAIN, STAGE 1 AND PERRIS VALLEY MDP LATERAL B-1, STAGE 4 LOCATED ON PERRIS BOULEVARD, NORTH OF SAN MICHELE ROAD. DEVELOPER: DUKE REALTY, LP (Report of: Public Works)

Recommendations:

1. Approve the Cooperative Agreement with the Riverside County Flood Control and Water Conservation District (the District), the City of Moreno Valley, and Duke Realty, LP for the Perris Valley Master Drainage Plan (MDP) Perris Boulevard Storm Drain, Stage 1 and Perris Valley MDP Lateral B-1, Stage 4.

2. Authorize the City Manager to execute the Cooperative Agreement.

A.15. LIST OF PERSONNEL CHANGES (Report of: Human Resources)

Recommendation:

1. Ratify the list of personnel changes as described.

A.16. ACCEPTANCE OF SUSTAINABLE TRANSPORTATION PLANNING GRANT FUNDING, FUNDING APPROPRIATION, AND RESOLUTION NO. 2018-XX AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENT WITH CALTRANS FOR THE DRACAEA AVENUE NEIGHBORHOOD GREENWAY CORRIDOR STUDY PROJECT (Report of: Public Works)

Recommendations:

1. Accept the California Department of Transportation (Caltrans) Sustainable Communities grant award of up to $154,927 in funds to conduct the Dracaea Avenue Neighborhood Greenway Corridor Study.

2. Authorize the Chief Financial Officer to appropriate $154,927 as revenue and expense in the Capital Projects Grants fund (Fund 2301).

3. Amend the Adopted Capital Improvement Plan for Fiscal Years 17/18 and 18/19 to include the Dracaea Avenue Neighborhood Greenway Corridor Study as a funded project (810 0014).

4. Adopt Resolution No. 2018-XX a Resolution of the City Council of the City of Moreno Valley, California, authorizing the City Manager to Execute Agreements with Caltrans for the Dracaea Avenue Neighborhood Greenway Corridor Study.

A.17. AUTHORIZATION TO SUBMIT GRANT APPLICATIONS UNDER CYCLE 9 OF THE HIGHWAY SAFETY IMPROVEMENT PLAN (HSIP) (Report of: Public Works)

Recommendation:

1. Authorize the submittal of grant applications for Cycle 9 of the Highway Safety Improvement Program (HSIP).

A.18. 2018 CITY COUNCIL COMMISSION, BOARD, AND TASKFORCE PARTICIPATION APPOINTMENTS (Report of: City Clerk)

Recommendations: That the City Council:

1. Ratify the appointments to the various committees as noted on the 2018 Council Committee Participation List – Terms End December 31, 2018.

A.19. Approve Funding for Construction of Moreno Valley Community Park Skate Park (Report of: Parks & Community Services)

Recommendation:

1. Approve the amended budget and funding plan for construction of Moreno Valley Community Park Skate Park, as contained in the Fiscal Impact section of this report.

A.20. APPROVE FUNDING FOR SENIOR COMMUNITY CENTER FACILITY IMPROVEMENTS (Report of: Parks & Community Services)

Recommendation:

1. Approve the amended budget and funding plan for facility improvements at the Moreno Valley Senior Community Center, as contained in the Fiscal Impact section of this report.

A.21. REQUEST FOR CITY PARTICIPATION IN EL GRITO - CELEBRATING HISPANIC HERITAGE (Report of: City Clerk)

1. Consider a request for City participation in El Grito - Celebrating Hispanic Heritage event.

2. Approve the City' participation in the amount of $10,000 as set forth in the Fiscal Impact section of this report.

A.22. APPROVE FIRST AMENDMENT TO MEMORANDUM OF UNDERSTANDING FOR MORENO VALLEY COLLEGE PROMISE INITIATIVE (Report of: City Clerk)

Recommendations:

1. Approve the First Amendment to Memorandum of Understanding between the City of Moreno Valley and Riverside Community College District to extend support for first year Moreno Valley resident students attending Moreno Valley College via the Promise Initiative.

2. Authorize the City Manager to execute the attached Memorandum of Understanding with Riverside Community College District and authorize the one-time $50,000 expenditure.

3. Authorize a budget adjustment to the General Fund budget as set forth in the Fiscal Impact section of this report.

A.23. MAYORAL APPOINTMENTS TO THE LIBRARY COMMISSION AND THE SENIOR CITIZENS' BOARD (Report of: City Clerk)

Recommendation:

1. Receive and confirm the Mayoral appointments as follows:

Library Commission

Name	Position	Term
Mona Lisa Stallworth	Member	Ending 06/30/2021

Senior Citizens' Board

Name	Position	Term
Robert Snyder	Member	Ending 06/30/2021

B. CONSENT CALENDAR-COMMUNITY SERVICES DISTRICT

B.1. ORDINANCES - READING BY TITLE ONLY - THE MOTION TO ADOPT AN ORDINANCE LISTED ON THE CONSENT CALENDAR INCLUDES WAIVER OF FULL READING OF THE ORDINANCE.

Recommendation: Waive reading of all Ordinances.

B.2. MINUTES - CLOSED SESSION OF JUNE 19, 2018 4:30 PM (See A.2)

Recommendation: Approve as submitted.

B.3. MINUTES - REGULAR MEETING OF JUNE 19, 2018 6:00 PM (See A.3)

Recommendation: Approve as submitted.

C. CONSENT CALENDAR - HOUSING AUTHORITY

C.1. ORDINANCES - READING BY TITLE ONLY - THE MOTION TO ADOPT AN ORDINANCE LISTED ON THE CONSENT CALENDAR INCLUDES WAIVER OF FULL READING OF THE ORDINANCE.

Recommendation: Waive reading of all Ordinances.

C.2. MINUTES - CLOSED SESSION OF JUNE 19, 2018 4:30 PM (See A.2)

Recommendation: Approve as submitted.

C.3. MINUTES - REGULAR MEETING OF JUNE 19, 2018 6:00 PM (See A.3)

Recommendation: Approve as submitted.

C.4. EXCLUSIVE NEGOTIATION AGREEMENT BY AND BETWEEN THE MORENO VALLEY HOUSING AUTHORITY AND RANCHO BELAGO DEVELOPERS, INC. (Report of: Financial & Management Services)

Recommendations:

1. Approve the Exclusive Negotiation Agreement by and between the Moreno Valley Housing Authority and Rancho Belago Developers, Inc.

2. Authorize the Executive Director to execute the Exclusive Negotiation Agreement, subject to the approval of the City Attorney.

D. CONSENT CALENDAR - BOARD OF LIBRARY TRUSTEES

D.1. ORDINANCES - READING BY TITLE ONLY - THE MOTION TO ADOPT AN ORDINANCE LISTED ON THE CONSENT CALENDAR INCLUDES WAIVER OF FULL READING OF THE ORDINANCE.

Recommendation: Waive reading of all Ordinances.

D.2. MINUTES - CLOSED SESSION OF JUNE 19, 2018 4:30 PM (See A.2)

Recommendation: Approve as submitted.

D.3. MINUTES - REGULAR MEETING OF JUNE 19, 2018 6:00 PM (See A.3)

Recommendation: Approve as submitted.

E. PUBLIC HEARINGS

Questions or comments from the public on a Public Hearing matter are limited to five minutes per individual and must pertain to the subject under consideration.

Those wishing to speak should complete and submit a GOLDENROD speaker slip to the Sergeant-at-Arms.

E.1. PUBLIC HEARING FOR TWO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM MAIL BALLOT PROCEEDINGS (Report of: Public Works)

Recommendations: That the City Council:

1. Conduct the Public Hearing and accept public testimony for the mail ballot proceeding(s) for the National Pollutant Discharge Elimination System (NPDES) maximum Commercial/Industrial Regulatory Rate to be applied to two property tax bill(s).

2. Direct the City Clerk to open and count the returned NPDES ballot(s).

3. Verify and accept the results of the mail ballot proceeding(s) as maintained by the City Clerk on the Official Tally Sheet.

4. Receive and file the Official Tally Sheet with the City Clerk's office.

5. If approved, set the rate and impose the NPDES Commercial/Industrial Regulatory Rate to the Assessor's Parcel Number(s) as mentioned.

E.2. PROPOSED ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED 538 UNIT MINI-STORAGE FACILITY WITH A CARETAKER'S RESIDENCE (Report of: Community Development)

Recommendations: That the City Council:

1. **ADOPT** Resolution No. 2018-XX: A Resolution of the City Council of the City of Moreno Valley **CERTIFYING** the Mitigated Negative Declaration prepared for the Moreno Valley Storage project, inclusive of all related applications on file with the Community Development Department, incorporated herein by this reference, whereby the Mitigated Negative Declaration has been completed in compliance with the California Environmental Quality Act, and the information and findings contained in the Mitigated Negative Declaration reflects the City's independent judgment and analysis; and **ADOPTING** the Mitigation Monitoring and Reporting Program prepared for the Moreno Valley Storage project; and

2. **INTRODUCE** and conduct the first reading by title only of Ordinance No. 2018-XX approving a Zone Change from Neighborhood Commercial (NC) to Community Commercial (CC) for the areas described in the Ordinance, based on the findings in the Ordinance, and the revised Zoning Atlas; and

3. **ADOPT** Resolution No. 2018-XX: A Resolution of the City Council of the City of Moreno Valley approving Conditional Use Permit PEN17-0135 for a 538 unit mini-storage facility subject to the Conditions of Approval included as Exhibit A; and

4. **SCHEDULE** the introduced Ordinance for second reading and final action for the next regular City Council meeting.

F. ITEMS REMOVED FROM CONSENT CALENDARS FOR DISCUSSION OR SEPARATE ACTION

G. GENERAL BUSINESS

G.1. APPROVAL OF AN APPROPRIATION OF $1.1 MILLION TO THE CITYWIDE PAVEMENT REHABILITATION PROGRAM AND AUTHORIZATION TO APPROVE CHANGE ORDERS FOR ALL AMERICAN ASPHALT AND NINYO & MOORE – PROJECT NO. 801 0078 (Report of: Public Works)

Recommendations:

1. Approve an appropriation of $1.1 million from the General Fund to the Citywide Pavement Rehabilitation Program to repair additional street segments.

2. Approve the amended budget as set forth in the Fiscal Impact Section of this report.

3. Authorize a Change Order to increase the Purchase Order for All American Asphalt in the amount of $677,387.50 for the rehabilitation of additional arterial street segments.

4. Authorize a Change Order to increase the Purchase Order for Ninyo & Moore in the amount of up to $50,000.00 for providing additional professional geotechnical and material testing services.

G.2. Approve Civic Center Amphitheater and Park Project, Funding Plan and Budget Appropriation (Report of: Parks & Community Services)

Recommendations:

1. Approve the Civic Center Amphitheater and Park project and add the project to the City's current Capital Improvement Plan.

2. Approve the proposed funding plan and budget amendment, as contained in the Fiscal Impact section of this report.

H. REPORTS

H.1 CITY COUNCIL REPORTS
(Informational Oral Presentation - not for Council action)

March Joint Powers Commission (JPC)

Riverside County Habitat Conservation Agency (RCHCA)

Riverside County Transportation Commission (RCTC)

Riverside Transit Agency (RTA)

Western Riverside Council of Governments (WRCOG)

Western Riverside County Regional Conservation Authority (RCA)

School District/City Joint Task Force

H.1. CITY MANAGER'S REPORT
(Informational Oral Presentation - not for Council action)

H.2. CITY ATTORNEY'S REPORT
(Informational Oral Presentation - not for Council action)

CLOSING COMMENTS AND/OR REPORTS OF THE CITY COUNCIL, COMMUNITY SERVICES DISTRICT, CITY AS SUCCESSOR AGENCY FOR THE COMMUNITY REDEVELOPMENT AGENCY, HOUSING AUTHORITY AND THE BOARD OF LIBRARY TRUSTEES.

ADJOURNMENT

PUBLIC INSPECTION
The contents of the agenda packet are available for public inspection on the City's website at www.moval.org and in the City Clerk's office at 14177 Frederick Street during normal business hours.

Any written information related to an open session agenda item that is known by the City to have been distributed to all or a majority of the City Council less than 72 hours prior to this meeting will be made available for public inspection on the City's website at www.moval.org and in the City Clerk's office at 14177 Frederick Street during normal business hours.

CERTIFICATION
I, Pat Jacquez-Nares, City Clerk of the City of Moreno Valley, California, certify that 72 hours prior to this Regular Meeting, the City Council Agenda was posted on the City's website at: www.moval.org and in the following three public places pursuant to City of Moreno Valley Resolution No. 2007-40:

City Hall, City of Moreno Valley
14177 Frederick Street

Moreno Valley Library
25480 Alessandro Boulevard

Moreno Valley Senior/Community Center
25075 Fir Avenue

Pat Jacquez-Nares, CMC & CERA
City Clerk

Date Posted: August 16, 2018

TO:

FROM: Pat Jacquez-Nares, City Clerk

AGENDA DATE: August 21, 2018

TITLE: RECOGNITION OF THE INDEPENDENCE DAY AND FUNFEST SPONSORS: 1) SKECHERS - PRESENTING SPONSOR 2) WASTE MANAGEMENT - LIBERTY SPONSOR

RECOMMENDED ACTION

CITY COUNCIL GOALS

None

CITY COUNCIL STRATEGIC PRIORITIES

1. **Economic Development**
2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

ATTACHMENTS

None

APPROVALS

TO:

FROM: Pat Jacquez-Nares, City Clerk

AGENDA DATE: August 21, 2018

TITLE: RECOGNITION OF THE INDEPENDENCE DAY PARADE AWARD WINNERS

RECOMMENDED ACTION

CITY COUNCIL GOALS

None

CITY COUNCIL STRATEGIC PRIORITIES

1. **Economic Development**
2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

ATTACHMENTS

None

APPROVALS

TO:

FROM: Pat Jacquez-Nares, City Clerk

AGENDA DATE: August 21, 2018

TITLE: RECOGNITION OF THE MORENO VALLEY UNIFIED SCHOOL DISTRICT ESSAY CONTEST AWARD WINNERS

RECOMMENDED ACTION

CITY COUNCIL GOALS

None

CITY COUNCIL STRATEGIC PRIORITIES

1. **Economic Development**
2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

ATTACHMENTS

None

APPROVALS

MINUTES
JOINT MEETING OF THE
CITY COUNCIL OF THE CITY OF MORENO VALLEY
MORENO VALLEY COMMUNITY SERVICES DISTRICT
CITY AS SUCCESSOR AGENCY FOR THE
COMMUNITY REDEVELOPMENT AGENCY OF THE
CITY OF MORENO VALLEY
MORENO VALLEY HOUSING AUTHORITY
BOARD OF LIBRARY TRUSTEES

CLOSED SESSION – 4:30 PM
June 19, 2018

Minutes Acceptance: Minutes of Jun 19, 2018 4:30 PM (CONSENT CALENDAR-CITY COUNCIL)

CALL TO ORDER

The Closed Session of the City Council of the City of Moreno Valley, Moreno Valley Community Services District, City as Successor Agency for the Community Redevelopment Agency of the City of Moreno Valley, and Housing Authority was called to order at 4:31 p.m. by Mayor Pro Tem Baca in the Council Chamber located at 14177 Frederick Street, Moreno Valley, California.

Mayor Pro Tem Baca announced that the City Council receives a separate stipend for CSD meetings.

ROLL CALL

Council:	Dr. Yxstian A. Gutierrez	Mayor
	Victoria Baca	Mayor Pro Tem
	David Marquez	Council Member
	Ulises Cabrera	Council Member
	Jeffrey J. Giba	Council Member

PUBLIC COMMENTS ON MATTERS ON THE AGENDA ONLY

Mayor Pro Tem Baca opened the public comments portion of the meeting for items listed on the agenda only. There being no members of the public to come forward to speak, she closed the public comments.

CLOSED SESSION

City Attorney Koczanowicz announced that the City Council would recess to Closed Session to discuss the item as listed on the agenda and that staff did not anticipate any reportable action.

The Closed Session will be held pursuant to Government Code:

1 SECTION 54956.9(d)(2) - CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION (ONE CASE)

Mayor Pro Tem Baca recessed the Council to the City Manager's Conference Room, second floor, City Hall, for their Closed Session at 4:32 p.m.

Mayor Gutierrez reconvened the City Council in the Council Chamber from their Closed Session at 5:31 p.m.

REPORT OF ACTION FROM CLOSED SESSION, IF ANY, BY CITY ATTORNEY

City Attorney Koczanowicz announced there was no reportable action taken in Closed Session.

ADJOURNMENT

There being no further business to come before the City Council, Mayor Gutierrez adjourned the Closed Session at 5:31 p.m.

Submitted by:

_____

Pat Jacquez-Nares, CMC & CERA, City Clerk,
Secretary, Moreno Valley Community Services District
Secretary, City as Successor Agency for the Community
Redevelopment Agency of the City of Moreno Valley
Secretary, Moreno Valley Housing Authority
Secretary, Board of Library Trustees

Approved by:

_____

Dr. Yxstian A. Gutierrez
Mayor
City of Moreno Valley
President, Moreno Valley Community Services District
Chairperson, City as Successor Agency for the Community
Redevelopment Agency of the City of Moreno Valley
Chairperson, Moreno Valley Housing Authority
Chairperson, Board of Library Trustees

Minutes Acceptance: Minutes of Jun 19, 2018 4:30 PM (CONSENT CALENDAR-CITY COUNCIL)

MINUTES
CITY COUNCIL REGULAR MEETING OF THE CITY OF MORENO VALLEY
June 19, 2018

CALL TO ORDER - 5:30 PM

SPECIAL PRESENTATIONS

1. Recognition of Moreno Valley Police Department Officer Jay Willner as MVPD Officer of the Year

2. Presentation of the CAFR, PAFR, and Budget Awards to the City Council by the Chief Financial Officer

3. Proclamation Recognizing the Month of July as Parks and Recreation Month

Minutes Acceptance: Minutes of Jun 19, 2018 6:00 PM (CONSENT CALENDAR-CITY COUNCIL)

MINUTES
JOINT MEETING OF THE
CITY COUNCIL OF THE CITY OF MORENO VALLEY
MORENO VALLEY COMMUNITY SERVICES DISTRICT
CITY AS SUCCESSOR AGENCY FOR THE
COMMUNITY REDEVELOPMENT AGENCY OF THE
CITY OF MORENO VALLEY
MORENO VALLEY HOUSING AUTHORITY
BOARD OF LIBRARY TRUSTEES

REGULAR MEETING – 6:00 PM
June 19, 2018

Minutes Acceptance: Minutes of Jun 19, 2018 6:00 PM (CONSENT CALENDAR-CITY COUNCIL)

CALL TO ORDER

The Joint Meeting of the City Council, Community Services District, City as Successor Agency for the Community Redevelopment Agency of the City of Moreno Valley, Moreno Valley Housing Authority and the Board of Library Trustees was called to order at 6:03 p.m. by Mayor Gutierrez in the Council Chamber located at 14177 Frederick Street.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Frank Wright.

INVOCATION

Pastor Earnestine Poole Anderson, Alpha & Associates Christian Center

ROLL CALL

Council:	Dr. Yxstian A. Gutierrez	Mayor
	Victoria Baca	Mayor Pro Tem
	David Marquez	Council Member
	Ulises Cabrera	Council Member
	Jeffrey J. Giba	Council Member

INTRODUCTIONS

Staff:	Pat Jacquez-Nares	City Clerk
	Angel Migao	Executive Assistant to the Mayor and City Council
	Marshall Eyerman	Chief Financial Officer/City Treasurer
	Martin Koczanowicz	City Attorney
	Tom DeSantis	City Manager

Allen Brock	Assistant City Manager
Mike Lee	Economic Development Director
Rick Sandzimier	Community Development Director
David Kurylowicz	Chief of Police
Abdul Ahmad	Fire Chief
Patti Solano	Parks and Community Services Director
Michael Wolfe	Public Works Director/City Engineer

E.5. A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, SPECIFIC PLAN AMENDMENT, TENTATIVE PARCEL MAP, AND PLOT PLAN FOR A 417 UNIT MULTI-FAMILY APARTMENT COMPLEX, INCLUDING PROVISIONS TO REESTABLISH 18 HOLES OF THE GOLF COURSE, CONVERSION OF THE REMAINING NINE (9) GOLF COURSE HOLES INTO AN EXERCISE AREA, AND LONG TERM MAINTENANCE (RESOLUTION NOS. 2018-51, 2018-52, 2018-53, 2018-54 & ORDINANCE NOS. 939, 940 (Report of: Community Development)

Associate Planner Diaz provided the report.

Mayor Gutierrez noted his support for the project.

Council Member Cabrera asked for confirmation that two conditions were met regarding the ongoing maintenance and restoration of the golf course.

Council Member Marquez remarked on the public outreach the applicant conducted. He also inquired as to the amount of opposition to the project. Furthermore, he queried regarding the applicant's guarantee to provide financial support to various charities operating in the City.

Mayor Pro Tem Baca expressed her joy with the number of people in attendance at the meeting. She thanked Bridge Investment Group for their community engagement.

Mayor Gutierrez opened the Public Hearing at 6:18 p.m.

Applicant - Eric Heffner provided details of the proposed project.

Mayor Pro Tem Baca inquired as to the ten year maintenance commitment.

Council Member Cabrera thanked the applicant for holding the community meetings. He questioned when the restaurant is slated to open and if the entire perimeter of the golf course will be replaced. He inquired as to the security associated with the project.

Council Member Marquez requested the number of projects Bridge Investment Group developed in Moreno Valley. He inquired as to the likelihood of the apartments being converted to condominiums.

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Mayor Gutierrez asked those in attendance to raise their hands, or signs they may have made, if they are in support of the project.

Gabrelle Sibley supports the item.

Pastor Don Meinbers supports the item.

Donovan Saadiq supports the item.

Richard Hall II supports the item.

Rafael Brugueras supports the item.

Roy Bleckert asked the Council to consider the outcomes of other developments in the City when deciding on this project.

Rose Baldwin supports the item.

Graham Baldwin supports the item.

Pat Roy supports the item.

Leo Gonzales opposes the item.

Pete Hurtado opposes the item.

Elsie La Salle opposes the item.

Archie La Salle opposes the item.

Barbara Dudeck supports the item.

Ron Dudeck supports the item.

Timothy Black supports the item.

Louise Palomarez encouraged the Council to make an informed decision.

There being no further comments in support or opposition, Mayor Gutierrez closed the Public Hearing at 7:14 p.m.

Applicant Rebuttal - Responded to the criticism from the residents opposing the project.

Community Development Director Sandzimier, in response to previous comments made by residents, assured the Council that the application process had been followed properly.

Council Member Marquez voiced his support of the project.

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Mayor Gutierrez thanked the public for their input. He lauded Eric Heffner for his willingness to work with City staff, who displayed strong negotiating skills. He pointed out that the issues mentioned were addressed and therefore supports the project.

Council Member Cabrera indicated that the project includes beneficial additions, which he feels is likely the most generous to be proposed.

Council Member Giba remarked that there was nothing further he could add to the discussion.

Mayor Pro Tem Baca, pleased with the Council meeting turnout, encouraged residents to attend future meetings. She praised Eric Heffner for motivating the residents to attend the meeting and complimented staff for securing the proposal from Bridge Investment Group.

Recommendations: That the City Council:

3. **INTRODUCE** and conduct a first reading by title only of Ordinance No. 939 approving a Specific Plan Amendment to the Moreno Valley Ranch Specific Plan 193 including a comprehensive update to the Specific Plan text, and amendment to the Land Use Plan; and

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Victoria Baca, Mayor Pro Tem
SECONDER:	David Marquez, Council Member
AYES:	Dr. Yxstian A. Gutierrez, Victoria Baca, David Marquez, Ulises Cabrera, Jeffrey J. Giba

4. **INTRODUCE** and conduct the first reading by title only of Ordinance No. 940 approving a Zone Change for Project 1 from Golf Course (GC) to High Density Residential (H), based on the findings in the Ordinance, and the revised Zoning Atlas; and

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Victoria Baca, Mayor Pro Tem
SECONDER:	Ulises Cabrera, Council Member
AYES:	Dr. Yxstian A. Gutierrez, Victoria Baca, David Marquez, Ulises Cabrera, Jeffrey J. Giba

1. **APPROVE** Resolution No. 2018-51: A Resolution of the City Council of the City of Moreno Valley **CERTIFYING** the Mitigated Negative Declaration prepared for an Amendment to the Moreno Valley Ranch Specific Plan 193 and the Moreno Valley Ranch Golf Course Apartments project, inclusive of all related applications on file with the Community Development Department, incorporated herein by this reference, whereby the Mitigated Negative Declaration has been

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completed in compliance with the California Environmental Quality Act, and the information and findings contained in the Mitigated Negative Declaration reflects the City's independent judgment and analysis; and **ADOPTING** the Mitigation Monitoring and Reporting Program prepared for an Amendment to the Moreno Valley Ranch Specific Plan 193 and the Moreno Valley Ranch Golf Course Apartments; and

2. **APPROVE** Resolution No. 2018-52: A Resolution of the City Council of the City of Moreno Valley approving a General Plan Amendment thereby establishing General Plan Land Use designation for Project 1, as described in the Resolution and included on the revised General Plan Land Use Map; and,

5. **APPROVE** Resolution No. 2018-53: A Resolution of the City Council of the City of Moreno Valley, California, approving Tentative Parcel Map 37189 for Project 1, to subdivide one parcel into four parcels for Residential and Golf Course purposes; and

6. **APPROVE** Resolution No. 2018-54: A Resolution of the City Council of the City of Moreno Valley approving PEN16-0130 Plot Plan for a 417 unit residential apartment project subject to the Conditions of Approval; and

7. Schedule the introduced Ordinances for second reading and final action for the next regular City Council meeting.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Victoria Baca, Mayor Pro Tem
SECONDER:	David Marquez, Council Member
AYES:	Dr. Yxstian A. Gutierrez, Victoria Baca, David Marquez, Ulises Cabrera, Jeffrey J. Giba

Mayor Gutierrez recessed the City Council meeting at 7:21 p.m.

Mayor Gutierrez reconvened the City Council meeting at 7:31 p.m.

Council Member Marquez returned at 7:33 p.m.

Council Member Marquez returned at 7:36 p.m.

PUBLIC COMMENTS ON ANY SUBJECT NOT ON THE AGENDA UNDER THE JURISDICTION OF THE CITY COUNCIL

Ronald Swaim

1. Concerned with the illegal fireworks being detonated for months on end in his area of the City.

Stephen Wright
1. Upset with the response he received regarding weed maintenance along Iris Boulevard.

Rafael Brugueras
1. Expressed his gratitude to Mayor Gutierrez for his support of and the Press Enterprise for their article on the renovation of Community Park.
2. Because of the savings realized from transitioning to cost effective LED bulbs, the 'M' should be lit constantly.

Ken Iglesias
1. Discussed the degrees of censorship in the United States and China.

Roy Bleckert
1. Suggested that the City Council examine all viewpoints, including those opposing future projects to guarantee quality of life is not negatively impacted.

Louise Palomarez
1. Wished her grandson a Happy Birthday.
2. Showed appreciation to Mayor Pro Tem Baca for her work in District one.
3. Applauded the 'M' as a symbol of the City and accused Council Member Giba of criticizing it.
4. Announced an upcoming meeting to discuss the skate park on June 21, 2018. Thanked Mayor Gutierrez for his involvement with the project.
5. Suggested that the 'M' should be illuminated to recognize a particular issue or holiday for the entire week rather than just a day.

JOINT CONSENT CALENDARS (SECTIONS A-D)

Per staff's request Item No. A.13 was removed from the agenda. Mayor Gutierrez announced that action will be taken as both the Council and CSD Board on Item No. A.18. Mayor Gutierrez opened the Consent Agenda items for public comments; which were received from Rafael Brugueras (Supports Item Nos. A.7, A.8, A.9, A.12, A.17, and B.5) and Louise Palomarez (concurred with Rafael Brugueras).

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Victoria Baca, Mayor Pro Tem
SECONDER:	Ulises Cabrera, Council Member
AYES:	Dr. Yxstian A. Gutierrez, Victoria Baca, David Marquez, Ulises Cabrera, Jeffrey J. Giba

A. CONSENT CALENDAR-CITY COUNCIL

A.1. ORDINANCES - READING BY TITLE ONLY - THE MOTION TO ADOPT AN ORDINANCE LISTED ON THE CONSENT CALENDAR INCLUDES WAIVER OF FULL READING OF THE ORDINANCE.

Recommendation: Waive reading of all Ordinances.

A.2. City Council - Regular Meeting - Apr 17, 2018 6:00 PM

Recommendation: Approve as submitted.

A.3. City Council - Closed Session - Jun 5, 2018 4:30 PM

Recommendation: Approve as submitted.

A.4. City Council - Regular Meeting - Jun 5, 2018 6:00 PM

Recommendation: Approve as submitted.

A.5. LIST OF PERSONNEL CHANGES (Report of: Human Resources)

Recommendation:

1. Ratify the list of personnel changes as described.

A.6. MAYORAL APPOINTMENTS TO THE EMERGING LEADERS COUNCIL, UTILITIES COMMISSION AND THE PARKS, COMMUNITY SERVICES AND TRAILS COMMITTEE (Report of: City Clerk)

Recommendation:

1. Receive and confirm the Mayoral appointments as follows:

Emerging Leaders Council

Name	Position	Term
Marc Camanag	Member	Ending 05/31/2020

Utilities Commission

Name	Position	Term
Bradly Stevens	Public Member	07/01/2018-06/30/2021

Parks, Community Services and Trails Committee

Name	Position	Term
Tonica Lucas	Member	Ending 06/30/2020

A.7. PAYMENT REGISTER - APRIL 2018 (Report of: Financial & Management Services)

Recommendation:

1. Receive and file the Payment Register.

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A.8. APPOINT A VOTING DELEGATE AND ALTERNATE DELEGATES FOR THE LEAGUE OF CALIFORNIA CITIES (LCC) 2018 ANNUAL CONFERENCE BUSINESS MEETING (RESOLUTION NO. 2018-55) (Report of: City Clerk)

Recommendations:

1. Adopt RESOLUTION NO. 2018-55 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPOINTING DELEGATES AND ALTERNATES TO THE LEAGUE OF CALIFORNIA CITIES AS OFFICIAL REPRESENTATIVES OF THE CITY OF MORENO VALLEY; and

2. Direct staff to submit to the League a Certified copy of the Resolution appointing Mayor Pro Tem Victoria Baca as the Delegate and Council Member Ulises Cabrera as the Alternate before September 1, 2018.

A.9. GENERAL MUNICIPAL ELECTION – NOVEMBER 6, 2018 RESOLUTIONS CALLING AND GIVING NOTICE AND REQUESTING CONSOLIDATION WITH STATEWIDE GENERAL ELECTION (RESOLUTION NOS. 2018-56, 2018-57, 2018-58) (Report of: City Clerk)

Recommendations: That the City Council:

1. Adopt Resolution No. 2018-56 - A Resolution calling an election titled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, CALLING AND GIVING NOTICE OF A GENERAL MUNICIPAL ELECTION ON TUESDAY, NOVEMBER 6, 2018, FOR CERTAIN OFFICERS, AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES

2. Adopt Resolution No. 2018-57 - A Resolution requesting election consolidation titled, "A RESOLUTION A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE TO CONSOLIDATE A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 6, 2018, WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON THAT DATE, PURSUANT TO §10403 OF THE CALIFORNIA ELECTIONS CODE".

3. Adopt Resolution No. 2018-58 - A Resolution establishing regulations and cost for Candidate Statements titled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, PROVIDING FOR REGULATIONS PERTAINING TO MATERIALS FOR CANDIDATES AND COSTS PERTAINING TO CANDIDATE STATEMENTS SUBMITTED TO THE VOTERS AT A GENERAL

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MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 6, 2018"

A.10. Consideration of the 12th Amendment to the Amended and Restated Joint Exercise of Powers Agreement Creating the Riverside County Habitat Conservation Agency (AGMT NO. 2018-220) (Report of: City Clerk)

That the City Council:

1. Approve the 12th Amendment to the amended and restated Joint Exercise of Powers Agreement creating Riverside County Habitat Conservation Agency. (Agmt No. 2018-220)

2. Authorize the Mayor to execute the proposed Amendment.

A.11. APPROVE AMENDING THE FISCAL YEAR 2017/2018 AND 2018/2019 ADOPTED CAPITAL IMPROVEMENT PLAN TO INCLUDE MORENO VALLEY UTILITY CAPITAL IMPROVEMENT PROJECTS AND ADOPT RELATED RESOLUTION 2018-59, AUTHORIZING REIMBURSEMENT OF CERTAIN EXPENDITURES FROM POTENTIAL PROCEEDS OF INDEBTEDNESS (RESOLUTION NO. 2018-59) (Report of: Financial & Management Services)

Recommendations:

1. Amend the Fiscal Year 17/18 and 18/19 Adopted Capital Improvement Plan to include the projects identified in this report.

2. Authorize the Chief Financial Officer to appropriate $4,100,750 as revenue and expense in the Electric Utility Division Operating Fund.

3. Adopt Resolution 2018-59, authorizing the reimbursement of certain expenditures from potential proceeds of indebtedness.

A.12. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, ESTABLISHING A PARTNERSHIP WITH GRID ALTERNATIVES TO PROMOTE COMMUNITY PARTICIPATION IN THEIR NO-COST SOLAR INSTALLATION PROGRAM FOR LOW-INCOME HOMEOWNERS (RESOLUTION NO. 2018-60) (Report of: Financial & Management Services)

Recommendation:

1. Approve Resolution No. 2018-60. A Resolution of the City Council of the City of Moreno Valley, California, establishing a partnership with Grid Alternatives to promote community participation in their no-cost solar installation program for low-income homeowners.

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A.13. APPROVE MINOR AMENDMENTS TO MULTIPLE CITY POLICIES (Report of: Financial & Management Services) ITEM NO. A.13 WAS REMOVED AT THE REQUEST OF STAFF.

Recommendations:

1. Approve an amendment to the Donations Policy No. 3.05

2. Approve an amendment to the Identity Theft Prevention Policy No. 3.25

3. Rescind Personnel Policy No. 5.12, Use of JTPA Students

4. Approve an amendment to the Use of City resources for Special Events and Recognition Activities Policy No. 3.8

5. Approve an amendment to the Evaluations of Council Appointed Positions Policy No. 2.13

A.14. AUTHORIZATION TO AWARD CONTRACT FOR ARMORED CAR SERVICES (AGMT NO. 2018-221) (Report of: Financial & Management Services)

Recommendations:

1. That the City Council authorize the awarding of contract no. 2018-221 for armored car services to Dunbar Armored Inc.

2. That the City Council authorize the City Manager to sign the contract and any future amendments pending the final review and approval by the City Attorney's Office.

3. That the City Council authorize the amendment to the Fiscal Year 2018/19 budget for the allocation of the costs of the contract.

A.15. APPROVE AN AMENDMENT TO THE FUND BALANCE AND FINANCIAL RESERVES POLICY (Report of: Financial & Management Services)

Recommendation:

1. Approve an Amendment to the Fund Balance and Financial Reserves Policy.

A.16. AUTHORIZE THE AMENDMENT TO THE CONTRACT WITH TYLER TECHNOLOGIES FOR THE PURCHASE AND IMPLEMENTATION OF THE CONTENT MANAGER MODULE AND AUTHORIZE THE CITY MANAGER TO SIGN THE AMENDMENT (AGMT NO. 2018-113-02) (Report of: Financial & Management Services)

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Recommendations: That the City Council:

1. Authorize an amendment to the contract with Tyler Technologies for the purchase and implementation of the Tyler Content Manager Module in a format and content approved by the City Attorney. (Agmt No. 2018-113-02)

2. Authorize the City Manager to sign the Amendment.

3. Authorize the expenditure and issuance of a purchase order to Tyler Technologies in the amount of $80,000 for the purchase and implementation of the software.

4. That the City Council authorize the amendment to the Fiscal Year 2018/19 budget as set forth in the Fiscal Impact section of this report.

A.17. APPROVE INCREASE TO BMW MOTORCYCLES OF RIVERSIDE ANNUAL PURCHASE ORDER FOR FY 2017-18 (Report of: Police Department)

Recommendation: That the City Council:

1. Authorize a change order to increase Blanket Purchase Order #2018-434 to BMW Motorcycles of Riverside from $35,000 to $70,000 for FY17/18 year-end expenses.

A.18. AWARD OF AN ON-SITE AND/OR PROFESSIONAL SERVICES AGREEMENT FOR LANDSCAPE MAINTENANCE SERVICES FOR WATER QUALITY BASINS (WQB) (AGMT NO. 2018-222) (Report of: Public Works)

Recommendations:

1. Approve Agreement No. 2018-222 for On-Site and/or Professional Services for Landscape Maintenance – Water Quality Basins (WQB) ("Agreement") with Natures Image, Inc., 20361 Hermana Circle, Lake Forest, CA 92630, to provide landscape and irrigation maintenance services associated with the water quality basins for a not-to-exceed amount of $807,584.00.

2. Authorize the City Manager to execute the Agreement with Natures Image, Inc. and authorize the Public Works Director/City Engineer to execute subsequent amendments to the Agreement, in accordance with its terms, subject to the approval of the City Attorney and provided sufficient funding appropriations and program approvals have been granted by the City Council.

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A.19. AUTHORIZATION TO AWARD CONSTRUCTION CONTRACT TO ALL AMERICAN ASPHALT FOR CITYWIDE PAVEMENT REHABILITATION PROGRAM, BIKE LANE IMPROVEMENTS, AND COMMUNITY ENHANCEMENT PROGRAM II PROJECTS - PROJECT NOS. 801 0078, 801 0049, AND 810 0009 (AGMT NO. 2018-223) (Report of: Public Works)

Council Member Cabrera requested, with the support of Mayor Gutierrez, that $1.1 million dollars be appropriated for roadway improvements at the August 21, 2018 meeting.

Recommendations:

1. Award a construction contract to All American Asphalt, PO Box 2229, Corona, CA 92878, for $2,576,899.00, for the Citywide Pavement Rehabilitation Program and Bike Lane Improvements Projects and authorize the City Manager to execute a contract with All American Asphalt in substantial conformance with the attached contract.(Agmt No. 2018-223)

2. Authorize the Public Works Director/City Engineer to execute any subsequent related change orders to the contract, but not exceeding, the total contingency of $128,845 subject to the approval of the City Attorney, for a total Purchase Order amount of $2,705,744.

3. Authorize the Chief Financial Officer to appropriate $281,000 of General Reserve Funds as revenue and expense in the Capital Projects Reimbursements Fund (3008) and budget adjustments as set forth in the Fiscal Impact section of this report.

A.20. Approve agreement between Riverside County Education Academy and the City of Moreno Valley for Student Recognition Banner Program (AGMT NO. 2018-184) (Report of: Public Works)

Recommendations:

1. Approve Agreement No. 2018-184 for the Student Recognition Banner Program.

2. Authorize the City Manager to execute the Agreement for the Student Recognition Banner Program and authorize the Public Works Director/City Engineer to approve any changes subject to the approval of the City Attorney.

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A.21. AUTHORIZATION TO AWARD CONTRACT TO FEHR & PEERS FOR CITYWIDE PEDESTRIAN SAFETY STUDY (AGMT NO. 2018-224) (Report of: Public Works)

Recommendations:

1. Award Agreement No. 2018-224 for Professional Consultant Services to Fehr & Peers to complete a citywide pedestrian safety study.
2. Authorize the City Manager to execute a contract with Fehr & Peers, subject to the approval by the City Attorney.
3. Authorize the issuance of a Purchase Order to Fehr & Peers, in the amount of $149,740.68 when the contract has been signed by all parties.
4. Authorize the Public Works Director to execute any subsequent related amendments to the Agreement for Professional Consultant Services with Fehr & Peers, not to exceed the Purchase Order amount, subject to the approval by the City Attorney.

A.22. AUTHORIZE SUBMISSION OF A GRANT APPLICATION FOR CYCLE 4 OF THE CALIFORNIA ACTIVE TRANSPORTATION PROGRAM (Report of: Public Works)

Recommendation:

1. Authorize submission of a grant application for Cycle 4 of the California Active Transportation Program.

B. CONSENT CALENDAR-COMMUNITY SERVICES DISTRICT

B.1. ORDINANCES - READING BY TITLE ONLY - THE MOTION TO ADOPT AN ORDINANCE LISTED ON THE CONSENT CALENDAR INCLUDES WAIVER OF FULL READING OF THE ORDINANCE.

Recommendation: Waive reading of all Ordinances.

B.2. MINUTES - REGULAR MEETING OF Apr 17, 2018 6:00 PM (See A.2)

Recommendation: Approve as submitted.

B.3. MINUTES - CLOSED SESSION OF JUN 5, 2018 4:30 PM (See A.3)

Recommendation: Approve as submitted.

B.4. MINUTES - REGULAR MEETING OF JUN 5, 2018 6:00 PM (See A.4)

Recommendation: Approve as submitted.

B.5. ACCEPTANCE OF GRANT FUNDS FROM THE CALIFORNIA DEPARTMENT OF EDUCATION, CHILD DEVELOPMENT SERVICES, FOR CHILD CARE SERVICES FOR FISCAL YEAR 2018/19 AND ADOPTION OF THE RESOLUTION TO CERTIFY APPROVAL OF THE GOVERNING BOARD (RESO NO. CSD 2018-19) (Report of: Parks & Community Services)

Recommendations: That the City Council:

1. Authorize the acceptance of grant funds in the amount of $750,351 and any subsequent amendments for Fiscal Year (FY) 2018/19 from the California Department of Education, Child Development Division, for the purpose of providing school age child care and development services; and

2. Adopt Resolution No. CSD 2018-19. A resolution of the Moreno Valley Community Services District of the City of Moreno Valley, California, certifying approval of the governing board to enter into this transaction with the California Department of Education for the purpose of providing child care and development services and to authorize designated personnel to sign contract documents for FY 2018/19.

B.6. AWARD OF AN ON-SITE AND/OR PROFESSIONAL SERVICES AGREEMENT NO. CSD 2018-50 FOR LANDSCAPE MAINTENANCE SERVICES (LANDSCAPE MAINTENANCE - ZONE 02) (Report of: Public Works)

Recommendations:

1. Approve the Agreement No. CSD 2018-50 for On-Site and/or Professional Services for Landscape Maintenance – Zone 02, Maintenance of Parkway, Median, and Open Space Landscaping and Irrigation ("Agreement") with Mariposa Landscapes, Inc., 6232 Santos Diaz St., Irwindale, CA 91702, to provide landscape and irrigation maintenance services for Zone 02 of Landscape Maintenance District No. 2014-02 for a not-to-exceed amount of $1,334,200.

2. Authorize the City Manager to execute the Agreement with Mariposa Landscapes, Inc. and authorize the Public Works Director/City Engineer to execute subsequent amendments to the Agreement, in accordance with its terms, subject to the approval of the City Attorney and provided sufficient funding appropriations and program approvals have been granted by the City Council.

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C. CONSENT CALENDAR - HOUSING AUTHORITY

C.1. ORDINANCES - READING BY TITLE ONLY - THE MOTION TO ADOPT AN ORDINANCE LISTED ON THE CONSENT CALENDAR INCLUDES WAIVER OF FULL READING OF THE ORDINANCE.

Recommendation: Waive reading of all Ordinances.

C.2. MINUTES - REGULAR MEETING OF Apr 17, 2018 6:00 PM (See A.2)

Recommendation: Approve as submitted.

C.3. MINUTES - CLOSED SESSION OF JUN 5, 2018 4:30 PM (See A.3)

Recommendation: Approve as submitted.

C.4. MINUTES - REGULAR MEETING OF JUN 5, 2018 6:00 PM (See A.4)

Recommendation: Approve as submitted.

D. CONSENT CALENDAR - BOARD OF LIBRARY TRUSTEES

D.1. ORDINANCES - READING BY TITLE ONLY - THE MOTION TO ADOPT AN ORDINANCE LISTED ON THE CONSENT CALENDAR INCLUDES WAIVER OF FULL READING OF THE ORDINANCE.

Recommendation: Waive reading of all Ordinances.

D.2. MINUTES - REGULAR MEETING OF Apr 17, 2018 6:00 PM (See A.2)

Recommendation: Approve as submitted.

D.3. MINUTES - CLOSED SESSION OF JUN 5, 2018 4:30 PM (See A.3)

Recommendation: Approve as submitted.

D.4. MINUTES - REGULAR MEETING OF JUN 5, 2018 6:00 PM (See A.4)

Recommendation: Approve as submitted.

E. PUBLIC HEARINGS

E.1. PUBLIC HEARING FOR DELIQUENT NUISANCE ABATEMENT (RESO NO. 2018-61) (Report of: Fire Department)

Fire Chief Ahmad provided the report.

Mayor Gutierrez opened the Public Hearing at 8:00 p.m.

Rafael Brugueras supports the item.

Kim Emmerling believes he is incorrectly being levied a fine.

Faraz Ahmad requested a review of his property as he claimed it was abated earlier this year.

Mayor Gutierrez explained that the charge was to recover the cost of hiring a contractor to perform the abatement on the resident's property.

Mr. Ahmad communicated his confusion as he maintained that he contracted with a company to carry out the maintenance just five months previous to the City's abatement.

Chief Ahmad explained the frequency with which abatement is required.

There being no further comments in support or opposition, Mayor Gutierrez closed the Public Hearing at 8:09 p.m.

Recommendations:

1. Conduct a public hearing and accept public testimony on delinquent nuisance abatement account.

2. Adopt Resolution No. 2018-61. A Resolution of the City Council of the City of Moreno Valley, California, Confirming Statements of Costs against Real Property located in the City of Moreno Valley, for Abatements of Public Nuisances and Direction that Said Statement of Costs Constitute a Lien upon Said Properties.

3. Approve placing the submitted Property Assessment List of delinquent nuisance abatement accounts on the Fiscal Year (FY) 2018/2019 Riverside County property tax roll for collection.

4. Direct the City Clerk to file with the Riverside County Assessor's office a certified copy of Resolution No. 2018-61 and the Property Assessment List as required by Section 6.04.120 of the City of Moreno Valley Municipal Code.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	David Marquez, Council Member
SECONDER:	Jeffrey J. Giba, Council Member
AYES:	Dr. Yxstian A. Gutierrez, Victoria Baca, David Marquez, Ulises Cabrera, Jeffrey J. Giba

E.2. PUBLIC HEARING TO CONFIRM A DIAGRAM AND ASSESSMENTS FOR LIGHTING MAINTENANCE DISTRICT NO. 2014-01 FOR FISCAL YEAR 2018/19 (RESO NO. CSD 2018-20) (Report of: Public Works)

Public Works Director/City Engineer Wolfe provided the report.

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Mayor Gutierrez opened the Public Hearing at 8:12 p.m.

Rafael Brugueras supports the item.

There being no further comments in support or opposition, Mayor Gutierrez closed the Public Hearing at 8:14 p.m.

Recommendations: That the CSD:

1. Conduct the Public Hearing on the proposed levy of real property assessments for Moreno Valley Community Services District Lighting Maintenance District No. 2014-01.

2. Adopt Resolution No. CSD 2018-20, a Resolution of the Board of the Moreno Valley Community Services District of the City of Moreno Valley, California, Confirming a Diagram and Assessments for Fiscal Year 2018/19 in Connection with Moreno Valley Community Services District Lighting Maintenance District No. 2014-01.

3. Authorize the Chief Financial Officer to adjust the proposed assessments in the event there are any parcel changes or clerical errors between the date the assessments were calculated and the date the fixed charges are submitted to the County of Riverside, provided the applied assessments do not exceed the maximum assessments, is in compliance with the formation documents for the district, and is consistent with the adopted budget.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Ulises Cabrera, Council Member
SECONDER:	Dr. Yxstian A. Gutierrez, Mayor
AYES:	Dr. Yxstian A. Gutierrez, Victoria Baca, David Marquez, Ulises Cabrera, Jeffrey J. Giba

E.3. PUBLIC HEARING TO CONFIRM A DIAGRAM AND ASSESSMENTS FOR LANDSCAPE MAINTENANCE DISTRICT NO. 2014-02 FOR FISCAL YEAR 2018/19 (RESO NO. CSD 2018-21) (Report of: Public Works)

Public Works Director/City Engineer Wolfe provided the report.

Mayor Gutierrez opened the Public Hearing at 8:16 p.m.

There being no comments in support or opposition, Mayor Gutierrez closed the Public Hearing at 8:16 p.m.

Recommendations: That the CSD:

1. Conduct the Public Hearing on the proposed levy of real property assessments for Moreno Valley Community Services District

Minutes Acceptance: Minutes of Jun 19, 2018 6:00 PM (CONSENT CALENDAR-CITY COUNCIL)

Landscape Maintenance District No. 2014-02.

2. Adopt Resolution No. CSD 2018-21, a Resolution of the Board of the Moreno Valley Community Services District of the City of Moreno Valley, California, Confirming Diagrams and Assessments for Fiscal Year 2018/19 in Connection with Moreno Valley Community Services District Landscape Maintenance District No. 2014-02.

3. Authorize the Chief Financial Officer to adjust the proposed assessments in the event there are any parcel changes or clerical errors between the date the assessments were calculated and the date the fixed charges are submitted to the County of Riverside, provided the applied assessments do not exceed the maximum assessments, is in compliance with the formation documents for the Assessment District for each zone, and is consistent with the adopted budget.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jeffrey J. Giba, Council Member
SECONDER:	David Marquez, Council Member
AYES:	Dr. Yxstian A. Gutierrez, Victoria Baca, David Marquez, Ulises Cabrera, Jeffrey J. Giba

E.4. PUBLIC HEARING FOR TWO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM MAIL BALLOT PROCEEDINGS (Report of: Public Works)

Special Districts Division Manager Cassel provided the report.

Mayor Pro Tem Baca questioned whether the City is recovering all costs associated with the National Pollutant Discharge Elimination System.

Public Works Director/City Engineer Wolfe explained that the program as a whole is cost recoverable.

Mayor Gutierrez opened the Public Hearing at 8:20 p.m.

There being no comments in support or opposition, Mayor Gutierrez closed the Public Hearing at 8:20 p.m.

Recommendations: That the City Council:

1. Conduct the Public Hearing and accept public testimony for the mail ballot proceedings for the National Pollutant Discharge Elimination System (NPDES) maximum commercial/industrial regulatory rate to be applied to four property tax bill(s).

Minutes Acceptance: Minutes of Jun 19, 2018 6:00 PM (CONSENT CALENDAR-CITY COUNCIL)

2. Direct the City Clerk to open and count the returned NPDES ballots.

3. Verify and accept the results of the mail ballot proceedings as maintained by the City Clerk on the Official Tally Sheet.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Victoria Baca, Mayor Pro Tem
SECONDER:	David Marquez, Council Member
AYES:	Dr. Yxstian A. Gutierrez, Victoria Baca, David Marquez, Ulises Cabrera, Jeffrey J. Giba

4. Receive and file the Official Tally Sheet with the City Clerk's office.

5. If approved, set the rate and impose the NPDES commercial/industrial regulatory rate to the Assessor's Parcel Numbers as mentioned.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Victoria Baca, Mayor Pro Tem
SECONDER:	David Marquez, Council Member
AYES:	Dr. Yxstian A. Gutierrez, Victoria Baca, David Marquez, Ulises Cabrera, Jeffrey J. Giba

E.5. A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, SPECIFIC PLAN AMENDMENT, TENTATIVE PARCEL MAP, AND PLOT PLAN - WAS TAKEN OUT OF ORDER, PRIOR TO PUBLIC COMMENTS

F. ITEMS REMOVED FROM CONSENT CALENDARS FOR DISCUSSION OR SEPARATE ACTION - NONE

G. GENERAL BUSINESS

G.1. CONSIDER ADOPTION OF RESOLUTIONS PLACING A COMMERCIAL CANNABIS ACTIVITY TAX MEASURE ON THE BALLOT (RESO NOS. 2018-62, 2018-63) (Report of: City Attorney)

Chief Financial Officer/City Treasurer Eyerman provided the report.

Council Member Marquez questioned how staff arrived at an estimated revenue of $2.2 million and when it is expected to be generated.

Chief Financial Officer/City Treasurer Eyerman stated the revenue projection was determined by the consultant and is anticipated within a full year of operation.

Mayor Gutierrez confirmed that a lottery will only be held if the number of approved applicants exceeds the number of permits.

Minutes Acceptance: Minutes of Jun 19, 2018 6:00 PM (CONSENT CALENDAR-CITY COUNCIL)

Rafael Brugueras

1. Commended staff for preparing an Ordinance ensuring taxes are collected from cannabis businesses.

Mayor Gutierrez asserted that the proposed tax will not be levied on the general public, but rather businesses with cannabis operations.

Louise Palomarez

1. Requested that the drug prevention programs funded by the tax be comprehensive.

Council Member Marquez queried whether funds will be allocated to education.

Chief Financial Officer/City Treasurer Eyerman responded that a portion of the commercial cannabis taxes collected by the state are earmarked for educational programs.

Mayor Pro Tem Baca compared the commercial cannabis activity tax to the City's hotel tax, as they are only imposed on those operating or engaging in the activity.

Council Member Cabrera explained that the fees collected from cannabis entities will fund additional police patrol hours and reiterated that only businesses and patrons involved with cannabis will be subject to the tax.

Mayor Gutierrez pronounced his support of the tax and extolled its benefits.

Recommendations:

1. That the City Council consider whether to place on the ballot for the November 6, 2018 election the proposed Initiative Ordinance, "An Initiative Ordinance of the Voters of the City of Moreno Valley adding Chapter 3.28 to the Moreno Valley Municipal Code to Establish a Commercial Cannabis Activity Tax with a maximum tax rate of 8% and $15.00 per square foot for cultivation."

2. That, if the Council decides to place such initiative on the ballot, the City Council adopt the following resolutions:

   Resolution No. 2018-62, calling, for the submission to the voters of the City at the general municipal election on Tuesday, November 6, 2018, which will be consolidated with the special and general municipal elections held within Riverside County on that date, per City's Resolution No. 2018-62 adopted at this Council meeting.

Minutes Acceptance: Minutes of Jun 19, 2018 6:00 PM (CONSENT CALENDAR-CITY COUNCIL)

Resolution No. 2018-63, directing the City Attorney to prepare an impartial analysis, setting priorities for filing written arguments, and providing for rebuttal arguments regarding the Moreno Valley Commercial Cannabis Activity Tax measure.

RESULT:	**APPROVED [4 TO 1]**
MOVER:	David Marquez, Council Member
SECONDER:	Ulises Cabrera, Council Member
AYES:	Dr. Yxstian A. Gutierrez, Victoria Baca, David Marquez, Ulises Cabrera
NAYS:	Jeffrey J. Giba

Mayor Gutierrez recessed the City Council meeting at 8:38 p.m.

Mayor Gutierrez reconvened the City Council meeting at 8:41 p.m.

G.2. APPROVAL OF THE REVISED OPERATING BUDGETS FOR THE FOURTH QUARTER OF FISCAL YEAR 2017/18 AND FOR FISCAL YEAR 2018/19 (RESO NO. 2018-64) (Report of: Financial & Management Services)

Chief Financial Officer/City Treasurer Eyerman provided the report.

Recommendations: That the City Council:

1. Adopt Resolution No. 2018-64. A resolution of the City Council of the City of Moreno Valley, California, adopting the revised budgets for Fiscal Year 2017/18 and Fiscal Year 2018/19.

2. Approve the City Position Summary. Specific positions are discussed within this staff report and listed on Attachment 3 to this staff report.

3. Approve the elimination of the vacant Executive Assistant I position for Fiscal Year 2018/19.

4. Approve the reactivation of the Senior Deputy City Clerk position for Fiscal Year 2018/19.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Victoria Baca, Mayor Pro Tem
SECONDER:	Jeffrey J. Giba, Council Member
AYES:	Dr. Yxstian A. Gutierrez, Victoria Baca, David Marquez, Ulises Cabrera, Jeffrey J. Giba

G.3. ADOPT RESOLUTION TO EXECUTE THE EQUIPMENT LEASE/PURCHASE AGREEMENT AND THE ESCROW AGREEMENT TO PURCHASE AND RETROFIT STREETLIGHTS THROUGH BANC OF AMERICA LEASING & CAPITAL LLC. (RESO NO. 2018-65, AGMT NOS.

Minutes Acceptance: Minutes of Jun 19, 2018 6:00 PM (CONSENT CALENDAR-CITY COUNCIL)

2018-225, 2018-226, 2018-227, 2018-228) (Report of: Financial & Management Services)

Chief Financial Officer/City Treasurer Eyerman provided the report.

City Manager DeSantis thanked staff for their work on securing the agreement.

Council Member Marquez questioned whether installation and removal costs would decrease with the transfer of ownership.

Chief Financial Officer/City Treasurer Eyerman replied that typically charges are similar to those of Edison, but it is dependent on each situation.

Council Member Giba asked if the management of the street lights would fall under the purview of Moreno Valley Utility, rather than the City.

Chief Financial Officer/City Treasurer Eyerman responded in the affirmative.

As Moreno Valley Utility will be managing the street lights, Council Member Giba inquired if the funding for their purchase will come from their budget.

Chief Financial Officer/City Treasurer Eyerman stated that funding is currently supplied by special districts and the general fund, but the proposed street light purchase will not increase costs.

Council Member Giba thanked Special Districts Division Manager Cassel for her work on the project.

Mayor Pro Tem Baca requested confirmation that the Edgemont Community Services District elected not to join the City in purchasing the street lights.

Chief Financial Officer/City Treasurer Eyerman confirmed their non-participation.

Rafael Brugueras
1. Praised Chief Financial Officer/City Treasurer Eyerman for securing a favorable loan.

Recommendations:

This report recommends that the City Council:

1. Adopt Resolution 2018-65 Authorizing the execution of the Equipment Lease/Purchase Agreement and the Escrow and Account Control Agreement to fund up to $8,200,000 for the purchase of approximately 9,411 streetlights from Southern California Edison and to retrofit these streetlights along with approximately 1,800 streetlights

Minutes Acceptance: Minutes of Jun 19, 2018 6:00 PM (CONSENT CALENDAR-CITY COUNCIL)

owned by Moreno Valley Utility to LED.

2. Approve the Agreements as to form and authorize the City Manager and the City Attorney to make minor modifications and execute the required documents related to the financing and escrow. (Agmt Nos. 2018-225, 2018-226)

3. Approve an amendment to the FY 2018/19 budget to record the financing and the related acquisition and retrofit costs.

4. Authorize the City Manager to sign and award a contract to California Electric Supply to allow for the purchase of the LED fixtures and photocells for the retrofit of the streetlights per the WRCOG RFP and award. Authorize the City Manager to sign any amendments to the contract. (Agmt No. 2018-227)

5. Authorize the City Manager to negotiate and sign an amendment to the contract with ENCO for the ongoing operation and maintenance of the streetlights. (Agmt No. 2018-228)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jeffrey J. Giba, Council Member
SECONDER:	David Marquez, Council Member
AYES:	Dr. Yxstian A. Gutierrez, Victoria Baca, David Marquez, Ulises Cabrera, Jeffrey J. Giba

H. REPORTS

H.1. CITY COUNCIL REPORTS

(Informational Oral Presentation - not for Council action)

March Joint Powers Commission (JPC)

Mayor Pro Tem Baca reported the following:

Tonight, I'm providing an update from last Wednesday's March Joint Powers Commission meeting.

At that meeting, the Commission signed the leases for the former DHL building and ramp to a new owner who intends to honor AMRO's sub-lease and is looking for other aviation-related opportunities in the vacant area of the building.

We also heard an update about the annual trip to Washington D.C. that shared critical local needs with federal funding agencies and our legislative representatives.

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Riverside County Habitat Conservation Agency (RCHCA) - None

Riverside County Transportation Commission (RCTC)

Mayor Pro Tem Baca reported the following:

Metrolink is celebrating its 25th Anniversary and now serves as the nation's third largest commuter rail system. On average, 39,000 passengers ride Metrolink each weekday, reducing 8.7 million car trips per year.

Metrolink has made several technological advancements including mobile ticketing, low-emission Tier-4 locomotives, and is the first railroad in the nation to implement Positive Train Control for added safety. Visit Metrolinktrains.com for more information.

Riverside Transit Agency (RTA)

Council Member Marquez reported the following:

The RTA Youth Fare Program is in full swing and riders are only charged twenty-five cents. On June 21, RTA wants you to give up your car for one day in recognition of National Dump the Pump Day. The event, sponsored by the American Public Transportation Association, encourages people to ride transit to save gas and help the environment. Visit RiversideTransit.com for further details.

Western Riverside Council of Governments (WRCOG) - None

Western Riverside County Regional Conservation Authority (RCA) - None

School District/City Joint Task Force

Mayor Pro Tem Baca reported the following:

The Joint Task Force met earlier today. In addition to the City, representatives from Lake Perris State Recreation Area, Moreno Valley Unified School District, and Val Verde Unified School District attended this meeting.
Lake Perris shared that the 2028 Olympics will be hosted by the California State Parks - Lake Perris for the rowing and canoeing competitions.
Moreno Valley Unified School District shared that more than 2,500 students graduated high school in June, and Valley View High School won second placed in National History Day 2018.

Moreno Valley and Val Verde Unified School Districts shared that both districts are providing lunches to students eighteen years of age and under at various parks in Moreno Valley throughout the summer months.
Val Verde Unified School District reported that 1,546 students graduated high school this year, and Val Verde High School Teen Vision students received first place in their competition and will represent the United States in the international competition.

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The City reported that through the Homeless-to-Work program, eighteen people have been placed into permanent jobs.

H.2. CITY MANAGER'S REPORT

(Informational Oral Presentation - not for Council action)

City Manager DeSantis affirmed the Police Department's commitment to enforcing the fireworks ban. Maintenance on the Iris Avenue median will now be performed on the entire strip at one time rather than in segments. Thanked staff for their work on the 4th of July Parade.

H.3. CITY ATTORNEY'S REPORT

(Informational Oral Presentation - not for Council action)

City Attorney Koczanowicz reported that the court granted the City's demurrer and dismissed the case challenging the established cannabis regulations.

CLOSING COMMENTS AND/OR REPORTS OF THE CITY COUNCIL, COMMUNITY SERVICES DISTRICT, CITY AS SUCCESSOR AGENCY FOR THE COMMUNITY REDEVELOPMENT AGENCY, HOUSING AUTHORITY AND THE BOARD OF LIBRARY TRUSTEES.

Council Member Giba

1. SCAG met at the beginning of the month and they commenced work on updating the RTP/SCS.
2. Attended the Legislative Communications and Membership Committee where three memberships were approved and Senate Bill 828 was opposed.
3. Was present at the twenty-ninth annual Demographic Workshop.
4. Credited Mr. Baker and former Mayor Molina for the initial maintenance of the 'M'.
5. Took part in the Canyon Springs Stadium ribbon cutting and the Rally Round the Flag.
6. The recent Business Roundtable had a big turnout.
7. Appeared at other various events throughout the month.

Council Member Marquez

1. Concurred with the resident who spoke earlier regarding the illegal fireworks. As a veteran suffering from PTSD, the issue is dire.
2. Attended the Public Safety Committee in Sacramento where homelessness was discussed. In an effort to combat it, Governor Brown appropriated $500 million. As the population of Moreno Valley doesn't reach the threshold, no funds will be received. Literature on the subject will be made available to the public.
3. The drone study has been completed and proposed legislation has been sent to lawmakers in Sacramento.
4. Commended Code and Neighborhood Services Division Manager Alvarado, his staff, and Public Works for their swift action on eradicating a homeless encampment.

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Council Member Cabrera

1. Mentioned the Community Clean Up taking place on June 23, 2018.
2. Free lunches are being provided to the youth at various parks throughout the City.
3. Took part in the Knights of Columbus Father's Day Fun Walk.
4. MoVal Rocks commences on June 29, 2018.
5. Noted various events taking place in July including, the My MoVal Summit, the Safe City Prayer Walk, and the May the Fork be With You Food Fest.
6. Thanked staff for preparing the road repair staff report.

Mayor Pro Tem Baca

1. Invited everyone to attend the 4th of July Parade and Family Fun Fest.
2. Was in attendance at the Senior Citizens' Advisory Board meeting and praised the Members for their hard work.
3. Announced that Council Recess will begin, but she is still available to speak with residents.

Mayor Gutierrez

1. Expressed his gratitude to the residents for attending the meeting.
2. Commended staff for their negotiating skills.
3. Explained to those opposed to the golf course project that the approved agreement is favorable and has mechanisms in place to ensure funding for ten years.
4. New technology will be implemented to assist the police in differentiating between gun shots and fireworks.
5. The City Council is allocating funding to road improvements.

ADJOURNMENT

There being no further business to come before the City Council, Mayor Gutierrez adjourned the meeting at 9:24 p.m.

Submitted by:

_____

Pat Jacquez-Nares, CMC & CERA
City Clerk
Secretary, Moreno Valley Community Services District
Secretary, City as Successor Agency for the Community Redevelopment Agency of the City of Moreno Valley
Secretary, Moreno Valley Housing Authority
Secretary, Board of Library Trustees

Approved by:

_____

Dr. Yxstian A. Gutierrez
Mayor
City of Moreno Valley
President, Moreno Valley Community Services District
Chairperson, City as Successor Agency for the Community Redevelopment Agency of the City of Moreno Valley
Chairperson, Moreno Valley Housing Authority
Chairperson, Board of Library Trustees

Report to City Council

TO: Mayor and City Council

FROM: Marshall Eyerman, Chief Financial Officer

AGENDA DATE: August 21, 2018

TITLE: PAYMENT REGISTER - MAY 2018

RECOMMENDED ACTION

Recommendation:

1. Receive and file the Payment Register.

SUMMARY

The Payment Register is an important report providing transparency of financial transactions and payments for City activity for review by the City Council and the residents and businesses in Moreno Valley. The report is posted to the City's website as soon as it is available. The report is included in the City Council agenda as an additional means of distributing the report.

The payment register lists in alphabetical order all checks and wires in the amount of $25,000 or greater, followed by a listing in alphabetical order of all checks and wires less than $25,000. The payment register also includes the fiscal year-to-date (FYTD) amount paid to each vendor.

PREPARATION OF STAFF REPORT

Prepared By:
Dena Heald
Financial Operations Division Manager

Department Head Approval:
Marshall Eyerman
Chief Financial Officer/City Treasurer

CITY COUNCIL GOALS

None

CITY COUNCIL STRATEGIC PRIORITIES

1. **Economic Development**
2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

ATTACHMENTS

1. May 2018 Payment Register

APPROVALS

Budget Officer Approval	✓ Approved	6/28/18 9:49 AM
City Attorney Approval	✓ Approved	8/06/18 10:35 AM
City Manager Approval	✓ Approved	8/06/18 2:25 PM

City of Moreno Valley

Payment Register

For Period 5/1/2018 through 5/31/2018

CHECKS IN THE AMOUNT OF $25,000 OR GREATER

Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description	Payment Amount
BANC OF AMERICA PUBLIC CAPITAL CORP	22390	05/01/2018	W180501	DEBT SVC-2011 PRIVATE PLACEMENT REFUNDING OF 1997 LEASE REVENUE BOND-MAY 2018 INTEREST	$30,387.30
Remit to: ATLANTA, GA				FYTD:	$339,207.30
COUNTY OF RIVERSIDE SHERIFF	22548	05/29/2018	SH0000032555	CONTRACT LAW ENFORCEMENT BILLING #8 (1/4-1/31/18)	$2,948,627.88
Remit to: RIVERSIDE, CA				FYTD:	$32,604,382.52
COWBOY CHRYSLER DODGE JEEP RAM	22504	05/21/2018	G120597	PURCHASE 2018 DODGE RAM 3500 (VIN#3C7WR8AJ4JG120597)	$37,219.50
	22549	05/29/2018	G248664	PURCHASE 2018 DODGE RAM 1500 (VIN#3C6JR6AG9JG248664)	$136,043.24
		05/29/2018	S252802	PURCHASE 2018 DODGE RAM 1500 (VIN#1C6RR7FT5JS252802)	
		05/29/2018	S252803	PURCHASE 2018 DODGE RAM 1500 (VIN#1C6RR7FT7JS252803)	
		05/29/2018	S287605	PURCHASE 2018 DODGE RAM 1500 (VIN#1C6RR6KT2JS287605)	
		05/29/2018	S287606	PURCHASE 2018 DODGE RAM 1500 (VIN#1C6RR6KT4JS287606)	
Remit to: SILSBEE, TX				FYTD:	$1,269,617.67
DIRECT ENERGY BUSINESS MARKETING LLC.	22459	05/14/2018	764414	RESOURCE ADEQUACY-APR 2018/MV UTILITY	$39,000.31
Remit to: HOUSTON, TX				FYTD:	$156,000.31

Attachment: May 2018 Payment Register (3149 : PAYMENT REGISTER - MAY 2018)

City of Moreno Valley

Payment Register

For Period 5/1/2018 through 5/31/2018

CHECKS IN THE AMOUNT OF $25,000 OR GREATER

Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description	Payment Amount
DMS FACILITY SERVICES	22401	05/07/2018	RC-L112161	JANITORIAL SVCS-SUNNYMEAD MIDDLE/THINK-APR18	$32,404.26
		05/07/2018	RC-L112154	JANITORIAL SVCS-EMPLOYMENT RESOURCE CTR-APR18	
		05/07/2018	RC-L112160	JANITORIAL SVCS-SENIOR CTR-APR18	
		05/07/2018	RC-L112159	JANITORIAL SVCS-RED MAPLE PORTABLE-APR18	
		05/07/2018	RC-L112157	JANITORIAL SVCS-PUBLIC SAFETY BLDG-APR18	
		05/07/2018	RC-L112156	JANITORIAL SVCS-MARCH FIELD COMM CTR-APR18	
		05/07/2018	RC-L112155	JANITORIAL SVCS-LIBRARY-APR18	
		05/07/2018	RC-L112150	JANITORIAL SVCS-CITY HALL-APR18	
		05/07/2018	RC-L112153	JANITORIAL SVCS-EMERGENCY OP'S CTR-APR18	
		05/07/2018	RC-L112151	JANITORIAL SVCS-CITY YARD/PERRIS OFFICE-APR18	
		05/07/2018	RC-L112148	JANITORIAL SVCS-APR18	
		05/07/2018	L45494	SPECIAL CLEANINGS FOR MAR 2018 EVENT RENTALS-COTTONWOOD GOLF CTR	
		05/07/2018	L45493	SPECIAL CLEANINGS FOR MAR 2018 EVENT RENTALS-TOWNGATE COMM CTR	
		05/07/2018	RC-L112163	JANITORIAL SVCS-TOWNGATE COMM CTR-APR18	
		05/07/2018	RC-L112152	JANITORIAL SVCS-CONFERENCE & REC CTR-APR18	
		05/07/2018	RC-L112165	JANITORIAL SVCS-COTTONWOOD GOLF CTR-APR18	
		05/07/2018	RC-L112162	JANITORIAL SVCS-SUNNYMEAD ELEMENTARY-APR18	
		05/07/2018	RC-L112168	JANITORIAL SVCS-CITY YARD/SANTIAGO OFFICE-APR18	
		05/07/2018	RC-L112158	JANITORIAL SVCS-RAINBOW RIDGE PORTABLE-APR18	
		05/07/2018	L45491	SPECIAL CLEANINGS 3/2-3/31/18 EVENT RENTAL-CONF & REC CTR	
		05/07/2018	RC-L112164	JANITORIAL SVCS-TRANSPORTATION TRAILER-APR18	
		05/07/2018	RC-L112149	JANITORIAL SVCS-ANNEX 1-APR18	

Remit to: SOUTH PASADENA, CA FYTD: $346,782.75

Attachment: May 2018 Payment Register (3149 : PAYMENT REGISTER - MAY 2018)

City of Moreno Valley

Payment Register

For Period 5/1/2018 through 5/31/2018

CHECKS IN THE AMOUNT OF $25,000 OR GREATER

Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description	Payment Amount
EASTERN MUNICIPAL WATER DISTRICT	234033	05/14/2018	APR-18 5/14/18	WATER CHARGES	$27,193.59
	234151	05/29/2018	APR-18 5/29/18	WATER CHARGES	$81,274.11
		05/29/2018	MAY-18 5/29/18	WATER CHARGES	

Remit to: LOS ANGELES, CA

FYTD: $1,811,227.79

Attachment: May 2018 Payment Register (3149 : PAYMENT REGISTER - MAY 2018)

City of Moreno Valley

Payment Register

For Period 5/1/2018 through 5/31/2018

CHECKS IN THE AMOUNT OF $25,000 OR GREATER

Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description	Payment Amount
ENCO UTILITY SERVICES MORENO VALLEY LLC	22510	05/21/2018	40-393B-02	WA# 40-393B TRACT 36506 STREETLIGHT SYSTEM	$395,263.25
		05/21/2018	40-382B-01	WA #40-382B RESOURCE WAY PARKING LOT	
		05/21/2018	40-383B-04	WA# 40-383B BEAZER HOMES-PHASE 1	
		05/21/2018	40-387A-05	WA# 40-387A FIRST NANDINA LOGISTICS CTR	
		05/21/2018	40-365A-10	WA# 40-365A CROSSTOWN TIE-HEACOCK ST	
		05/21/2018	40-387B-01	WA# 40-387B FIRST NANDINA LOGISTICS CTR	
		05/21/2018	40-380A-05	WA# 40-380A OLEANDER EMWD BOOSTER PUMP	
		05/21/2018	40-391B-02	WA# 40-391B MV INDUSTRIAL PHASE 2-DECKERS	
		05/21/2018	40-394A-02	WA# 40-394A DUKE REALTY	
		05/21/2018	0405-1-233	DISTRIBUTION CHARGES 3/26-4/27/18	
		05/21/2018	40-400A-01	WA# 40-400A CITY HALL CARPORT AND BATTERY STORAGE	
		05/21/2018	40-379B-04	WA# 40-379B NANDINA DISTRIBUTION CTR BLDG A	
		05/21/2018	40-347B-05	WA# 40-347B MODULAR LOGISTICS CTR	
		05/21/2018	40-373A-02	WA# 40-373A CACTUS COMMERCE	
		05/21/2018	40-322B-16	WA# 40-322B CENTERPOINTE LOGISTICS CTR	
		05/21/2018	0405-MTS1-SP149	METER FEES-REGULAR 4/12-4/19/18	
		05/21/2018	40-352B-05	WA# 40-352B- HEACOCK FACILITIES RELOCATION	
		05/21/2018	40-359B-10	WA# 40-359B RSI COMMUNITIES TRACTS 22180-2 & 22180-3	
		05/21/2018	40-364A-11	WA# 40-364A CROSSTOWN TIE-ALESSANDRO BLVD	
		05/21/2018	40-366B-09	WA# 40-366B RSI COMMUNITIES-CM INSPECTION SVCS	
		05/21/2018	40-369B-06	WA# 40-369B TRACT 36436-KB HOMES (159 HOMES)	
		05/21/2018	0406-Temp MF-136	METER FEES-TEMPORARY 4/13/18	
		05/21/2018	40-396A-01	WA# 40-396A EUCALYPTUS INDUSTRIAL PROLOGIS PARK	
		05/21/2018	40-360B-02	WA# 40-360B MV INDUSTRIAL	

Remit to: ANAHEIM, CA

FYTD: $5,620,875.94

Attachment: May 2018 Payment Register (3149 : PAYMENT REGISTER - MAY 2018)

City of Moreno Valley
Payment Register
For Period 5/1/2018 through 5/31/2018

CHECKS IN THE AMOUNT OF $25,000 OR GREATER

Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description	Payment Amount
EXELON GENERATION COMPANY, LLC	22405	05/07/2018	MVEU-00061A	POWER PURCHASE 4/1-4/30/18	$547,486.40
Remit to: BALTIMORE, MD				FYTD:	$7,735,455.78
FAIRBANK MASLIN MAULIN METZ & ASSOCIATES, INC.	234026	05/07/2018	238463	SURVEY ON SAMPLE OF MV VOTERS	$29,500.00
Remit to: OAKLAND, CA				FYTD:	$29,500.00
FIELDTURF USA, INC	22406	05/07/2018	650639	SYNTHETIC TURF REPLACEMENT PROJECT AT MV COMM PARK	$1,303,904.42
Remit to: CALHOUN, GA				FYTD:	$1,860,735.96
HITACHI VANTARA CORPORATION	22515	05/21/2018	7260738	CAMERA SECURITY FOR FIRE STATION 2	$112,181.34
		05/21/2018	7260783	CAMERA SECURITY FOR FIRE STATION 48	
		05/21/2018	7260784	CAMERA SECURITY FOR FIRE STATION 65	
Remit to: SANTA CLARA, CA				FYTD:	$637,258.38
KASA CONSTRUCTION INC.	233965	05/07/2018	JFK RENO-3	JFK RESTROOM IMPROVEMENT PROJECT	$131,761.91
Remit to: CHINO, CA				FYTD:	$302,303.52
KOA CORPORATION	234153	05/29/2018	JB44056x7	AQUEDUCT MULTI-USE TRAIL SYSTEM-DESIGN SVCS	$30,209.06
		05/29/2018	JB74069x5	ALESSANDRO BLVD/GRANT ST TRAFFC SIGNL IMPROVEMNTS-DESIGN SVCS	
Remit to: MONTEREY PARK, CA				FYTD:	$202,466.17
LEIDOS ENGINEERING, LLC	22421	05/07/2018	INV-0004421550	ORGANIZATIONAL SVCS-OCT THRU DEC 2017	$25,187.49
Remit to: TUCSON, AZ				FYTD:	$77,711.49

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Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description	Payment Amount
LIBRARY SYSTEMS & SERVICES, LLC	22566	05/29/2018	INV567	LIBRARY IT SVCS-MAY18	$146,486.01
		05/29/2018	INV566	LIBRARY CONTRACTUAL SVCS & MATERIALS-MAIN & MALL BRANCHES-MAY18	
Remit to: ROCKVILLE, MD				FYTD:	$1,862,398.26
MERCHANTS LANDSCAPE SERVICES INC	22570	05/29/2018	51692	LANDSCAPE MAINT.-ZONES E-8, SD LMD ZN 05, 06, & 07-MAR 2018	$149,739.60
		05/29/2018	51680	LANDSCAPE EXTRA WORK-ZONE 03-INSTALLATION OF PLANT MATERIAL	
		05/29/2018	51848	LANDSCAPE MAINT.-SD LMD ZN 03 & 03A-APR 2018	
		05/29/2018	51777	IRRIGATION REPAIRS-SD LMD ZN 03, 04 & 06-MAR 2018	
		05/29/2018	51776	LANDSCAPE EXTRA WORK-ZONE 03-INSTALL WATER SIGNS/PAINT BACKFLOWS	
		05/29/2018	51687	LANDSCAPE MAINT.-SD LMD ZN 03 & 03A-MAR 2018	
		05/29/2018	51937	IRRIGATION REPAIRS-SD LMD ZN 03, 04 & 05-APR 2018	
		05/29/2018	51853	LANDSCAPE MAINT.-ZONES E-8, SD LMD ZN 05, 06, & 07-APR 2018	
		05/29/2018	51852	LANDSCAPE MAINT.-SD LMD ZN 04-APR 2018	
		05/29/2018	51691	LANDSCAPE MAINT.-SD LMD ZN 04-MAR 2018	
Remit to: MONTEREY PARK, CA				FYTD:	$836,076.51
MORENO VALLEY UTILITY	234039	05/14/2018	MAY-18 5/14/18	ELECTRICITY CHARGES	$71,599.65
Remit to: HEMET, CA				FYTD:	$890,490.33
RE ASTORIA 2 LLC	22526	05/21/2018	00020	RENEWABLE ENERGY-MV UTILITY-APR18	$39,651.06
Remit to: SAN FRANCISCO, CA				FYTD:	$287,376.17

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RIVERSIDE COUNTY FLOOD CONTROL & WATER, CONSERVATION DISTRICT	233972	05/07/2018	FC16424	HEACOCK ST CHANNEL-ST PAVING DURING CONSTRUCTION	$99,042.93
Remit to: RIVERSIDE, CA				FYTD:	$99,042.93
SEQUEL CONTRACTORS, INC.	22579	05/29/2018	507-RET	HEACOCK ST IMPROVEMENTS/IRIS AVE-GENTIAN AVE (RETENTION)	$81,181.60
Remit to: SANTA FE SPRINGS, CA				FYTD:	$1,193,868.24
SILSBEE FORD INC.	234188	05/29/2018	07604F	PURCHASE 2018 FORD FUSION SE (VIN#3FA6P0PU5JR207604)	$30,440.00
Remit to: SILSBEE, TX				FYTD:	$30,440.00
SOFTWARE ONE, INC / FORMERLY COMPUCOM	22534	05/21/2018	US-PSI-682921	MICROSOFT SOFTWARE ANNUAL LICENSES (UTILIZING RIVERSIDE COUNTY'S ENTERPRISE MASTER AGREEMENT)	$132,172.48
Remit to: WAUKESHA, WI				FYTD:	$132,499.79
SOUTHERN CALIFORNIA EDISON 1	233977	05/07/2018	026-1608/MAR-18	IFA & DISTRIBUTION UPGRADE CHARGES-KITCHING SUBSTATION	$99,417.38
		05/07/2018	026-1608/JAN-18	IFA & DISTRIBUTION UPGRADE CHARGES-KITCHING SUBSTATION	
	234043	05/14/2018	587-9520/APR-18	ELECTRICITY-FERC CHARGES/MVU	$136,252.07
		05/14/2018	026-1608/APR-18	IFA & DISTRIBUTION UPGRADE CHARGES-KITCHING SUBSTATION	
		05/14/2018	707-6081/APR-18	ELECTRICITY CHARGES	
		05/14/2018	APR-18 5/14/18	ELECTRICITY CHARGES	
		05/14/2018	721-3449/APR-18	IFA CHARGES-SUBSTATION	
	234104	05/21/2018	APR-18 5/21/18	ELECTRICITY CHARGES	$70,333.28
Remit to: ROSEMEAD, CA				FYTD:	$3,036,074.22

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SOUTHERN CALIFORNIA EDISON 3	234165	05/29/2018	7500891595	SCE FACILITY UPGRADES/ITCC-WDT1249 KITCHING ST. SUBSTATION PROJECT		$110,518.80
Remit to: ROSEMEAD, CA					FYTD:	$2,455,465.92
SOUTHWEST TRAFFIC SYSTEMS	234105	05/21/2018	4194	VEHICLE LIGHT BAR SYSTEMS FOR CITY VEHICLES		$110,704.03
		05/21/2018	4218	VEHICLE LIGHT BAR SYSTEM PARTS		
Remit to: PHOENIX, AZ					FYTD:	$223,006.77
STATE BOARD OF EQUALIZATION 1	22596	05/24/2018	043018	SALES & USE TAX REPORT 4/1-4/30/18		$31,559.00
Remit to: SACRAMENTO, CA					FYTD:	$133,868.00
TENASKA ENERGY, INC	22580	05/29/2018	MOREN0020180521	ELECTRICITY POWER PURCHASE-MV UTILITY		$349,901.60
Remit to: ARLINGTON, TX					FYTD:	$4,623,587.59
THE ADVANTAGE GROUP/ FLEX ADVANTAGE	22442	05/07/2018	103556	FLEX AND COBRA ADMIN FEES-APR 2018		$42,595.62
		05/07/2018	201805	RETIREE MEDICAL BENEFIT BILLING-MAY 2018		
Remit to: TEMECULA, CA					FYTD:	$496,488.96
U.S. BANK/CALCARDS	22445	05/07/2018	04-27-18	CALCARD ACTIVITY-APR 2018		$259,584.12
Remit to: ST. LOUIS, MO					FYTD:	$2,552,369.53
WASTE MANAGEMENT	234169	05/29/2018	052918	SOLID WASTE DELINQUENCIES PASS THRU, LESS FRANCHISE FEES		$1,053,159.06
Remit to: CORONA, CA					FYTD:	$2,217,195.09

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WELLS FARGO CORPORATE TRUST	22492	05/15/2018	W180502	DEBT & TRUSTEE SVCS-2013 TRIP COPS		$1,003,063.39
Remit to: LOS ANGELES, CA					FYTD:	$10,392,170.21
WEST COAST ARBORISTS, INC.	22450	05/07/2018	135246	TREE TRIMMING SERVICES-ZONE 07-CEL		$31,988.00
		05/07/2018	135572	TREE REMOVAL & PLANTING SERVICES-CIVIC CENTER TO WESTBLUFF PARK		
		05/07/2018	135241	TREE TRIMMING/REMOVAL SERVICES-ZONE 04		
		05/07/2018	135247	TREE TRIMMING/REMOVAL SERVICES-ZONE D		
		05/07/2018	135245	TREE TRIMMING SERVICES-ZONE 06-MF		
		05/07/2018	135243	TREE TRIMMING SERVICES-ZONE E-8		
		05/07/2018	135244	TREE TRIMMING/REMOVAL SERVICES-ZONE 05-SR		
		05/07/2018	135239	TREE TRIMMING SERVICES-ZONE 03		
Remit to: ANAHEIM, CA					FYTD:	$191,043.00
WHITNEY POINT SOLAR, LLC	22451	05/07/2018	424334	RENEWABLE ENERGY-MV UTILITY-MAR18		$40,350.68
Remit to: JUNO BEACH, FL					FYTD:	$271,393.11
WILLDAN ENGINEERING	22589	05/29/2018	0002-19332	PLAN CHECK & INSPECTION SERVICES-BLDG. & SAFETY-APR18		$77,036.06
		05/29/2018	002-19102	PLAN CHECK & INSPECTION SERVICES-BLDG. & SAFETY-MAR18		
Remit to: ANAHEIM, CA					FYTD:	$612,173.60
WRCOG - WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	22488	05/14/2018	APR-2018 TUMF	TUMF FEES COLLECTED 4/1-4/30/18-RESIDENTIAL & INDUSTRIAL		$1,174,435.06
Remit to: RIVERSIDE, CA					FYTD:	$5,620,200.15

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WRCRCA	234047	05/14/2018	APR-2018 MSHCP	MSHCP FEES COLLECTED APR. 2018-RESIDENTIAL	$101,550.00
Remit to: RIVERSIDE, CA				FYTD:	$2,253,393.32

TOTAL AMOUNTS OF $25,000 OR GREATER **$11,350,405.5**

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KENNEDY, DEYLAN	234048	05/14/2018	5/20-5/23/18	TRAVEL PER DIEM-CRIME FREE INSTRUCTOR TRAINING WORKSHOP		$200.00
Remit to: MORENO VALLEY, CA					FYTD:	$200.00
AARVIG AND ASSOCIATES, APC	233956	05/07/2018	33354-MAR18	LEGAL SVCS-CLAIM MV1761 (K. PIEHL)		$571.54
Remit to: RIVERSIDE, CA					FYTD:	$38,128.97
ABILITY COUNTS, INC	22392	05/07/2018	ACI113871	LANDSCAPE MAINT-CFD #1-MAR 2018		$2,065.00
	22546	05/29/2018	ACI113911	LANDSCAPE MAINT-CFD #1-APR 2018		$2,065.00
Remit to: CORONA, CA					FYTD:	$22,715.00
ABILITY FIRE EQUIPMENT	234116	05/21/2018	BL#22673-YR2018	REFUND OF OVERPAYMENT FOR BL#22673		$135.98
Remit to: ANAHEIM, CA					FYTD:	$135.98
ABUGOV, ALEXANDER	234053	05/14/2018	R18-121252	ANIMAL SERVICES REFUND-RABIES DEPOSIT		$20.00
Remit to: LOS ANGELES, CA					FYTD:	$20.00
ADDICTION MEDICINE CONSULTANTS, INC.	22456	05/14/2018	12M18	D.O.T. DRUG AND ALCOHOL TESTING PROGRAM		$2,725.00
		05/14/2018	4-16-18 TRAINING	D.O.T. DRUG & ALCOHOL SUPERVISOR TRAINING-4/12/18 AND 4/18/18		
Remit to: REDLANDS, CA					FYTD:	$2,725.00
ADLERHORST INTERNATIONAL LLC	22493	05/21/2018	100299	MISC SUPPLIES FOR K-9 HERBIE		$398.49
		05/21/2018	100364	MONTHLY K-9 TRAINING (MADDOX/ARKAN)-APR 2018		
Remit to: RIVERSIDE, CA					FYTD:	$53,083.14

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ADMAIL EXPRESS INC.	233955	05/01/2018	PA-44825	POSTAGE-MAILING OF CANNABIS SURVEYS		$5,523.07
	234028	05/14/2018	47245	POSTAGE-MAILING OF CANNABIS SURVEYS		$1,275.75
Remit to: HAYWARD, CA					FYTD:	$6,798.82
ADMINSURE	234146	05/29/2018	11128	WORKERS' COMP CLAIMS ADMIN-JUNE 2018		$2,175.00
Remit to: ONTARIO, CA					FYTD:	$26,100.00
ADVANCE REFRIGERATION & ICE SYSTEMS, INC	22457	05/14/2018	43772	ICE MACHINE REPAIR-FIRE STATION 99		$524.13
Remit to: RIVERSIDE, CA					FYTD:	$9,736.48
ADVANCED ELECTRIC	234087	05/21/2018	12862	ELECTRICAL WORK-PUBLIC SAFETY BLDG		$2,224.00
		05/21/2018	12861	ELECTRICAL WORK-PUBLIC SAFETY BLDG		
Remit to: RIVERSIDE, CA					FYTD:	$51,661.64
AEI-CASC ENGINEERING	22393	05/07/2018	38980	PLAN CHECK SVCS-PWQMP		$397.50
Remit to: COLTON, CA					FYTD:	$32,158.75
ALDI, INC.	234054	05/14/2018	MVU 7014047-01	SOLAR PBI INCENTIVE REBATE		$18,684.42
Remit to: MORENO VALLEY, CA					FYTD:	$143,885.97
ALEXANDER, ROBERT	234055	05/14/2018	2000249.047	REFUND-YOUTH/TEEN BASKETBALL CLASS CANCELLED		$61.00
Remit to: MORENO VALLEY, CA					FYTD:	$61.00
ALI, JESSICA LORENA	234117	05/21/2018	CK#4961	REISSUE UNCLAIMED CHECK-MV UTILITY REFUND		$61.16
Remit to: MORENO VALLEY, CA					FYTD:	$61.16
AL-SAADOON, ALI	234171	05/29/2018	RECEIPT 184-10	REFUND-OVER CHARGE ON BLDG PERMIT/PLAN CHECK FEES		$90.00
Remit to: MORENO VALLEY, CA					FYTD:	$90.00

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ALVA, RAUL RENE	233985	05/07/2018	MVA020001820	REFUND-PARKING CONTROL FEES OVERPAYMENT	$115.00
Remit to: RIVERSIDE, CA				FYTD:	$115.00
AMERICAN FORENSIC NURSES	22494	05/21/2018	70731	PHLEBOTOMY SVCS	$755.00
		05/21/2018	70752	PHLEBOTOMY SVCS	
Remit to: LA QUINTA, CA				FYTD:	$16,455.00
AMERICAN TECHNOLOGIES, INC	234088	05/21/2018	AC46102267-01	ASBESTOS TESTING-MARCH FIELD PARK COMM CTR	$4,968.00
Remit to: ORANGE, CA				FYTD:	$52,412.05
AMTECH ELEVATOR SERVICES	22495	05/21/2018	DVB05044518	ELEVATOR ROUTINE MAINT-CITY HALL-MAY 2018	$295.00
		05/21/2018	DVB05046518	ELEVATOR ROUTINE MAINT-EMERGENCY OP'S CTR-MAY 2018	
Remit to: PASADENA, CA				FYTD:	$6,295.00
ANIMAL EMERGENCY CLINIC, INC.	22496	05/21/2018	APR 2018	AFTER HRS EMERGENCY VETERINARY SVCS-ANIMAL SHELTER	$140.00
Remit to: GRAND TERRACE, CA				FYTD:	$3,843.00
ANIMAL HEALTH AND SANITARY SUPPLY	233957	05/07/2018	INV8172	MISC KENNEL SUPPLIES	$1,700.78
Remit to: RIVERSIDE, CA				FYTD:	$3,572.84
ANNEALTA GROUP	234029	05/14/2018	1187	PLANNING ENTITLEMENT AND PLAN CHECK SVCS	$5,735.60
		05/14/2018	1188	PLANNING ENTITLEMENT AND PLAN CHECK SVCS	
		05/14/2018	1185	PLANNING ENTITLEMENT AND PLAN CHECK SVCS	
		05/14/2018	1186	PLANNING ENTITLEMENT AND PLAN CHECK SVCS	
Remit to: HUNTINGTON BEACH, CA				FYTD:	$5,735.60
ARCHITERRA DESIGN GROUP	234144	05/21/2018	24394	CONCEPTUAL DESIGN OF AMPHITHEATER	$779.43
Remit to: RANCHO CUCAMONGA, CA				FYTD:	$779.43

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ATS/AVIS PROCESSING - (JJC7699-TX)	234118	05/21/2018	MVA050004528	REFUND-PARKING CONTROL FEES OVERPAYMENT	$115.00
Remit to: MESA, AZ				FYTD:	$115.00
AUTOMATIC STOREFRONT SERVICE/E-Z AUTOMATED SYSTEMS	233958	05/07/2018	0030173	SLIDING GLASS DOORS PREVENTATIVE MAINT-CONFERENCE & REC CTR	$528.00
		05/07/2018	0030161	SLIDING GLASS DOORS PREVENTATIVE MAINT-LIBRARY	
	234089	05/21/2018	0030159	SLIDING GLASS DOORS PREVENTATIVE MAINT & REPAIRS-CITY HALL	$1,749.03
		05/21/2018	0030174	SLIDING GLASS DOORS PREVENTATIVE MAINT-PUBLIC SAFETY BLDG	
		05/21/2018	0030160	SLIDING GLASS DOORS PREVENTATIVE MAINT-SENIOR CTR	
		05/21/2018	0030162	SLIDING GLASS DOORS PREVENTATIVE MAINT & REPAIR-TOWNGATE COMM CTR	
Remit to: CHINO, CA				FYTD:	$13,859.54
BACA, VICTORIA	234049	05/14/2018	5/17-5/20/18	TRAVEL PER DIEM & MILEAGE-CALIFORNIA CONTRACT CITIES MUNICIPAL SEMINAR	$191.37
Remit to: MORENO VALLEY, CA				FYTD:	$1,092.15
BAKER, JAMES	234022	05/07/2018	92872 REFUND	CANDIDATE STATEMENT REFUND-BAKER	$71.00
Remit to: MORENO VALLEY, CA				FYTD:	$71.00
BANERJEE, PROTYUSH	234119	05/21/2018	MVP77783	REFUND-PARKING CONTROL FEES OVERPAYMENT	$490.00
Remit to: SAN JOSE, CA				FYTD:	$490.00
BARKER, CURTIS W	234172	05/29/2018	C10746	REFUND-ADMIN CITATION OVERPAYMENT	$326.04
Remit to: MANVEL, TX				FYTD:	$326.04

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BARNARD, CHEYLYNDA	234023	05/07/2018	92658 REFUND	CANDIDATE STATEMENT REFUND-BARNARD		$261.00
Remit to: MORENO VALLEY, CA					FYTD:	$261.00
BECK, MARION	234173	05/29/2018	R18-120821	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: RIVERSIDE, CA					FYTD:	$75.00
BLACK, LINDA C	234120	05/21/2018	MVA010003622	REFUND-PARKING CONTROL FEES OVERPAYMENT		$140.00
Remit to: SUN CITY, CA					FYTD:	$140.00
BOLANOS, MAYRA	233986	05/07/2018	MVA050003949	REFUND-PARKING CONTROL CITATION DISMISSED		$57.50
Remit to: SAN BERNARDINO, CA					FYTD:	$57.50

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BOX SPRINGS MUTUAL WATER COMPANY	233959	05/07/2018	195-5 4/27/18	WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY		$272.00
		05/07/2018	1085-1 4/27/18	WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY		
		05/07/2018	1086-1 4/27/18	WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY		
		05/07/2018	80-4 4/27/18	WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY		
		05/07/2018	1087-1 4/27/18	WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY		
		05/07/2018	1088-1 4/27/18	WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY		
		05/07/2018	45-4 4/27/18	WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY		
		05/07/2018	189-13 4/27/18	WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY		
		05/07/2018	204-9 4/27/18	WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY		
		05/07/2018	1084-1 4/27/18	WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY		
	234030	05/14/2018	721-1 4/27/18	WATER USAGE (APR INV)-SD LMD ZN 01-TOWNGATE		$22.63
Remit to: MORENO VALLEY, CA					FYTD:	$4,471.90
BOY SCOUTS OF AMERICA	233987	05/07/2018	2000214.047	CONFERENCE & REC. CTR. RENTAL REFUND		$500.00
Remit to: REDLANDS, CA					FYTD:	$2,446.00
BRAUN BLAISING SMITH WYNNE, P.C.	233960	05/07/2018	17232	LEGAL SVCS-MV UTILITY-MAR18		$2,772.35
	234147	05/29/2018	17284	LEGAL SVCS-MV UTILITY-APR18		$132.50
Remit to: SACRAMENTO, CA					FYTD:	$37,337.71

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BRIDGEPAY NETWORK SOLUTIONS	22497	05/21/2018	2538	CREDIT CARD GATEWAY SVCS-MAY 2018		$39.30
Remit to: ALTAMONTE SPRINGS, FL					FYTD:	$112.60
BRIGHT PLANET SOLAR, INC	234056	05/14/2018	BL#32065-YR2018	REFUND OF OVERPAYMENT FOR BL#32065		$59.00
Remit to: AUBURN, MA					FYTD:	$59.00
BRIGHTVIEW LANDSCAPE DBA MARINA LANDSCAPE, INC	22394	05/07/2018	5661156	LANDSCAPE MAINT-VARIOUS LOCATIONS		$16,730.74
	22498	05/21/2018	5674197	IRRIGATION REPAIRS-ZONES D, M & S		$1,427.54
Remit to: RIVERSIDE, CA					FYTD:	$170,534.24
BRIXTON-ALTO SHOPPING CENTER, LLC	234148	05/29/2018	JUN 2018 RENT	RENT (INCLUDING CAM)-EMPLOYMENT RESOURCE CTR-JUN 2018		$7,335.83
Remit to: SAN DIEGO, CA					FYTD:	$80,694.13
BRYANT, RENEE	233981	05/07/2018	SPRING 2018	TUITION REIMBURSEMENT		$1,452.62
Remit to: LAKE ELSINORE, CA					FYTD:	$1,452.62
BUREAU OF OFFICE SERVICES, INC	22499	05/21/2018	88426	TRANSCRIPTION SVCS-APR 2018		$501.02
Remit to: BURR RIDGE, IL					FYTD:	$4,812.06
CABRERA, ULISES	233982	05/07/2018	5/10-5/11/18	TRAVEL PER DIEM-WRCOG GOMENTUM TOUR		$77.62
	234024	05/07/2018	92656 REFUND	CANDIDATE STATEMENT REFUND-CABRERA		$252.00
Remit to: MORENO VALLEY, CA					FYTD:	$825.62
CALIFORNIA FACILITY SPECIALTIES	22395	05/07/2018	2949	GYM MAINT AND INSTALLATION SVCS-CONFERENCE & REC CTR		$1,900.00
Remit to: WATERFORD, CT					FYTD:	$9,587.69

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Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description		Payment Amount
CAMARILLO, GIOVANNI M	234121	05/21/2018	CK# 232543	REISSUE UNCLAIMED CHECK-MV UTILITY REFUND		$233.51
Remit to: RIVERSIDE, CA					FYTD:	$469.02
CANO, BENJAMIN	233988	05/07/2018	R18-121893	ANIMAL SERVICES REFUND-TRAP RENTAL DEPOSIT		$50.00
Remit to: MORENO VALLEY, CA					FYTD:	$50.00
CANON SOLUTIONS AMERICA, INC.	22396	05/07/2018	110303118043	COPIER SVC-EMPLOYMENT RESOURCE CTR-JAN THRU MAR 2018		$2,567.84
Remit to: CHICAGO, IL					FYTD:	$10,228.19
CARDINAL CG	233989	05/07/2018	MVP73469	REFUND-PARKING CONTROL FEES OVERPAYMENT		$62.50
Remit to: MORENO VALLEY, CA					FYTD:	$62.50
CASTRO, GABRIELA	234057	05/14/2018	R18-120136	ANIMAL SERVICES REFUND-SPAY/NEUTER AND RABIES DEPOSITS		$95.00
Remit to: MORENO VALLEY, CA					FYTD:	$95.00
CHANDLER ASSET MANAGEMENT, INC	22500	05/21/2018	1804MORENOVA	INVESTMENT MANAGEMENT SVCS-APR 2018		$4,203.57
Remit to: SAN DIEGO, CA					FYTD:	$46,445.27
CHARLES ABBOTT ASSOCIATES, INC	22397	05/07/2018	58119	CONSULTING SVCS-NPDES/SWMP-MAR 2018		$11,823.00
	22547	05/29/2018	58243	CONSULTING SVCS-NPDES/SWMP-APR 2018		$17,321.00
Remit to: MISSION VIEJO, CA					FYTD:	$130,623.00
CHAVEZ, JOSE M	233990	05/07/2018	MVA030001270	REFUND-PARKING CONTROL FEES OVERPAYMENT		$173.00
Remit to: MORENO VALLEY, CA					FYTD:	$173.00

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CIVIC SOLUTIONS, INC	22501	05/21/2018	80920	PLANNING ENTITLEMENT AND PLAN CHECK SVCS-APR 2018		$15,437.50
Remit to: MISSION VIEJO, CA					FYTD:	$44,437.50
CLARK, KIM	234058	05/14/2018	2000244.047	TOWNGATE COMM. CTR. RENTAL REFUND		$200.00
Remit to: MORENO VALLEY, CA					FYTD:	$200.00
CLEVELAND, JESSICA	234059	05/14/2018	2000243.047	TOWNGATE COMM. CTR. RENTAL REFUND		$200.00
Remit to: MORENO VALLEY, CA					FYTD:	$200.00
COGENT COMMUNICATIONS, INC	22502	05/21/2018	512018	SECONDARY INTERNET CONNECTION 5/1-5/31/18		$1,726.00
Remit to: BALTIMORE, MD					FYTD:	$19,011.89
COGGINS, SUE	234174	05/29/2018	R18-122125	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: RIVERSIDE, CA					FYTD:	$75.00
COLONIAL SUPPLEMENTAL INSURANCE	233961	05/07/2018	7133069-0501594a	EMPLOYEE SUPPLEMENTAL INSURANCE		$6,311.02
Remit to: COLUMBIA, SC					FYTD:	$67,824.88
COMMUNITY WORKS DESIGN GROUP	22503	05/21/2018	13044	ADA CONSULTATION SVCS		$8,639.60
		05/21/2018	13014	CONSULTANT SVCS-JFK PARK/HSG GRANT-FEB 2018 & MAR 2018		
Remit to: RIVERSIDE, CA					FYTD:	$12,400.19
CONTRERAS, JOSIE	234122	05/21/2018	MV2151118020	REFUND-PARKING CONTROL CITATION DISMISSED		$110.00
Remit to: UPLAND, CA					FYTD:	$110.00

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COSTAR REALTY INFORMATION, INC	234149	05/29/2018	106481003-1	COMMERCIAL REAL ESTATE DATABASE SVC-MAY 2018		$1,436.00
Remit to: BALTIMORE, MD					FYTD:	$13,352.45
COTTON, TIERRA	234060	05/14/2018	2000253.047	REFUND-YOUTH/TEEN BASKETBALL CLASS CANCELLED		$61.00
Remit to: MORENO VALLEY, CA					FYTD:	$61.00
COUNSELING TEAM, THE	234031	05/14/2018	53542	EMPLOYEE ASSISTANCE PROGRAM-MAR18		$1,250.00
	234090	05/21/2018	53679	EMPLOYEE ASSISTANCE PROGRAM-APR18		$1,250.00
Remit to: SAN BERNARDINO, CA					FYTD:	$30,270.00
COUNTS UNLIMITED, INC.	22458	05/14/2018	18263	TRAFFIC DATA COLLECTION		$300.00
Remit to: CORONA, CA					FYTD:	$5,925.00
COUNTY OF RIVERSIDE	234091	05/21/2018	18-145642	RECORDATION-AMENDED NOTICE OF SPECIAL TAX LIENS		$123.00
Remit to: RIVERSIDE, CA					FYTD:	$166,384.89
CRIME SCENE STERI-CLEAN, LLC	22505	05/21/2018	38194	BIO HAZARD REMOVAL SVC		$750.00
Remit to: RANCHO CUCAMONGA, CA					FYTD:	$15,150.00
CSG CONSULTANTS, INC.	22550	05/29/2018	B180440	PLAN CHECK SVCS-APR 2018		$5,901.75
Remit to: FOSTER CITY, CA					FYTD:	$100,506.63
CUTWATER INVESTOR SERVICES CORP	22506	05/21/2018	22190A	INVESTMENT MANAGEMENT SVCS-MAR 2018		$2,759.26
Remit to: DENVER, CO					FYTD:	$30,394.40

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D&D SERVICES DBA D&D DISPOSAL, INC.	234032	05/14/2018	59665	DECEASED ANIMAL REMOVAL SVC-APR 2018		$1,490.00
		05/14/2018	62826	DECEASED ANIMAL REMOVAL SVC-FEB 2018		
Remit to: VALENCIA, CA					FYTD:	$8,195.00
DAO, TRI MINH	234123	05/21/2018	MVA020014458	REFUND-PARKING CONTROL CITATION DISMISSED		$143.50
Remit to: CATHEDRAL CITY, CA					FYTD:	$143.50
DATA TICKET, INC.	22398	05/07/2018	87607	ADMIN CITATION PROCESSING-ANIMAL SVCS-FEB 2018		$3,226.51
		05/07/2018	87607TPC	THIRD PARTY COLLECTIONS-ANIMAL SVCS-FEB 2018		
	22551	05/29/2018	87608	ADMIN CITATION PROCESSING-BLDG & SAFETY-FEB18		$131.18
Remit to: IRVINE, CA					FYTD:	$231,762.52
DEL VALLE, ANDREA	234124	05/21/2018	2000264.047	TOWNGATE COMM. CTR. RENTAL REFUND		$200.00
Remit to: MORENO VALLEY, CA					FYTD:	$200.00
DELCAMPO, HORTENCIA	233991	05/07/2018	2000228.047	TOWNGATE COMM. CTR. RENTAL REFUND		$200.00
Remit to: MORENO VALLEY, CA					FYTD:	$200.00
DELTA DENTAL OF CALIFORNIA	22399	05/07/2018	BE002793778	EMPLOYEE DENTAL INSURANCE-PPO		$12,648.48
Remit to: SAN FRANCISCO, CA					FYTD:	$131,191.87
DELTACARE USA	22400	05/07/2018	BE002794564	EMPLOYEE DENTAL INSURANCE-HMO		$4,716.11
Remit to: DALLAS, TX					FYTD:	$50,683.72
DEPARTMENT OF ENVIRONMENTAL HEALTH	234150	05/29/2018	IN0317797	ENVIRONMENTAL HEALTH PERMIT-CELEBRATION PARK		$399.00
Remit to: RIVERSIDE, CA					FYTD:	$27,599.31

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DIAZ, HECTOR	234025	05/07/2018	92874 REFUND	CANDIDATE STATEMENT REFUND-DIAZ	$254.25
Remit to: SANTA ANA, CA				FYTD:	$254.25
DMS FACILITY SERVICES	22507	05/21/2018	RC-L112431	JANITORIAL SVCS-23571 SUNNYMEAD PD SUBSTATION-MAY18	$1,156.18
		05/21/2018	L45682	SPECIAL CLEANINGS FOR APR 2018 EVENT RENTALS-COTTONWOOD GOLF CTR	
		05/21/2018	L45681	SPECIAL CLEANINGS FOR APR 2018 EVENT RENTALS-TOWNGATE COMM CTR	
	22552	05/29/2018	L45680	SPECIAL CLEANINGS FOR APR 2018 EVENT RENTALS-SENIOR CTR	$4,540.05
		05/29/2018	RC-L112423	JANITORIAL SVCS-RAINBOW RIDGE PORTABLE-MAY18	
		05/29/2018	L45679	SPECIAL CLEANINGS 4/4-4/30/18 EVENT RENTAL-CONF & REC CTR	
		05/29/2018	RC-L112424	JANITORIAL SVCS-RED MAPLE PORTABLE-MAY18	
		05/29/2018	RC-L112426	JANITORIAL SVCS-SUNNYMEAD MIDDLE/THINK-MAY18	
		05/29/2018	RC-L112427	JANITORIAL SVCS-SUNNYMEAD ELEMENTARY-MAY18	
		05/29/2018	RC-L112440	JANITORIAL SVCS-MV MALL LIBRARY-MAY 2018	
Remit to: SOUTH PASADENA, CA				FYTD:	$346,782.75
DRAYTON, TAMI JANOHNE	22402	05/07/2018	APR-2018	INSTRUCTOR SERVICES-SOUL LINE DANCING CLASSES	$162.00
Remit to: MORENO VALLEY, CA				FYTD:	$1,569.00
DYER, LYDIA	233992	05/07/2018	R18-118850	ANIMAL SERVICES REFUND-SPAY/NEUTER AND RABIES DEPOSITS	$95.00
Remit to: MORENO VALLEY, CA				FYTD:	$95.00
E B AKER PAINTING	234061	05/14/2018	BL#16377-YR2018	REFUND OF OVERPAYMENT FOR BL#16377	$76.67
Remit to: ACTON, CA				FYTD:	$76.67

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E.R. BLOCK PLUMBING & HEATING, INC.	22460	05/14/2018	125963	REPLACED BACKFLOW DEVICE-ZONE M		$5,678.72
		05/14/2018	125962	REPLACED BACKFLOW DEVICE-ZONE M		
		05/14/2018	126216	BACKFLOW DEVICE TESTS-ZONES 02, M & S		
		05/14/2018	125985	BACKFLOW DEVICE TESTS-ZONES D & M		
		05/14/2018	125980	REPLACED BACKFLOW DEVICE-ZONE D		
		05/14/2018	125961	BACKFLOW DEVICE TESTS-ZONES D, M & CFD 2014-01		
		05/14/2018	125843	BACKFLOW DEVICE REPAIR-ZONE 06		
		05/14/2018	125679	BACKFLOW DEVICE TESTS-ZONES 03, D & M		
		05/14/2018	126202	BACKFLOW DEVICE TESTS-VARIOUS LOCATIONS		
	22508	05/21/2018	125760	BACKFLOW DEVICE REPAIR-ANIMAL SHELTER		$8,505.63
		05/21/2018	125988	REPLACED BACKFLOW DEVICE-PUBLIC SAFETY BLDG		
		05/21/2018	126105	BACKFLOW DEVICE TESTS-CITY YARD		
		05/21/2018	126106	BACKFLOW DEVICE TESTS-FIRE STATION 91		
		05/21/2018	126108	BACKFLOW DEVICE TESTS-FIRE STATION 99		
		05/21/2018	126215	REPLACED BACKFLOW DEVICE-FIRE STATION 91		
		05/21/2018	126053	BACKFLOW DEVICE TESTS-FIRE STATION 48		
Remit to: RIVERSIDE, CA					FYTD:	$40,305.32
EASTERN MUNICIPAL WATER DISTRICT	233962	05/07/2018	APR-18 5/7/18	WATER CHARGES		$16,490.21
	234092	05/21/2018	APR-18 5/21/18	WATER CHARGES		$4,533.67
Remit to: LOS ANGELES, CA					FYTD:	$1,811,227.79
ECORP CONSULTING, INC.	22509	05/21/2018	84027	COTTONWOOD BASIN-ENVIRONMENTAL SVCS		$2,977.50
		05/21/2018	84028	MORENO MDP LINE H-2 SD-ENVIRONMENTAL SVCS		
Remit to: ROCKLIN, CA					FYTD:	$62,098.18

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EMERICH, JAMES	234175	05/29/2018	C15799	REFUND-ADMIN CITATION DISMISSED		$200.00
Remit to: RIVERSIDE, CA					FYTD:	$200.00
EMPIRE MOWER	234152	05/29/2018	185825	TREE TRIMMING EQUIPMENT PARTS		$121.86
		05/29/2018	185988	TREE TRIMMING EQUIPMENT PARTS		
Remit to: MORENO VALLEY, CA					FYTD:	$3,206.35
EMPLOYMENT DEVELOPMENT DEPARTMENT	22545	05/18/2018	1ST QTR 2018	UNEMPLOYMENT INSURANCE CLAIMS 1/1-3/31/18		$17,226.14
Remit to: SACRAMENTO, CA					FYTD:	$52,080.10
ENCO UTILITY SERVICES MORENO VALLEY LLC	22403	05/07/2018	0402-MF-02111	SOLAR SYSTEM INSPECTION		$940.00
		05/07/2018	0402-MF-02115	SOLAR SYSTEM INSPECTION		
		05/07/2018	0402-MF-02117	SOLAR SYSTEM INSPECTION		
		05/07/2018	0402-MF-02118	SOLAR SYSTEM INSPECTION		
	22553	05/29/2018	0402-MF-02121	SOLAR SYSTEM INSPECTION		$940.00
		05/29/2018	0402-MF-02120	SOLAR SYSTEM INSPECTION		
		05/29/2018	0402-MF-02119	SOLAR SYSTEM INSPECTION		
		05/29/2018	0402-MF-02122	SOLAR SYSTEM INSPECTION		
Remit to: ANAHEIM, CA					FYTD:	$5,620,875.94
ESPARZA, ROSA	234125	05/21/2018	R18-119195	ANIMAL SERVICES REFUND-SPAY/NEUTER AND RABIES DEPOSITS		$95.00
Remit to: PERRIS, CA					FYTD:	$95.00
EVANS ENGRAVING & AWARDS	22404	05/07/2018	41218-5	NAMEPLATES/BADGES/PLAQUE FOR PARKS		$225.00
	22461	05/14/2018	40918-3	PLAQUE FOR PLANNING COMMISSIONER		$86.00
	22511	05/21/2018	50318-30	RETIREMENT PLAQUE FOR KATHY SAVALA		$43.10
Remit to: BANNING, CA					FYTD:	$2,760.78

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Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description		Payment Amount
EXCLUSIVE TOWING	234093	05/21/2018	8904	EVIDENCE TOWING FOR PD		$212.00
Remit to: RIVERSIDE, CA					FYTD:	$3,029.54
FAHIE, JERRY	233963	05/07/2018	042918	SPORTS OFFICIATING SVCS-SOFTBALL		$63.00
	234034	05/14/2018	050618	SPORTS OFFICIATING SVCS-SOFTBALL		$105.00
		05/14/2018	050318	SPORTS OFFICIATING SVCS-SOFTBALL		
Remit to: MORENO VALLEY, CA					FYTD:	$2,100.00
FAIR HOUSING COUNCIL OF RIVERSIDE COUNTY, INC.	22512	05/21/2018	MAR-18 (LT)	LANDLORD/TENANT MEDIATION SVCS-CDBG		$10,706.41
		05/21/2018	FEB-18 (FH)	FAIR HOUSING DISCRIMINATION SVCS-CDBG		
		05/21/2018	FEB-18 (LT)	LANDLORD/TENANT MEDIATION SVCS-CDBG		
		05/21/2018	MAR-18 (FH)	FAIR HOUSING DISCRIMINATION SVCS-CDBG		
Remit to: RIVERSIDE, CA					FYTD:	$54,392.20
FAMILY SERVICE ASSOCIATION	234143	05/21/2018	01-2018-001	MORE THAN A MEAL PROGRAM-FY 2017/18 CDBG REIMBURSEMENT		$10,000.00
Remit to: MORENO VALLEY, CA					FYTD:	$10,000.00
FIRST AMERICAN DATA TREE, LLC	234094	05/21/2018	20027760418	ONLINE SOFTWARE SUBSCRIPTION-APR 2018		$99.00
Remit to: PASADENA, CA					FYTD:	$1,089.00

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FIRST CHOICE SERVICES	22407	05/07/2018	628834	WATER PURIF UNITS RENTAL-CITY HALL/2ND FLOOR		$481.95
		05/07/2018	628831	WATER PURIF UNITS RENTAL-ANIMAL SHELTER		
		05/07/2018	628841	WATER PURIF UNIT RENTAL-FIRE STATION 58		
		05/07/2018	628847	WATER PURIF UNIT RENTAL-SENIOR CTR		
		05/07/2018	628848	WATER PURIF UNIT RENTAL-TRANSP TRAILER		
		05/07/2018	628845	WATER PURIF UNIT RENTAL-LIBRARY		
		05/07/2018	628843	WATER PURIF UNIT RENTAL-FIRE STATION 91		
		05/07/2018	628846	WATER PURIF UNIT RENTAL-PUBLIC SAFETY BLDG		
		05/07/2018	628840	WATER PURIF UNIT RENTAL-FIRE STATION 48		
		05/07/2018	628836	WATER PURIF UNIT RENTAL-CITY YARD		
		05/07/2018	628837	WATER PURIF UNIT RENTAL-EMERGENCY OP'S CTR		
		05/07/2018	628838	WATER PURIF UNIT RENTAL-FIRE STATION 2		
		05/07/2018	628842	WATER PURIF UNIT RENTAL-FIRE STATION 65		
		05/07/2018	628839	WATER PURIF UNIT RENTAL-FIRE STATION 6		
		05/07/2018	628833	WATER PURIF UNITS RENTAL-CITY HALL/1ST FLOOR		
		05/07/2018	628832	WATER PURIF UNIT RENTAL-ANNEX 1		
		05/07/2018	628835	WATER PURIF UNIT RENTAL-CONF & REC CTR		
	22554	05/29/2018	626727	WATER PURIF UNIT RENTAL-FIRE STATION 99		$22.95
Remit to: ONTARIO, CA					FYTD:	$5,714.55
FLEETWASH, INC.	234187	05/29/2018	x-1313168	MOBILE WASH FOR HEAVY DUTY EQUIPMENT		$1,036.00
		05/29/2018	x-1313167	MOBILE WASH FOR HEAVY DUTY EQUIPMENT		
Remit to: NEWARK, NJ					FYTD:	$1,036.00
FRANCE PUBLICATIONS, INC.	22555	05/29/2018	SB92600	FULL PAGE ADVERTISEMENT-SHOPPING CTR BUSINESS-5/1/18 ISSUE		$3,250.00
Remit to: ATLANTA, GA					FYTD:	$18,800.00

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FRANKLIN, L. C.	22462	05/14/2018	APR-2018	MILEAGE REIMBURSEMENT		$271.96
Remit to: PERRIS, CA					FYTD:	$1,802.58
FRED'S GLASS & MIRROR, INC.	234095	05/21/2018	11741	WINDOW BOARD UP-VACANT PROPERTY-CODE		$1,170.00
Remit to: RIVERSIDE, CA					FYTD:	$13,252.62
FRIENDS OF THE MORENO VALLEY SENIOR CENTER	22408	05/07/2018	01-2018	SENIOR MOVAN PROGRAM-CDBG REIMBURSEMENT		$2,916.66
Remit to: MORENO VALLEY, CA					FYTD:	$27,022.02
FRONTIER COMMUNICATIONS/FORMERLY VERIZON	22513	05/21/2018	7002Z183-S-18125	BACKBONE COMMUNICATIONS SVC 5/5-6/4/18		$2,115.70
Remit to: ROCHESTER, NY					FYTD:	$22,184.39
FRONTIER COMMUNICATIONS/FORMERLY VERIZON CALIF.	234096	05/21/2018	081095-5 5/10/18	FOREIGN EXCHANGE BUSINESS LISTING-MV UTILITY		$622.19
		05/21/2018	082109-5/MAY18	PHONE SVCS-EMPLOYMENT RESOURCE CTR 5/4-6/3/18		
Remit to: CINCINNATI, OH					FYTD:	$8,246.33
FUEL PROS, INC	22463	05/14/2018	34851	FUEL TANK VAPOR RECOVERY TESTING & REPAIRS-FIRE STATION 2		$7,276.09
		05/14/2018	34848	FUEL TANK VAPOR RECOVERY TESTING & REPAIRS-FIRE STATION 91		
		05/14/2018	34822	FUEL TANK VAPOR RECOVERY TESTING & REPAIRS-FIRE STATION 65		
		05/14/2018	34856	FUEL TANK VAPOR RECOVERY TESTING & REPAIRS-FIRE STATION 48		
Remit to: CHINO, CA					FYTD:	$13,885.84

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GALLS INC., INLAND UNIFORM	22409	05/07/2018	BC0582283	UNIFORM NAMESTRIP FOR PARK RANGER-AMANDA INGRAHAM		$9.78
Remit to: CHICAGO, IL					FYTD:	$6,164.37
GAO, GUAN M	234062	05/14/2018	BL#21486-YR2018	REFUND OF OVERPAYMENT FOR BL#21486		$63.24
Remit to: MORENO VALLEY, CA					FYTD:	$63.24
GARCIA, MAGDALENA	233993	05/07/2018	MVA020006377	REFUND-PARKING CONTROL FEES OVERPAYMENT		$115.00
Remit to: MORENO VALLEY, CA					FYTD:	$115.00
GIBA, JEFFREY J.	233983	05/07/2018	5/10-5/11/18	TRAVEL PER DIEM-WRCOG GOMENTUM TOUR		$103.50
Remit to: MORENO VALLEY, CA					FYTD:	$494.75
GILL, NICOLE	234126	05/21/2018	MV2160622021	REFUND-PARKING CONTROL FEES OVERPAYMENT		$21.00
Remit to: MORENO VALLEY, CA					FYTD:	$21.00
GOLDEN STAR TECHNOLOGY, DBA: GST	234035	05/14/2018	INV18670	WIFI INSTALLATION-CITY YARD		$3,596.37
Remit to: CERRITOS, CA					FYTD:	$91,738.60
GONZALEZ, CLAUDIA	233994	05/07/2018	MV3151231003	REFUND-PARKING CONTROL FEES OVERPAYMENT		$72.50
	233995	05/07/2018	MV4151211015	REFUND-PARKING CONTROL FEES OVERPAYMENT		$172.50
	234127	05/21/2018	MV3151231003	REFUND-PARKING CONTROL FEES OVERPAYMENT		$55.00
	234128	05/21/2018	MV1160122018	REFUND-PARKING CONTROL FEES OVERPAYMENT		$170.00
Remit to: SAN BERNARDINO, CA					FYTD:	$470.00
GOVINVEST, INC.	22556	05/29/2018	2381	GASB 75 ROLL-FORWARD REPORT		$2,000.00
Remit to: TORRANCE, CA					FYTD:	$5,000.00

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GRAVES & KING, LLP	22410	05/07/2018	1803-0009936-01	LEGAL SVCS-CLAIM MV1707 (T. HUFF)		$287.70
Remit to: RIVERSIDE, CA					FYTD:	$246,713.87
GROWL RESCUE	234063	05/14/2018	R18-120899	ANIMAL SERVICES REFUND-SPAY/NEUTER AND RABIES DEPOSITS		$95.00
Remit to: LA PINE, OR					FYTD:	$95.00
GUTIERREZ, ANGEL	22464	05/14/2018	2/15-4/30/18	MILEAGE REIMBURSEMENT FOR MEETINGS/EVENTS		$201.54
Remit to: MORENO VALLEY, CA					FYTD:	$2,489.54
GUTIERREZ, YXSTIAN	234050	05/14/2018	5/17-5/19/18	TRAVEL PER DIEM & MILEAGE-NALEO INSTITUTE ON PUBLIC FINANCE MANAGEMENT		$147.77
Remit to: MORENO VALLEY, CA					FYTD:	$1,444.30
GUZMAN, ALFONSO	233996	05/07/2018	MVA020013408	REFUND-PARKING CONTROL CITATION DISMISSED		$57.50
Remit to: MORENO VALLEY, CA					FYTD:	$57.50
GUZMAN, ELIZABETH	234176	05/29/2018	2000275.047	TOWNGATE COMM. CTR. RENTAL REFUND		$150.00
Remit to: SAN JACINTO, CA					FYTD:	$150.00
HABITAT FOR HUMANITY RIVERSIDE	22411	05/07/2018	CDBG MV-01	CDBG-A BRUSH WITH KINDNESS PROGRAM-JUL 2017 THRU FEB 2018		$5,604.46
Remit to: RIVERSIDE, CA					FYTD:	$31,628.26
HABITAT RESTORATION SCIENCES, INC	22412	05/07/2018	9216	DETENTION BASIN MAINT SVC-MAR 2018		$1,874.00
	22557	05/29/2018	9286	DETENTION BASIN MAINT SVC-APR 2018		$1,847.00
Remit to: VISTA, CA					FYTD:	$22,461.00

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HARKNESS-ADAMS, VERSHALL	234129	05/21/2018	2000254.047	REFUND-YOUTH/TEEN BASKETBALL CLASS CANCELLED	$71.00
Remit to: MORENO VALLEY, CA				FYTD:	$71.00
HASCO HEATING AIR CONDITIONING SERVICE COMPANY	22558	05/29/2018	87080	HVAC REPAIR-MV UTILITY FIELD OFFICE	$1,912.00
		05/29/2018	86860	HVAC REPAIR-RAINBOW RIDGE	
	234145	05/21/2018	86929	AC BLOWER MOTOR REPLACEMENT/REPAIR-CONFERENCE & REC CTR	$2,506.75
		05/21/2018	86928	DIAGNOSE AC UNITS-CONFERENCE & REC CTR	
Remit to: RIVERSIDE, CA				FYTD:	$4,418.75
HASKIN, WILLIE MAE	234130	05/21/2018	MVA020006009	REFUND-PARKING CONTROL FEES OVERPAYMENT	$115.00
Remit to: FRESNO, CA				FYTD:	$115.00
HATFIELD BUICK GMC	233997	05/07/2018	MVA020011207	REFUND-PARKING CONTROL CITATION DISMISSED	$172.50
Remit to: REDLANDS, CA				FYTD:	$172.50
HATZL-PATTERSON, NINA MICHELE	22490	05/14/2018	5/19-5/23/18	TRAVEL PER DIEM & MILEAGE-ICSC RECON CONFERENCE 2018	$486.69
Remit to: RIVERSIDE, CA				FYTD:	$1,732.72
HDL COREN & CONE	234097	05/21/2018	0025232-IN	CONTRACT SVCS-PROPERTY TAX SOFTWARE MAINT (APR-JUN 2018)	$5,362.50
Remit to: DIAMOND BAR, CA				FYTD:	$21,515.00
HDL/HINDERLITER DE LLAMAS & ASSOCIATES	233964	05/07/2018	0028948-IN	CANNABIS COMPLIANCE MANAGEMENT SVC	$14,375.00
Remit to: DIAMOND BAR, CA				FYTD:	$43,428.54

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HEALD, DENA	233984	05/07/2018	REIMB.-4/25/18	LODGING/TRANSPORTATION REIMBURSEMENT-TYLER CONNECT CONFERENCE		$956.38
Remit to: CORONA, CA					FYTD:	$1,197.88
HENDERSON, DONNA ROSE	234131	05/21/2018	MVA020011192	REFUND-PARKING CONTROL FEES OVERPAYMENT		$115.00
Remit to: MORENO VALLEY, CA					FYTD:	$115.00
HENDERSON, TINA	233998	05/07/2018	2000230.047	COTTONWOOD GOLF CTR. RENTAL REFUND		$65.00
Remit to: PERRIS, CA					FYTD:	$65.00
HERC RENTALS INC/ HERTZ EQUIPMENT RENTAL	22559	05/29/2018	29980457-001	HEAVY EQUIPMENT RENTAL-STORM PREPARATION		$666.44
Remit to: DALLAS, TX					FYTD:	$4,239.63
HERNANDEZ, NAZARIO	234132	05/21/2018	MV2150819021	REFUND-PARKING CONTROL FEES OVERPAYMENT		$57.50
Remit to: LAKE FOREST, CA					FYTD:	$57.50
HILL , TORRI	233999	05/07/2018	R18-121760	ANIMAL SERVICES REFUND-TRAP RENTAL DEPOSIT		$50.00
Remit to: MORENO VALLEY, CA					FYTD:	$50.00
HILLTOP GEOTECHNICAL, INC.	22514	05/21/2018	16414	HUBBARD ST STORM DRAIN-GEOTECHNICAL SVCS		$1,317.00
Remit to: SAN BERNARDINO, CA					FYTD:	$61,877.75
HIMADA PROPERTIES, LLC	234064	05/14/2018	BL#31534-YR2018	REFUND OF OVERPAYMENT FOR BL#31534		$95.25
Remit to: ORANGE, CA					FYTD:	$154.37
HOPE DIAMONDS & CO	234066	05/14/2018	BL#22066-YR2018	REFUND OF OVERPAYMENT FOR BL#22066		$70.93
Remit to: MORENO VALLEY, CA					FYTD:	$70.93

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HR GREEN PACIFIC INC.	22413	05/07/2018	118073	PLAN CHECK SVCS-PA04-0146/TR36933 12/30/17-3/30/18		$12,105.00
		05/07/2018	118074	PLAN CHECK SVCS-PEN16-0095/TR36760 2/19/18-3/30/18		
		05/07/2018	118078	PLAN CHECK SVCS-WQMP-THRU 3/30/18		
Remit to: DES MOINES, IA					FYTD:	$39,831.80
HUNT, SYNTOIA	234177	05/29/2018	2000266.047	REFUND-PEE WEE JR. BASKETBALL CLASS		$38.99
Remit to: MORENO VALLEY, CA					FYTD:	$38.99
HUNTAMER, RYO	234067	05/14/2018	MVU RD&D PROJECT	"DEED" STUDENT RESEARCH GRANT		$1,000.00
Remit to: RIVERSIDE, CA					FYTD:	$1,000.00
IES COMMERCIAL, INC	22560	05/29/2018	142872	S2 SECURITY SOFTWARE UPGRADE		$10,536.78
Remit to: TEMPE, AZ					FYTD:	$42,993.10
INLAND EMPIRE ECONOMIC PARTNERSHIP	234086	05/14/2018	LS-331931	"COPPER" SPONSOR-2018 SOUTHERN CALIFORNIA E-COMMERCE & LOGISTICS SUMMIT		$1,000.00
Remit to: RANCHO CUCAMONGA, CA					FYTD:	$1,000.00
INLAND EMPIRE PROPERTY SERVICE, INC	22414	05/07/2018	180100	WEED ABATEMENT SVC-MARCH FIELD		$2,669.00
Remit to: MORENO VALLEY, CA					FYTD:	$195,374.78
INLAND OVERHEAD DOOR COMPANY	22415	05/07/2018	42158	ROLLUP DOOR REPAIR-CITY YARD DOOR B		$318.00
	22561	05/29/2018	42459	SERVICE CALL-FIRE STATION 2 ENTRANCE GATE		$139.00
Remit to: COLTON, CA					FYTD:	$27,768.75

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INSIDE PLANTS, INC.	22416	05/07/2018	69403	INSIDE PLANTS MAINT SVC-APR 2018		$125.00
	22562	05/29/2018	69804	INSIDE PLANTS MAINT SVC-MAY 2018		$125.00
Remit to: CORONA, CA					FYTD:	$1,375.00
INTERWEST CONSULTING GROUP	234027	05/07/2018	40040	CONSTRUCTION INSPECTION SVCS-MAR 2018		$4,104.00
Remit to: BOULDER, CO					FYTD:	$4,104.00
IRON MOUNTAIN, INC	22465	05/14/2018	9FH7216	OFF-SITE STORAGE OF CITY RECORDS-APR18		$2,536.73
Remit to: PASADENA, CA					FYTD:	$33,894.58
JANSSEN, ELIZABETH	234133	05/21/2018	R18-121907	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: MORENO VALLEY, CA					FYTD:	$75.00
JOE A. GONSALVES & SON	22385	05/01/2018	156547	STATE LOBBYIST SVCS-MAY 2018		$3,000.00
	22563	05/29/2018	156623	STATE LOBBYIST SVCS-JUN 2018		$3,045.00
Remit to: SACRAMENTO, CA					FYTD:	$36,180.00
JOHNSON , TRACY	22417	05/07/2018	APR-2018	INSTRUCTOR SERVICES - SHITO-RYU KARATE CLASSES		$387.20
Remit to: MORENO VALLEY, CA					FYTD:	$3,807.95
JOHNSON MEZZCAP	22564	05/29/2018	1117	LITE OWL & E-SERIES EQUIPMENT LEASE-JUN 2018		$2,243.51
Remit to: DALLAS, TX					FYTD:	$26,922.12
JONES, DONTELL D	234000	05/07/2018	MVA010004556	REFUND-PARKING CONTROL FEES OVERPAYMENT		$58.00
	234001	05/07/2018	MVA040005674	REFUND-PARKING CONTROL FEES OVERPAYMENT		$89.50
Remit to: MORENO VALLEY, CA					FYTD:	$147.50
KARLAVAGE, ROBYN	234134	05/21/2018	R18-118947	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: REDLANDS, CA					FYTD:	$75.00

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KERENYI, JOHN	234036	05/14/2018	5/6-5/8/18	PER DIEM/MILEAGE/REGISTRATION REIMBURSEMENT-ITE OREGON CONFERENCE	$628.11
Remit to: MENIFEE, CA				FYTD:	$1,053.11
KIMLEY-HORN & ASSOC., INC.	22418	05/07/2018	11131994	IRONWOOD AVE ROAD SAFETY AUDIT-DESIGN SVCS	$13,955.90
		05/07/2018	191653002-1217	ARTERIAL TRAFFIC MANAGEMENT SYSTEM MAINT & SUPPORT THROUGH 12/31/17	
Remit to: SAN DIEGO, CA				FYTD:	$36,955.90
KINCAID DEVELOPMENT	234068	05/14/2018	BL#11478-YR2018	REFUND OF OVERPAYMENT FOR BL#11478	$69.00
Remit to: RIVERSIDE, CA				FYTD:	$69.00
KOA CORPORATION	233966	05/07/2018	JB74069x4	ALESSANDRO BLVD/GRANT ST TRAFFC SIGNL IMPROVEMNTS-DESIGN SVCS	$4,529.34
Remit to: MONTEREY PARK, CA				FYTD:	$202,466.17
KOMPAN INC.	22419	05/07/2018	INV91870	FITNESS EQUIPMENT-EL POTRERO PARK	$14,543.02
Remit to: PFLUGERVILLE, TX				FYTD:	$36,103.80
LANDCARE USA, LLC	22420	05/07/2018	133834	LANDSCAPE MAINT-ZONES 01, 01A, 7 & 8	$12,607.35
		05/07/2018	134982	PLANT MATERIAL INSTALLATION-ZONE E-7	
	22565	05/29/2018	140045	LANDSCAPE MOWING-CFD #1-APR 2018	$12,091.90
		05/29/2018	140023	LANDSCAPE MOWING-ZONE A-APR 2018	
Remit to: RIVERSIDE, CA				FYTD:	$368,294.57
LATITUDE GEOGRAPHICS	234154	05/29/2018	INV0008669	GEOCORTEX WEB MAPPING MIGRATION & UPGRADE 4/1-4/30/18	$1,064.00
Remit to: VICTORIA, BC				FYTD:	$17,357.90

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LEADING EDGE LEARNING CENTER	233967	05/07/2018	APR-2018	INSTRUCTOR SERVICES-READING RASCALS CLASS	$126.40
Remit to: RIVERSIDE, CA				FYTD:	$2,848.00
LEAGUE OF CALIFORNIA CITIES-RIVERSIDE COUNTY DIVISION 1	234037	05/14/2018	5-14-18 MTNG	GENERAL MEMBERSHIP MEETING-COUNCIL MEMBER MARQUEZ	$80.00
		05/14/2018	5-14-18 MTNG_2	GENERAL MEMBERSHIP MEETING-COUNCIL MEMBER GIBA	
Remit to: RIVERSIDE, CA				FYTD:	$455.00
LEE, JONATHAN	234051	05/14/2018	5/20-5/23/18	TRAVEL PER DIEM-CRIME FREE INSTRUCTOR TRAINING WORKSHOP	$200.00
Remit to: MORENO VALLEY, CA				FYTD:	$200.00
LEE, MIKE	22466	05/14/2018	5/19-5/23/18	TRAVEL PER DIEM-ICSC RECON CONFERENCE 2018	$224.00
Remit to: CHINO HILLS, CA				FYTD:	$770.26
LEE-MCDUFFIE, PRECIOUS	22516	05/21/2018	MAY-2018	INSTRUCTOR SERVICES-ACTING, SPEECH, & SINGING CLASSES	$549.00
Remit to: MORENO VALLEY, CA				FYTD:	$5,352.60
LEVEL 3 COMMUNICATIONS/FORMERLY TW TELCOM	22467	05/14/2018	70088028	TELEPHONE SVCS-LOCAL/LONG DISTANCE CALLS 4/17-5/16/18	$5,039.66
		05/14/2018	70088028a	INTERNET & DATA SVCS 4/17-5/16/18	
Remit to: BROOMFIELD, CO				FYTD:	$55,103.97
LEWIS, DWAYNE	234069	05/14/2018	2000216.047	REFUND-SUNNYMEAD PARK FIELD RESERVATION	$4.00
Remit to: MORENO VALLEY, CA				FYTD:	$4.00

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LEXISNEXIS PRACTICE MANAGEMENT	22422	05/07/2018	3091455862	LEGAL RESEARCH TOOLS-APR18		$1,111.00
Remit to: CHICAGO, IL					FYTD:	$11,013.00
LIEBERT, CASSIDY, WHITMORE	234038	05/14/2018	1457184	LEGAL SVCS-MO140-00017		$11,434.10
	234155	05/29/2018	1458796	LEGAL SVCS-MO140-00017		$1,793.10
Remit to: LOS ANGELES, CA					FYTD:	$80,587.20
LIFE SIGNS, INC.	22517	05/21/2018	B-1317146	LANGUAGE INTERPRETATION		$170.00
Remit to: LOS ANGELES, CA					FYTD:	$170.00
LILLY, ANA	22468	05/14/2018	00022	GRAPHICS/WEB DESIGN SVCS 4/22-5/5/18		$944.40
	22567	05/29/2018	00023	GRAPHICS/WEB DESIGN SVCS 5/6-5/18/18		$1,027.80
Remit to: RIVERSIDE, CA					FYTD:	$16,860.90
LOGICALIS INC	234156	05/29/2018	S893534	PENETRATION TEST (COMPLETION)-TECH SVCS		$3,294.41
Remit to: DETROIT, MI					FYTD:	$6,588.82
LOWE, BOBBY	234135	05/21/2018	R18-119193	ANIMAL SERVICES REFUND-SPAY/NEUTER AND RABIES DEPOSIT		$95.00
Remit to: MORENO VALLEY, CA					FYTD:	$95.00
LOWERY , DEVANTE D	234136	05/21/2018	MVA010007258	REFUND-PARKING CONTROL FEES OVERPAYMENT		$115.00
Remit to: MORENO VALLEY, CA					FYTD:	$115.00
LUQUE, MARTHA	234070	05/14/2018	2000250.047	REFUND-YOUTH/TEEN BASKETBALL CLASS CANCELLED		$51.85
Remit to: MORENO VALLEY, CA					FYTD:	$51.85

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LYONS SECURITY SERVICE, INC	22469	05/14/2018	24709	SECURITY GUARD SVCS-SENIOR CTR-MAR 2018	$155.25
	22518	05/21/2018	24812	SECURITY GUARD SVCS-CONFERENCE & REC CTR SPECIAL EVENTS-APR 2018	$13,759.16
		05/21/2018	24810	SECURITY GUARD SVCS-COTTONWOOD SPECIAL EVENTS-APR 2018	
		05/21/2018	24815	SECURITY GUARD SVCS-MV UTILITY-APR 2018	
		05/21/2018	24814	SECURITY GUARD SVCS-TOWNGATE COMM CTR-APR 2018	
		05/21/2018	24809	SECURITY GUARD SVCS-CITY HALL-APR 2018	
		05/21/2018	24811	SECURITY GUARD SVCS-CONFERENCE & REC CTR-APR 2018	
		05/21/2018	24813	SECURITY GUARD SVCS-LIBRARY-APR 2018	
Remit to: ANAHEIM, CA				FYTD:	$168,219.93
MARIN, CYNTHIA	234137	05/21/2018	2000262.047	COTTONWOOD GOLF CTR. RENTAL REFUND	$200.00
Remit to: MORENO VALLEY, CA				FYTD:	$200.00

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MARIPOSA LANDSCAPES, INC.	22470	05/14/2018	80713	LANDSCAPE MAINT.-FIRE STATIONS 2, 6, 48, 58, 65, 91, & 99-APR18	$4,631.60
		05/14/2018	80716	LANDSCAPE MAINT.-VETERAN'S MEMORIAL-APR18	
		05/14/2018	80715	LANDSCAPE MAINT.-ANNEX 1-APR18	
		05/14/2018	80714	LANDSCAPE MAINT.-CITY HALL-APR18	
	22519	05/21/2018	80703	LANDSCAPE MAINT.-AQUEDUCT/SCE & OLD LAKE DR.-APR18	$13,023.97
		05/21/2018	80705	LANDSCAPE MAINT.-MARCH ANNEX BUILDING-APR18	
		05/21/2018	80702	LANDSCAPE MAINT.-SOUTH AQUEDUCT B-APR18	
		05/21/2018	80694	LANDSCAPE MAINT.-TOWNGATE COMMUNITY CENTER-APR18	
		05/21/2018	80695	LANDSCAPE MAINT.-TOWNGATE AQUEDUCT BIKEWAY-APR18	
		05/21/2018	80696	LANDSCAPE MAINT.-AQUEDUCT BIKEWAY/BAY AVE. TO GRAHAM ST.-APR18	
		05/21/2018	80697	LANDSCAPE MAINT.-AQUEDUCT BIKEWAY-DELPHINIUM AVE./PERHAM DR. TO JFK DR.-APR18	
		05/21/2018	80698	LANDSCAPE MAINT.-AQUEDUCT BIKEWAY/VANDENBERG DR. TO FAY AVE.-APR18	
		05/21/2018	80699	LANDSCAPE MAINT.-NORTH AQUEDUCT-APR18	
		05/21/2018	80701	LANDSCAPE MAINT.-SOUTH AQUEDUCT A-APR18	
		05/21/2018	80706	LANDSCAPE MAINT.-CITY YARD-APR18	
		05/21/2018	80717	LANDSCAPE MAINT.-CITY YARD SANTIAGO OFFICE-APR18	
		05/21/2018	80712	LANDSCAPE MAINT.-UTILITY FIELD OFFICE-APR18	
		05/21/2018	80711	LANDSCAPE MAINT.-SENIOR CENTER-APR18	
		05/21/2018	80710	LANDSCAPE MAINT.-PUBLIC SAFETY BUILDING-APR18	
		05/21/2018	80709	LANDSCAPE MAINT.-LIBRARY-APR18	
		05/21/2018	80708	LANDSCAPE MAINT.-ELECTRIC SUBSTATION-APR18	
		05/21/2018	80700	LANDSCAPE MAINT.-PAN AM SECTION AQUEDUCT-APR18	
		05/21/2018	80707	LANDSCAPE MAINT.-CONFERENCE & REC. CENTER-APR18	
		05/21/2018	80704	LANDSCAPE MAINT.-ANIMAL SHELTER-APR18	
	22568	05/29/2018	80606	LANDSCAPE MAINT.-SD LMD ZN 02-APR 2018	$11,036.67

Remit to: IRWINDALE, CA

FYTD: $379,499.27

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MARQUEZ, DAVID	22423	05/07/2018	5/10-5/11/18	TRAVEL PER DIEM-WRCOG GOMENTUM TOUR		$103.50
	22471	05/14/2018	5/17-5/19/18	TRAVEL PER DIEM & MILEAGE-NALEO INSTITUTE ON PUBLIC FINANCE MANAGEMENT		$154.97
	22520	05/21/2018	5/30-5/31/18	TRAVEL PER DIEM-MAYORS INNOVATION PROJECT WORKSHOP		$96.00
Remit to: MORENO VALLEY, CA					FYTD:	$1,080.16
MASONRY WEST, INC	234071	05/14/2018	BL#33610-YR2018	REFUND OF OVERPAYMENT FOR BL#33610		$79.51
Remit to: COLTON, CA					FYTD:	$79.51
MCCAIN TRAFFIC SUPPLY	234098	05/21/2018	INV0229662	TRAFFIC SIGNAL EQUIPMENT		$1,132.73
		05/21/2018	INV0229661	TRAFFIC SIGNAL EQUIPMENT		
Remit to: VISTA, CA					FYTD:	$76,511.36
MCCLAIN, MELISSA	22472	05/14/2018	5/19-5/23/18	TRAVEL PER DIEM-ICSC RECON CONFERENCE 2018		$224.00
Remit to: APPLE VALLEY, CA					FYTD:	$2,454.11
MCGEE, SHIRLEY	234002	05/07/2018	2000231.047	COTTONWOOD GOLF CTR. RENTAL REFUND		$200.00
Remit to: MORENO VALLEY, CA					FYTD:	$200.00
MCGRUDER, PATRICIA	234178	05/29/2018	2000276.047	COTTONWOOD GOLF CTR. RENTAL REFUND		$200.00
Remit to: MORENO VALLEY, CA					FYTD:	$200.00
MCKINNEY, BROOKE	22452	05/07/2018	4/24-4/27/18	TRAVEL PER DIEM/LODGING/AIRFARE, ETC.-CMTA ANNUAL CONFERENCE		$1,204.89
Remit to: RIVERSIDE, CA					FYTD:	$1,204.89

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MCLELLAN, MICHAEL,	22569	05/29/2018	3/26-5/14/18	MILEAGE REIMBURSEMENT		$117.18
Remit to: MURRIETA, CA					FYTD:	$1,245.75
MEDINA , KELLY	234179	05/29/2018	R18-122129	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: MORENO VALLEY, CA					FYTD:	$75.00
MEJIA, TIMOTHY	233968	05/07/2018	040818	SPORTS OFFICIATING SERVICES-SOFTBALL		$105.00
		05/07/2018	042218	SPORTS OFFICIATING SERVICES-SOFTBALL		
Remit to: FONTANA, CA					FYTD:	$987.00
MELENDEZ, JACKIE	22473	05/14/2018	REIMB.-4/19/18	BLOOMBERG MEETING-CATERING PAID TO RCCD FOR INVOICE 2018/941		$164.32
Remit to: UPLAND, CA					FYTD:	$1,782.13
MENGISTU, YESHIALEM	22474	05/14/2018	APR-2018	MILEAGE REIMBURSEMENT		$198.38
Remit to: MORENO VALLEY, CA					FYTD:	$1,389.43
MEN'S DISTRICT	234072	05/14/2018	BL#24040-YR2018	REFUND OF OVERPAYMENT FOR BL#24040		$64.00
Remit to: MORENO VALLEY, CA					FYTD:	$64.00
MICON CONSTRUCTION, INC.	22424	05/07/2018	7859-02	INSTALLATION OF FITNESS EQUIPMENT-EL POTRERO PARK (FINAL 25%)		$7,097.50
Remit to: PLACENTIA, CA					FYTD:	$199,149.00
MILLER, MALINDA	234003	05/07/2018	MVA030003115	REFUND-PARKING CONTROL CITATION DISMISSED		$115.00
Remit to: MORENO VALLEY, CA					FYTD:	$115.00

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MIRACLE RECREATION EQUIPMENT	22425	05/07/2018	797826	PLAYGROUND EQUIPMENT-TYPHOON SLIDE		$4,426.86
		05/07/2018	797744	PLAYGROUND EQUIPMENT PARTS-TOWNGATE PARK		
		05/07/2018	796979	PLAYGROUND EQUIPMENT PARTS		
Remit to: DALLAS, TX					FYTD:	$83,277.90
MIRANDA-GONZALEZ, LIZBETH	234004	05/07/2018	2000219.047	REFUND-CELEBRATION PARK PICNIC SHELTER		$134.40
Remit to: MORENO VALLEY, CA					FYTD:	$134.40
MONTGOMERY PLUMBING INC	234157	05/29/2018	050818	PLUMBING REPAIR-CLEAR MAIN LINE WITH POWER SNAKE-COTTONWOOD GOLF COURSE		$4,033.00
		05/29/2018	050718	WATER DISPENSER INSTALLATION-CITY HALL		
Remit to: MORENO VALLEY, CA					FYTD:	$13,034.50
MOODY, JAMES	234180	05/29/2018	C13885	REFUND-ADMIN CITATION DISMISSED		$200.00
	234181	05/29/2018	C13889	REFUND-ADMIN CITATION DISMISSED		$377.00
Remit to: SAN JOSE, CA					FYTD:	$577.00
MORALES, STEVE	234074	05/14/2018	200251.047	REFUND-YOUTH/TEEN BASKETBALL CLASS CANCELLED		$60.35
Remit to: MORENO VALLEY, CA					FYTD:	$60.35
MORENO VALLEY MALL HOLDING, LLC	22571	05/29/2018	JUNE 2018 RENT	RENT-MV MALL LIBRARY-JUNE 2018		$6,874.54
Remit to: MORENO VALLEY, CA					FYTD:	$37,944.70

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MORENO VALLEY TOW & RADIATOR	234099	05/21/2018	3412	EVIDENCE TOWING FOR PD	$3,228.00
		05/21/2018	2660	EVIDENCE TOWING & STORAGE FOR PD	
		05/21/2018	18-03640	EVIDENCE TOWING FOR PD	
		05/21/2018	3008	EVIDENCE TOWING FOR PD	
		05/21/2018	18-03598	EVIDENCE TOWING FOR PD	
		05/21/2018	3038	EVIDENCE TOWING FOR PD	
		05/21/2018	2661	EVIDENCE TOWING & STORAGE FOR PD	
		05/21/2018	3665	EVIDENCE TOWING FOR PD	
		05/21/2018	3320	EVIDENCE TOWING & STORAGE FOR PD	
		05/21/2018	3037	EVIDENCE TOWING FOR PD	
Remit to: MORENO VALLEY, CA				FYTD:	$6,497.00
MORENO VALLEY UNIFIED SCHOOL DISTRICT	234158	05/29/2018	INV18-00051	BUS TRANSPORTATION CHARGES-CALIFORNIA SCIENCE CTR FIELD TRIP 8/2/17	$1,875.00
Remit to: MORENO VALLEY, CA				FYTD:	$18,437.92
MORRIS, SARAH	234075	05/14/2018	R18-122219	ANIMAL SERVICES REFUND-SPAY/NEUTER AND RABIES DEPOSITS	$95.00
Remit to: MENIFEE, CA				FYTD:	$95.00
MORROW, KAROLE	234076	05/14/2018	R18-121391	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT	$75.00
Remit to: MORENO VALLEY, CA				FYTD:	$75.00
MUNOZ II, ALEXANDER	234182	05/29/2018	R18-118246	ANIMAL SERVICES REFUND-SPAY/NEUTER & RABIES DEPOSITS	$95.00
Remit to: MORENO VALLEY, CA				FYTD:	$95.00
NAMEKATA, DOUGLAS	22426	05/07/2018	APR-2018	INSTRUCTOR SERVICES - SHITO-RYU KARATE CLASSES	$387.20
Remit to: RIVERSIDE, CA				FYTD:	$3,027.15

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NAMEKATA, JAMES	22427	05/07/2018	APR-2018	INSTRUCTOR SVCS-SHITO-RYU KARATE CLASSES		$387.20
Remit to: RIVERSIDE, CA					FYTD:	$3,027.15
NGUYEN, CLEMENT BA DUONG	234189	05/29/2018	MAR-2018	INSTRUCTOR SVCS-VOVINAM MARTIAL ARTS CLASS		$382.20
		05/29/2018	APR-2018	INSTRUCTOR SVCS-VOVINAM MARTIAL ARTS CLASS		
Remit to: BEAUMONT, CA					FYTD:	$793.80
NICHOLS CONSULTING ENGINEERS, CHTD (NCE)	22428	05/07/2018	318023005	PAVEMENT MANAGEMENT SYSTEM UPDATE-CONSULTANT SVCS		$19,078.00
	22572	05/29/2018	318023007	PAVEMENT MANAGEMENT SYSTEMS UPDATE-CONSULTANT SVCS		$2,600.00
Remit to: RENO, NV					FYTD:	$98,120.78
NOBEL SYSTEMS	22521	05/21/2018	14283	ELECTRIC GIS CONVERSION FY 2017/18		$3,780.00
Remit to: SAN BERNARDINO, CA					FYTD:	$18,060.00
NUTT, STEPHANIE	234077	05/14/2018	R17-116821	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: CORONA, CA					FYTD:	$75.00
O'DUFFY BROS, INC.	22573	05/29/2018	5	HUBBARD ST STORM DRAIN-CONSTRUCTION SVCS		$12,010.38
Remit to: ROMOLAND, CA					FYTD:	$1,959,494.90
OGBOGU, NGOZI	234138	05/21/2018	2000263.047	COTTONWOOD GOLF CTR. RENTAL REFUND		$200.00
Remit to: MORENO VALLEY, CA					FYTD:	$200.00
OLUWAFEMI, ADEYEMO A	234005	05/07/2018	MVA050004763	REFUND-PARKING CONTROL FEES OVERPAYMENT		$115.00
Remit to: HEMET, CA					FYTD:	$115.00

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ONESOURCE DISTRIBUTORS, INC.	22429	05/07/2018	S5670762.003	RE-BILL OF INVOICE S5670762.001 WITH CORRECT RATE FOR SMART METERS	$24,400.42
		05/07/2018	S5670762.002	CREDIT FOR SMART METERS BILLED INCORRECTLY ON INVOICE S5670762.001	
		05/07/2018	S5813285.001	PURCHASE OF SMART METERS-MV UTILITY	
Remit to: OCEANSIDE, CA				FYTD:	$556,524.45
ORTIZ, RICARDO CELESTINO	234006	05/07/2018	MVA010004437	REFUND-PARKING CONTROL FEES OVERPAYMENT	$57.50
Remit to: PERRIS, CA				FYTD:	$57.50
OVERLAND PACIFIC & CUTLER, LLC	22522	05/21/2018	1804135	RIGHT-OF-WAY ACQUISITION SVCS	$315.00
	22574	05/29/2018	1803208	RIGHT-OF-WAY ACQUISITION SVCS	$341.25
Remit to: LONG BEACH, CA				FYTD:	$24,390.00
PACIFIC ALARM SERVICE, INC	22430	05/07/2018	R 138390	ALARM SYSTEM RENT/SVC./MONITORING-KITCHING SUBSTATION-MAY18	$516.50
		05/07/2018	R 138391	ALARM SYSTEM RENT/SVC./MONITORING-MOVAL SUBSTATION-MAY18	
Remit to: BEAUMONT, CA				FYTD:	$33,676.50
PACIFIC TELEMANAGEMENT SERVICES	22523	05/21/2018	985380	PAY PHONE SVCS-JUN18	$187.92
Remit to: SAN RAMON, CA				FYTD:	$2,255.04
PAINTING BY ZEB BODE	22431	05/07/2018	04252018	SEALER APPLIED TO SPLASH PAD & WALKWAYS-CELEBRATION PARK	$3,950.00
Remit to: NORCO, CA				FYTD:	$55,195.00

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PALMER, DARLENE	234007	05/07/2018	2000225 2000227	COTTONWOOD GOLF CTR. RENTAL REFUND		$250.00
Remit to: MORENO VALLEY, CA					FYTD:	$250.00
PAW PERFECTION PET GROOMING	22432	05/07/2018	034225	GROOMING SVCS-ANIMAL SHELTER		$190.00
		05/07/2018	034226	GROOMING SVCS-ANIMAL SHELTER		
		05/07/2018	034218	GROOMING SVCS-ANIMAL SHELTER		
		05/07/2018	034223	GROOMING SVCS-ANIMAL SHELTER		
Remit to: MORENO VALLEY, CA					FYTD:	$3,820.00
PEDLEY SQUARE VETERINARY CLINIC	22475	05/14/2018	APR-2018	VETERINARY SVCS-ANIMAL SHELTER		$21,873.96
		05/14/2018	MAR-2018	VETERINARY SVCS-ANIMAL SHELTER		
Remit to: RIVERSIDE, CA					FYTD:	$117,895.70
PENCO ENGINEERING CO.	22575	05/29/2018	21687	HUBBARD ST STORM DRAIN-SURVEY SVCS		$1,580.00
Remit to: IRVINE, CA					FYTD:	$53,719.42
PENIGAR TAX	234078	05/14/2018	BL#07877-YR2018	REFUND OF OVERPAYMENT FOR BL#07877		$64.00
Remit to: MORENO VALLEY, CA					FYTD:	$131.56
PEPE'S TOWING	234100	05/21/2018	77446	EVIDENCE TOWING FOR PD		$680.00
		05/21/2018	77447	EVIDENCE TOWING FOR PD		
		05/21/2018	78761	EVIDENCE TOWING FOR PD		
Remit to: MORENO VALLEY, CA					FYTD:	$3,626.00
PERCEPTIVE ENTERPRISES, INC.	22476	05/14/2018	MVL-43	DISADVANTAGED BUSINESS ENTERPRISE CONSULTANT SVCS-APR18		$2,370.00
Remit to: LOS ANGELES, CA					FYTD:	$33,630.00

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PERMA	22433	05/07/2018	FILE MV1622-2	LIABILITY CLAIM SETTLEMENT PAYMENTS-MV1622 (CABRERA)	$11,328.99
	22524	05/21/2018	FILE MV1832_2	LIABILITY CLAIM SUPPLEMENTAL INDEMNITY PAYMENT-MV1832 (RHODES)	$1,194.89
Remit to: PALM DESERT, CA				FYTD:	$744,225.71
PETE, PAMELA DENISE	234079	05/14/2018	CK# 222026	REISSUE UNCLAIMED CHECK-REFUND RENTAL DEPOSIT-TOWNGATE COMM CTR	$198.00
Remit to: HESPERIA, CA				FYTD:	$198.00
PETRUCCELLI, JUSTIN JAMES	234008	05/07/2018	MVA020008094	REFUND-PARKING CONTROL FEES OVERPAYMENT	$172.50
	234009	05/07/2018	MVA020009543	REFUND-PARKING CONTROL FEES OVERPAYMENT	$172.50
	234010	05/07/2018	MVA020010296	REFUND-PARKING CONTROL FEES OVERPAYMENT	$172.50
Remit to: ANAHEIM, CA				FYTD:	$517.50
PETTY CASH - FINANCE	234115	05/21/2018	APR 2018	PETTY CASH FUND REPLENISHMENT	$886.69
Remit to: MORENO VALLEY, CA				FYTD:	$11,335.03
PLANETBIDS, INC.	234040	05/14/2018	501823	ONLINE BIDDING SYSTEM	$9,777.00
Remit to: WOODLAND HILLS, CA				FYTD:	$9,777.00
POLITICAL DATA INC.	234159	05/29/2018	109270	MAIL FILE FOR "JOIN THE CONVERSATION" COMMUNITY SURVEY	$974.55
Remit to: NORWALK, CA				FYTD:	$974.55
PREMIER PARTY & TENT RENTALS	234101	05/21/2018	RES. 36507	CANOPIES, CHAIRS, ETC. RENTAL FOR MEMORIAL DAY EVENT	$1,607.00
Remit to: MORENO VALLEY, CA				FYTD:	$1,607.00

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PRESS ENTERPRISE/CALIFORNIA NEWSPAPERS PARTNERSHIP	233969	05/07/2018	0011104189	LEGAL ADVERTISING FOR ORDINANCE NO. 932		$244.20
		05/07/2018	0011104199	LEGAL ADVERTISING FOR ORDINANCE NO. 933		
	234102	05/21/2018	0011111602	LEGAL ADVERTISING FOR ORDINANCE NO. 937		$345.60
		05/21/2018	0011111600	LEGAL ADVERTISING FOR ORDINANCE NO. 936		
		05/21/2018	0011111594	LEGAL ADVERTISING FOR ORDINANCE NO. 934		
		05/21/2018	0011111591	LEGAL ADVERTISING FOR ORDINANCE NO. 933		
		05/21/2018	0011111598	LEGAL ADVERTISING FOR ORDINANCE NO. 935		
Remit to: LOS ANGELES, CA					FYTD:	$2,758.80
PROFESSIONAL COMMUNICATIONS NETWORK PCN	234160	05/29/2018	154400318	LIVE ANSWERING SERVICE FOR ROTATIONAL TOW VEHICLES PROGRAM		$498.81
Remit to: RIVERSIDE, CA					FYTD:	$5,977.22
PROFESSIONAL HEALTHCARE SERVICES	234080	05/14/2018	BL#17847-YR2018	REFUND OF OVERPAYMENT FOR BL#17847		$87.13
Remit to: RIVERSIDE, CA					FYTD:	$87.13

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PRUDENTIAL OVERALL SUPPLY	22434	05/07/2018	22600508	UNIFORM RENTAL & LAUNDERING SVC.-TREE MAINT. STAFF	$158.45
		05/07/2018	22600506	UNIFORM RENTAL & LAUNDERING SVC.-GRAFFITI REMOVAL STAFF	
		05/07/2018	22600499	UNIFORM RENTAL & LAUNDERING SVC.-VEHICLE/EQUIPMENT MAINT. STAFF	
		05/07/2018	22600500	UNIFORM RENTAL & LAUNDERING SVC.-STREET MAINT. STAFF	
		05/07/2018	22600504	UNIFORM RENTAL & LAUNDERING SVC.-STREET SWEEPING STAFF	
		05/07/2018	22600505	UNIFORM RENTAL & LAUNDERING SVC.-CONCRETE MAINT. STAFF	

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PRUDENTIAL OVERALL SUPPLY	22477	05/14/2018	22607672	UNIFORM RENTAL & LAUNDERING SVC.-SECURITY GUARD STAFF	$543.40
		05/14/2018	22607674	UNIFORM RENTAL & LAUNDERING SVC.-VEHICLE/EQUIPMENT MAINT. STAFF	
		05/14/2018	22604680	UNIFORM RENTAL & LAUNDERING SVC.-FACILITIES MAINT. STAFF	
		05/14/2018	22604075	UNIFORM RENTAL & LAUNDERING SVC.-SIGNS & STRIPING STAFF	
		05/14/2018	22607673	UNIFORM RENTAL & LAUNDERING SVC.-PURCHASING STAFF	
		05/14/2018	22600501	UNIFORM RENTAL & LAUNDERING SVC.-SIGNS & STRIPING STAFF	
		05/14/2018	22600502	UNIFORM RENTAL & LAUNDERING SVC.-TRAFFIC SIGNAL MAINT. STAFF	
		05/14/2018	22607681	UNIFORM RENTAL & LAUNDERING SVC.-GRAFFITI REMOVAL STAFF	
		05/14/2018	22607683	UNIFORM RENTAL & LAUNDERING SVC.-TREE MAINT. STAFF	
		05/14/2018	22604082	UNIFORM RENTAL & LAUNDERING SVC.-TREE MAINT. STAFF	
		05/14/2018	22607675	UNIFORM RENTAL & LAUNDERING SVC.-STREET MAINT. STAFF	
		05/14/2018	22604072	UNIFORM RENTAL & LAUNDERING SVC.-PURCHASING STAFF	
		05/14/2018	22608281	UNIFORM RENTAL & LAUNDERING SVC.-FACILITIES MAINT. STAFF	
		05/14/2018	22604078	UNIFORM RENTAL & LAUNDERING SVC.-STREET SWEEPING STAFF	
		05/14/2018	22604080	UNIFORM RENTAL & LAUNDERING SVC.-GRAFFITI REMOVAL STAFF	
		05/14/2018	22600497	UNIFORM RENTAL & LAUNDERING SVC.-SECURITY GUARD STAFF	
		05/14/2018	22604071	UNIFORM RENTAL & LAUNDERING SVC.-SECURITY GUARD STAFF	
		05/14/2018	22604073	UNIFORM RENTAL & LAUNDERING SVC.-VEHICLE/EQUIPMENT MAINT. STAFF	
		05/14/2018	22604074	UNIFORM RENTAL & LAUNDERING SVC.-STREET MAINT. STAFF	
		05/14/2018	22607680	UNIFORM RENTAL & LAUNDERING SVC.-CONCRETE MAINT. STAFF	
		05/14/2018	22604076	UNIFORM RENTAL & LAUNDERING SVC.-TRAFFIC SIGNAL MAINT. STAFF	
		05/14/2018	22600498	UNIFORM RENTAL & LAUNDERING SVC.-PURCHASING STAFF	
		05/14/2018	22604079	UNIFORM RENTAL & LAUNDERING SVC.-CONCRETE MAINT. STAFF	
		05/14/2018	22607679	UNIFORM RENTAL & LAUNDERING SVC.-STREET SWEEPING STAFF	

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PRUDENTIAL OVERALL SUPPLY	22525	05/21/2018	22607676	UNIFORM RENTAL & LAUNDERING SVC.-SIGNS & STRIPING STAFF	$39.79
		05/21/2018	22607677	UNIFORM RENTAL & LAUNDERING SVC.-TRAFFIC SIGNAL MAINT. STAFF	
Remit to: RIVERSIDE, CA				FYTD:	$16,592.42
PYRO SPECTACULARS, INC.	233970	05/07/2018	55364	DEPOSIT FOR JULY 4, 2018 FIREWORKS DISPLAY	$15,000.00
Remit to: RIALTO, CA				FYTD:	$30,000.00
RAMOS, AGUSTIN	234139	05/21/2018	BL#34450-YR2018	REFUND OF OVERPAYMENT FOR BL#34450	$65.00
Remit to: WHITTIER, CA				FYTD:	$65.00
RAMOS, ROBERTO	22435	05/07/2018	APR-2018	INSTRUCTOR SVCS-MARTIAL ARTS, TAE KWON DO, CHESS, ETC.	$1,544.90
	22576	05/29/2018	MAY-2018	INSTRUCTOR SVCS-TAE KWON DO, MARTIAL ARTS, ETC. CLASSES	$1,438.50
Remit to: MORENO VALLEY, CA				FYTD:	$14,323.75
RASAQ, BABAJIDE	234140	05/21/2018	MVA040004577	REFUND-PARKING CONTROL CITATION DISMISSED	$32.50
Remit to: MORENO VALLEY, CA				FYTD:	$32.50
READY REFRESH BY NESTLE	22527	05/21/2018	08E0035449305	BOTTLED WATER SVC./COOLER RENTAL-CREEKSIDE ELEMENTARY CHILD CARE	$40.42
		05/21/2018	08E0035449180	BOTTLED WATER SVC./COOLER RENTAL-ARMADA ELEMENTARY CHILD CARE	
		05/21/2018	08E0035449404	BOTTLED WATER SVC.-SUNNYMEAD ELEMENTARY CHILD CARE	
		05/21/2018	08E0035449420	BOTTLED WATER SVC./COOLER RENTAL-RAINBOW RIDGE ELEMENTARY CHILD CARE	
Remit to: LOUISVILLE, KY				FYTD:	$1,031.14

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REPUBLIC MASTER CHEFS TEXTILE RENTAL SERVICE	22436	05/07/2018	12359216	LINENS RENTAL FOR CRC BALLROOM	$22.00
	22478	05/14/2018	12364421	LINENS RENTAL FOR CRC BALLROOM	$269.81
		05/14/2018	S696781	LINENS RENTAL FOR CRC SPECIAL EVENTS	
	22528	05/21/2018	S698640	LINENS RENTAL FOR CRC SPECIAL EVENTS	$90.68
		05/21/2018	12370041	LINENS RENTAL FOR CRC BALLROOM	
	22577	05/29/2018	S693445	LINENS RENTAL FOR CRC SPECIAL EVENTS	$96.73
		05/29/2018	12354203	LINENS RENTAL FOR CRC BALLROOM	
		05/29/2018	12375409	LINENS RENTAL FOR CRC BALLROOM	
Remit to: LOS ANGELES, CA				FYTD:	$4,427.45
REYES, UZIEL	234011	05/07/2018	MVA020009747	REFUND-PARKING CONTROL FEES OVERPAYMENT	$115.00
	234012	05/07/2018	MVP70313	REFUND-PARKING CONTROL FEES OVERPAYMENT	$82.00
Remit to: ONTARIO, CA				FYTD:	$197.00
RHA LANDSCAPE ARCHITECTS-PLANNERS	234161	05/29/2018	0418030	SKATE PARK DESIGN SERVICES	$8,023.26
		05/29/2018	0418031	SKATE PARK DESIGN SERVICES	
Remit to: RIVERSIDE, CA				FYTD:	$8,023.26
RICK ENGINEERING COMPANY	22529	05/21/2018	60592	ADA PEDESTRIAN ACCESS RAMPS-CYCLE 7-SURVEY SERVICES	$422.50
Remit to: RIVERSIDE, CA				FYTD:	$33,520.00
RIGHTWAY SITE SERVICES, INC.	233971	05/07/2018	227846	PORTABLE RESTROOMS RENTAL-EQUESTRIAN CENTER	$446.93
		05/07/2018	227845	PORTABLE RESTROOM RENTAL-COTTONWOOD GOLF COURSE	
	234162	05/29/2018	231481	PORTABLE RESTROOMS RENTAL-MAINT. & OPS. DIVISION	$206.30
Remit to: LAKE ELSINORE, CA				FYTD:	$11,787.73

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Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description	Payment Amount
RIVERSIDE COUNTY OFFICE OF EDUCATION	233973	05/07/2018	4-25-18 EVENT	REGISTRATION-RIVERSIDE COUNTY STUDENT ACAD AWARDS-COUNCIL MEMBER GIBA	$200.00
		05/07/2018	2018 / 1655	TRANSLATION SERVICES-SENIOR CENTER DOCUMENT 10/4/17	
	234041	05/14/2018	5-22-18 EVENT	REGISTRATION-CELEBRATING EDUCATORS-COUNCIL MEMBER CABRERA	$90.00
		05/14/2018	5-22-18 EVENT_2	REGISTRATION-CELEBRATING EDUCATORS-COUNCIL MEMBER GIBA	
Remit to: RIVERSIDE, CA				FYTD:	$1,901.85
RIVERSIDE COUNTY WORKS	233974	05/07/2018	5/18/18 EVENT	JAMIL DADA CHARACTER EXCELLENCE AWARDS CEREMONY-8 ATTENDEES	$1,000.00
Remit to: RIVERSIDE, CA				FYTD:	$1,000.00
RIVERSIDE MEDICAL CLINIC	22437	05/07/2018	RMC 01312018	PRE-EMPLOYMENT PHYSICALS/DRUG SCREENINGS-JAN18	$3,806.54
		05/07/2018	RMC 02012018	PRE-EMPLOYMENT PHYSICALS/DRUG SCREENINGS-FEB18	
		05/07/2018	2RMC03312018	PRE-EMPLOYMENT PHYSICALS/DRUG SCREENINGS-MAR18 (2)	
		05/07/2018	RMC03012018	PRE-EMPLOYMENT PHYSICALS/DRUG SCREENINGS-MAR18	
Remit to: RIVERSIDE, CA				FYTD:	$15,918.08
RIVERSIDE UNIVERSITY HEALTH SYSTEMS - MEDICAL CENTER	22530	05/21/2018	1131	SART EXAMS BILLING FOR PD-APR18	$3,300.00
Remit to: MORENO VALLEY, CA				FYTD:	$22,600.00
RODRIGUEZ, MAXINE	234183	05/29/2018	R18-121904	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT	$75.00
Remit to: HEMET, CA				FYTD:	$75.00
RODRIGUEZ, NORMA	234013	05/07/2018	R18-118498	ANIMAL SERVICES REFUND-SPAY/NEUTER AND RABIES DEPOSIT	$95.00
Remit to: PERRIS, CA				FYTD:	$95.00
ROGERS, SARAH	234184	05/29/2018	R18-121314	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT	$75.00
Remit to: MORENO VALLEY, CA				FYTD:	$75.00

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ROMO, DIANA	234081	05/14/2018	CK# 222632	REISSUE UNCLAIMED CHECK-REFUND ANIMAL SERVICES DEPOSIT	$73.00
Remit to: PERRIS, CA				FYTD:	$73.00
ROQUE, ROSA	234014	05/07/2018	MV100110	REFUND-PARKING CONTROL FEES OVERPAYMENT	$65.00
Remit to: MORENO VALLEY, CA				FYTD:	$65.00
RSG, INC	22531	05/21/2018	I003491	AFFORDABLE HOUSING COMPLIANCE MONITORING SERVICES-APR18	$3,282.50
Remit to: SANTA ANA, CA				FYTD:	$48,533.75
RSI COMMUNITIES, LLC	234082	05/14/2018	BL#31356-YR2018	REFUND OF OVERPAYMENT FOR BL#31356	$65.00
Remit to: NEWPORT BEACH, CA				FYTD:	$1,225.00
SAFEWAY SIGN CO.	22578	05/29/2018	13083	ADOPT-A-STREET PROGRAMS SIGNS	$4,809.56
		05/29/2018	13084	ADOPT-A-STREET PROGRAMS SIGNS	
Remit to: ADELANTO, CA				FYTD:	$61,893.76

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SAN BERNARDINO & RIVERSIDE CO FIRE EQUIP	22532	05/21/2018	95569	ANNUAL SPRINKLER CERTIFICATION-PUBLIC SAFETY BUILDING	$4,376.26
		05/21/2018	95567	ANNUAL SPRINKLER RECERTIFICATION & HYDRANT WATER FLOW TEST-SENIOR CTR.	
		05/21/2018	95672	EXTRA FIRE EXTINGUISHERS-(6) 5LBS & (2) 10LBS	
		05/21/2018	95568	ANNUAL SPRINKLER CERTIFICATION-FIRE STATION 2	
		05/21/2018	95564	ANNUAL SPRINKLER CERTIFICATION-ANNEX 1	
		05/21/2018	95570	HYDRO TEST & REPAIR-CONFERENCE & REC. CENTER	
		05/21/2018	95571	ANNUAL SPRINKLER & ADDITIONAL RISER CERTIFICATION-FIRE STATION 58	
		05/21/2018	95574	ANNUAL SPRINKLER CERTIFICATION-FIRE STATION 6	
		05/21/2018	95573	ANNUAL SPRINKLER CERTIFICATION-FIRE STATION 91	
		05/21/2018	95566	ANNUAL SPRINKLER CERTIFICATION-EMERGENCY OP'S CTR	
		05/21/2018	95565	ANNUAL SPRINKLER CERTIFICATION-FIRE STATION 48	
		05/21/2018	95572	5-YEAR SPRINKLER CERTIFICATION-FIRE STATION 65	
		05/21/2018	96219	5-YEAR SPRINKLER CERTIFICATION & HYDRANT WATER FLOW TEST-TOWNGATE COMM. CTR.	
Remit to: SAN BERNARDINO, CA				FYTD:	$12,388.98
SANDOVAL, MARIA	234141	05/21/2018	MVA050005221	REFUND-PARKING CONTROL FEES OVERPAYMENT	$57.50
Remit to: MORENO VALLEY, CA				FYTD:	$57.50
SAVALA , STEVEN	234015	05/07/2018	R18-118359	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT	$75.00
Remit to: HOMELAND, CA				FYTD:	$75.00
SCHIEFELBEIN, LORI C.	234163	05/29/2018	APR 2018	CONSULTANT SERVICES-ROTATIONAL TOW SERVICE PROGRAM	$440.00
Remit to: BULLHEAD CITY, AZ				FYTD:	$10,532.50

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SECTRAN SECURITY, INC	234103	05/21/2018	18050895	ARMORED CAR DEPOSIT TRANSPORTATION SERVICES-MAY18		$501.75
Remit to: LOS ANGELES, CA					FYTD:	$5,436.00
SECURITY LOCK & KEY	22438	05/07/2018	29112	LOCK REPAIRS-CRC/KEYED NEW GATES BY GENERATOR		$274.13
		05/07/2018	29114	LOCK REPAIRS-ERC/REKEY RESTROOMS & DUPLICATE KEYS		
		05/07/2018	29113	LOCK REPAIRS-SENIOR CTR./KEYED SOUTH SIDE GATE & DUPLICATE KEYS		
	22533	05/21/2018	28786	LOCK REPAIR-CYLINDER RE-KEYING AT PERRIS BLVD. PD SUBSTATION		$95.00
Remit to: RIVERSIDE, CA					FYTD:	$6,068.34
SHAW HR CONSULTING	22439	05/07/2018	12496	INTERACTIVE PROCESS SERVICES		$1,820.00
Remit to: NEWBURY PARK, CA					FYTD:	$7,567.20
SHEFFEILD, FOLASHADE	234142	05/21/2018	MVP77791	REFUND-PARKING CONTROL FEES OVERPAYMENT		$277.50
Remit to: RIALTO, CA					FYTD:	$277.50
SIEVER, LINNIE	234185	05/29/2018	R18-121917	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: YUCAIPA, CA					FYTD:	$75.00
SIGNS BY TOMORROW	22479	05/14/2018	21207	MAINT. & INSTALLATION OF PUBLIC HEARING SIGNS		$3,056.69
		05/14/2018	21238	MAINT. & INSTALLATION OF PUBLIC HEARING SIGN		
		05/14/2018	21078	MAINT. & INSTALLATION OF PUBLIC HEARING SIGNS		
		05/14/2018	21237	MAINT. & INSTALLATION OF PUBLIC HEARING SIGNS		
		05/14/2018	21209	MAINT. & INSTALLATION OF PUBLIC HEARING SIGN		
		05/14/2018	21289	MAINT. & INSTALLATION OF PUBLIC HEARING SIGN		
Remit to: MURRIETA, CA					FYTD:	$9,591.27

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SINGH, RAJINDER	234016	05/07/2018	MV99089	REFUND-PARKING CONTROL FEES OVERPAYMENT		$25.00
Remit to: RIVERSIDE, CA					FYTD:	$25.00
SKY PUBLISHING	22480	05/14/2018	18-3_017	1/2 PAGE ADVERTISEMENT FOR MEMORIAL DAY EVENT		$1,000.00
Remit to: MORENO VALLEY, CA					FYTD:	$61,560.00
SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT	234042	05/14/2018	3271065	AQMD "HOT SPOTS" PROGRAM FEE-ANIMAL SHELTER/JUL17-JUN18		$128.61
Remit to: LOS ANGELES, CA					FYTD:	$4,511.23
SOUTHERN CALIFORNIA EDISON 1	233975	05/07/2018	7500882186	WDAT CHARGES-MVU/24417 NANDINA AVE SUBSTATION-JAN18		$1,946.71
	233976	05/07/2018	APR-18 5/7/18	ELECTRICITY CHARGES		$4,819.02
	234164	05/29/2018	MAY-18 5/29/18	ELECTRICITY CHARGES		$1,745.25
		05/29/2018	APR-18 5/29/18	ELECTRICITY CHARGES		
Remit to: ROSEMEAD, CA					FYTD:	$3,036,074.22
SOUTHERN CALIFORNIA GAS CO.	234044	05/14/2018	APR-2018	GAS CHARGES		$3,755.77
Remit to: MONTEREY PARK, CA					FYTD:	$47,676.23
SOUTHERN PET SUPPLIES	22440	05/07/2018	9723	PET SUPPLIES-NYLON LEADS		$187.95
Remit to: SAN DIEGO, CA					FYTD:	$3,582.74
SOUTHWEST INSPECTION AND TESTING	234190	05/29/2018	23288	GEOTECHNICAL & MATERIAL TESTING-CITY HALL SOLAR CARPORT PROJECT		$2,818.75
Remit to: LA HABRA, CA					FYTD:	$2,818.75

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SPARKLETTS	22535	05/21/2018	10050036 050218	BOTTLED WATER SVC./COOLER RENTAL FOR EOC/ERF		$49.50
		05/21/2018	10050036 120217	BOTTLED WATER SVC./COOLER RENTAL FOR EOC/ERF		
		05/21/2018	10050036 040218	BOTTLED WATER SVC./COOLER RENTAL FOR EOC/ERF		
		05/21/2018	10050036 070217	BOTTLED WATER SVC./COOLER RENTAL FOR EOC/ERF		
		05/21/2018	10050036 080217	BOTTLED WATER SVC./COOLER RENTAL FOR EOC/ERF		
		05/21/2018	10050036 100217	BOTTLED WATER SVC./COOLER RENTAL FOR EOC/ERF		
		05/21/2018	10050036 010218	BOTTLED WATER SVC./COOLER RENTAL FOR EOC/ERF		
		05/21/2018	10050036 030218	BOTTLED WATER SVC./COOLER RENTAL FOR EOC/ERF		
		05/21/2018	10050036 090217	BOTTLED WATER SVC./COOLER RENTAL FOR EOC/ERF		
		05/21/2018	10050036 020218	BOTTLED WATER SVC./COOLER RENTAL FOR EOC/ERF		
		05/21/2018	10050036 110217	BOTTLED WATER SVC./COOLER RENTAL FOR EOC/ERF		
Remit to: DALLAS, TX					FYTD:	$49.50
SPRINT	234106	05/21/2018	LCI-295185	GPS/CELLULAR PINGS FOR PD SET UNIT		$60.00
Remit to: KANSAS CITY, MO					FYTD:	$651.10
STANDARD INSURANCE CO	233978	05/07/2018	180501	EMPLOYEE SUPPLEMENTAL INSURANCE		$1,080.37
Remit to: PORTLAND, OR					FYTD:	$12,460.65

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STANLEY CONVERGENT SECURITY SOLUTIONS, INC	22441	05/07/2018	15352465	ALARM SYSTEM MONITORING-MARCH FIELD PARK COMMUNITY CTR/APR-JUN18	$3,807.48
		05/07/2018	14399397	ALARM SYSTEM REPAIR-RED MAPLE CHILD CARE (CM 14915223 APPLIED)	
		05/07/2018	15443391	ALARM SYSTEM MONITORING-LASSELLE SPORTS PARK/MAY-JUL18	
		05/07/2018	15434857	ALARM SYSTEM MONITORING-RED MAPLE CHILD CARE/MAY-JUL18	
		05/07/2018	15434591	ALARM SYSTEM MONITORING-MORRISON PARK SNACK BAR/MAY-JUL18	
		05/07/2018	15430550	ALARM SYSTEM MONITORING-SUNNYMEAD & BETHUNE PARKS SNACK BARS/MAY18	
		05/07/2018	15361773	ALARM SYSTEM MONITORING-FIRE STATION 99/APR18	
		05/07/2018	14430313	ALARM SYSTEM MONITORING-RED MAPLE CHILD CARE/MAY-JUL17	
		05/07/2018	15358887	ALARM SYSTEM MONITORING-CITY YARD SANTIAGO OFFICE FIRE ALARM/APR-JUN18	
		05/07/2018	15343732	ALARM SYSTEM MONITORING-EMERGENCY OP'S CTR/APR18	
		05/07/2018	15352266	ALARM SYSTEM MONITORING-ANNEX 1 BURGLAR ALARM/APR-JUN18	
		05/07/2018	15338232	ALARM SYSTEM MONITORING-SUNNYMEAD & BETHUNE PARKS SNACK BARS/APR18	
		05/07/2018	15371861	ALARM SYSTEM MONITORING-CONFERENCE & REC CTR/APR-JUN18	
		05/07/2018	15353038	ALARM SYSTEM MONITORING-TOWNGATE COMMUNITY CTR/APR-JUN18	
		05/07/2018	14189155	ALARM SYSTEM MONITORING-RED MAPLE CHILD CARE/FEB-APR17	

Remit to: PALATINE, IL

FYTD: $29,908.28

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STATE OF CALIFORNIA DEPT. OF JUSTICE	234107	05/21/2018	299860	LIVE SCAN FINGERPRINTING APPLICANTS FOR PD-APR18		$2,497.00
	234108	05/21/2018	288265 (BL)	FINGERPRINTING SERVICES-BUSINESS LICENSE RELATED-FEB18		$1,298.00
		05/21/2018	288265 (HR)	FINGERPRINTING SERVICES-HR/EMPLOYMENT/VOLUNTEERS RELATED-FEB18		
	234109	05/21/2018	294117 (BL)	FINGERPRINTING SERVICES-BUSINESS LICENSE RELATED-MAR18		$1,323.00
		05/21/2018	294117 (OEM)	FINGERPRINTING SERVICES-OEM STAFF FP ROLLER-MAR18		
		05/21/2018	294117 (HR)	FINGERPRINTING SERVICES-HR/EMPLOYMENT/VOLUNTEERS RELATED-MAR18		
Remit to: SACRAMENTO, CA					FYTD:	$47,312.00
STILES ANIMAL REMOVAL, INC.	234045	05/14/2018	107975	DECEASED LARGE ANIMAL REMOVAL SERVICES-APR18		$300.00
Remit to: GUASTI, CA					FYTD:	$3,000.00
STOCKWELL, MAEGHIN	234017	05/07/2018	R18-121458	ANIMAL SERVICES REFUND-TRAP RENTAL DEPOSIT		$50.00
Remit to: MORENO VALLEY, CA					FYTD:	$50.00
STRAKA, CYNTHIA	234083	05/14/2018	200252.047	REFUND-YOUTH/TEEN BASKETBALL CLASS CANCELLED		$61.00
Remit to: MORENO VALLEY, CA					FYTD:	$61.00
SUNNYMEAD ACE HARDWARE	234110	05/21/2018	77371	MISC. SUPPLIES FOR PD		$36.26
		05/21/2018	77241	MISC. SUPPLIES FOR PD		
		05/21/2018	77263	MISC. SUPPLIES FOR FIRE STATION 6		
Remit to: MORENO VALLEY, CA					FYTD:	$2,166.18
SUNNYMEAD ANIMAL HOSPITAL	234111	05/21/2018	26695	VETERINARY SERVICES-POLICE K-9		$638.90
		05/21/2018	27881	VETERINARY SERVICES-POLICE K-9		
		05/21/2018	28999	VETERINARY SERVICES-POLICE K-9		
Remit to: MORENO VALLEY, CA					FYTD:	$1,416.95

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SUNNYMEAD VETERINARY CLINIC	234166	05/29/2018	364561	VETERINARY SERVICES-ANIMAL SHELTER-ASPCA		$1,010.00
		05/29/2018	365054	VETERINARY SERVICES-ANIMAL SHELTER		
		05/29/2018	365057	VETERINARY SERVICES-ANIMAL SHELTER-ASPCA		
		05/29/2018	365058	VETERINARY SERVICES-ANIMAL SHELTER-ASPCA		
		05/29/2018	364559	VETERINARY SERVICES-ANIMAL SHELTER-ASPCA		
		05/29/2018	364566	VETERINARY SERVICES-ANIMAL SHELTER-ASPCA		
		05/29/2018	370801	VETERINARY SERVICES-ANIMAL SHELTER-ASPCA		
Remit to: MORENO VALLEY, CA					FYTD:	$3,472.25
SUTHERLAND, KIMBERLY	234167	05/29/2018	MILEAGE 4/18/18	MILEAGE REIMBURSEMENT-2018 LEGISLATIVE ACTION DAY		$183.05
		05/29/2018	4/19-4/22/18	TRAVEL PER DIEM & MILEAGE-BLOOMBERG MAYOR'S CHALLENGE TRIP		
Remit to: PERRIS, CA					FYTD:	$183.05
TAYLOR'S APPLIANCE	234112	05/21/2018	JB4057	SERVICE CALL TO REPAIR STOVE BURNER-FIRE STATION 2		$196.00
Remit to: RIVERSIDE, CA					FYTD:	$196.00
TERNOIR, CHERYL ELAINE	22481	05/14/2018	APR-2018	INSTRUCTOR SERVICES-COMPUTERS FOR BEGINNERS CLASS		$145.80
Remit to: BANNING, CA					FYTD:	$911.40
THE LAND STEWARDS	234084	05/14/2018	BL#11116-YR2018	REFUND OF OVERPAYMENT FOR BL#11116		$500.00
Remit to: SAN MARCOS, CA					FYTD:	$500.00
THE LEW EDWARDS GROUP	22536	05/21/2018	003	FISCAL SUSTAINABILITY & BALLOT MEASURE CONSULTING SERVICES-APR18		$4,950.00
Remit to: OAKLAND, CA					FYTD:	$19,800.00

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THERMAL COMBUSTION INNOVATORS	233979	05/07/2018	190002	ANIMAL SHELTER BIOHAZARDOUS WASTE TREATMENT/DISPOSAL SVCS.-MAR18	$104.41
	234113	05/21/2018	191286	ANIMAL SHELTER BIOHAZARDOUS WASTE TREATMENT/DISPOSAL SVCS.-APR18	$104.47
Remit to: COLTON, CA				FYTD:	$1,274.21
THOMPSON COBURN LLP	22443	05/07/2018	3290983	LEGAL SERVICES-MVU/RELIABILITY STANDARD COMPLIANCE-MAR18	$14.55
Remit to: WASHINGTON, DC				FYTD:	$972.96
THOMPSON, CASSANDRA	234186	05/29/2018	2000274.047	COTTONWOOD GOLF CTR. RENTAL REFUND	$200.00
Remit to: MORENO VALLEY, CA				FYTD:	$200.00
THOMSON REUTERS-WEST PUBLISHING CORP.	22537	05/21/2018	838163276	AUTO TRACK SERVICES FOR PD INVESTIGATIONS-APR18	$1,107.70
Remit to: CAROL STREAM, IL				FYTD:	$11,755.53
TOWNSEND PUBLIC AFFAIRS, INC.	22444	05/07/2018	13515	CONSULTING SERVICES-GRANT WRITING & FUNDING ADVOCACY-APR18	$5,000.00
	22482	05/14/2018	13484	JUAN BAUTISTA DE ANZA TRAIL ATP BENEFIT-COST ANALYSIS	$4,000.00
Remit to: NEWPORT BEACH, CA				FYTD:	$59,000.00
TRANSPORTATION & ENERGY SOLUTIONS, INC	22581	05/29/2018	MOV-003-04-16-18	ITS DEPLOYMENT PHASE 1B-DESIGN SERVICES	$19,212.56
		05/29/2018	MOV-004-04-16-18	DYNAMIC TRAVELER ALERT MESSAGE BOARDS-DESIGN SERVICES	
Remit to: YORBA LINDA, CA				FYTD:	$140,292.56
TRICHE, TARA	22483	05/14/2018	MAY-2018	INSTRUCTOR SERVICES-DANCE CLASSES	$2,189.40
Remit to: MORENO VALLEY, CA				FYTD:	$18,862.40

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TUFFSTUFF FITNESS EQUIPMENT, INC	234046	05/14/2018	245499	FITNESS EQUIPMENT FOR FIRE STATION 65		$14,989.79
Remit to: CHINO, CA					FYTD:	$14,989.79
TYLER TECHNOLOGIES, INC.	22582	05/29/2018	045-220135	CAFR BUILDER TOOL IMPLEMENTATION/TRAINING SERVICES & TRAVEL EXPENSES		$7,577.66
Remit to: PLANO, TX					FYTD:	$62,637.46
U.S. POSTAL SERVICE	234052	05/14/2018	PRMT656-5/9/18	POSTAGE DEPOSIT FOR CSD POSTCARD MAILING		$8,870.39
Remit to: MORENO VALLEY, CA					FYTD:	$32,724.22
ULTRASERV AUTOMATED SERVICES, LLC	22484	05/14/2018	016148	COFFEE SERVICE SUPPLIES-ANIMAL SHELTER		$849.29
		05/14/2018	014510	COFFEE SERVICE SUPPLIES-CITY HALL/PUBLIC WORKS LOCATION		
		05/14/2018	015320	COFFEE SERVICE SUPPLIES-CITY HALL/BREAK ROOM LOCATION		
		05/14/2018	015325	COFFEE SERVICE SUPPLIES-CITY YARD		
		05/14/2018	015321	COFFEE SERVICE SUPPLIES-CITY HALL/PUBLIC WORKS LOCATION		
		05/14/2018	016152	COFFEE SERVICE SUPPLIES-CITY HALL/PUBLIC WORKS LOCATION		
Remit to: COSTA MESA, CA					FYTD:	$14,000.27
ULTRASYSTEMS ENVIRONMENTAL, INC.	234191	05/29/2018	11535	UPGRADE EXISTING MARKED CROSSWALKS ON ARTERIAL STREETS-ENVIRONMENTAL SERVICES		$2,585.25
Remit to: IRVINE, CA					FYTD:	$2,585.25
UNDERGROUND SERVICE ALERT	22583	05/29/2018	420180453 (b)	DIGALERT TICKETS SUBSCRIPTION SERVICE-APR18		$402.70
		05/29/2018	420180453 (d)	DIGALERT TICKETS SUBSCRIPTION SERVICE-APR18		
		05/29/2018	420180453 (c)	DIGALERT TICKETS SUBSCRIPTION SERVICE-APR18		
		05/29/2018	420180453 (a)	DIGALERT TICKETS SUBSCRIPTION SERVICE-APR18		
Remit to: CORONA, CA					FYTD:	$4,729.45

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CHECKS UNDER $25,000

Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description		Payment Amount
UNION BANK OF CALIFORNIA 1	234168	05/29/2018	1096142	INVESTMENT CUSTODIAL SERVICES-APR18		$410.67
Remit to: LOS ANGELES, CA					FYTD:	$4,315.37
UNITED POWER GENERATION, INC.	22485	05/14/2018	4651	FUEL DELIVERY-BOX SPRINGS COMMUNICATIONS TOWER		$505.68
Remit to: RIVERSIDE, CA					FYTD:	$19,643.78
UNITED ROTARY BRUSH CORP	22486	05/14/2018	303784	STREET SWEEPER BRUSHES & ACCESSORIES		$814.09
	22538	05/21/2018	303866	STREET SWEEPER BRUSHES & ACCESSORIES		$1,607.64
		05/21/2018	303961	STREET SWEEPER BRUSHES & ACCESSORIES (2 1/2% DISCOUNT APPLIED)		
	22584	05/29/2018	304064	STREET SWEEPER BRUSHES & ACCESSORIES		$600.11
Remit to: KANSAS CITY, MO					FYTD:	$36,345.20
UNITED SITE SERVICES OF CA, INC.	22446	05/07/2018	114-6618889	FENCE RENTAL AT ANIMAL SHELTER 4/12-5/9/18		$106.40
Remit to: PHOENIX, AZ					FYTD:	$1,383.20
UNITED STATES VETERANS INITIATIVE	233980	05/07/2018	JUL2016-JUN2017	HOMELESS VETERANS EMERGENCY SHELTER PROGRAM SERVICES-ESG (2016)		$15,000.00
Remit to: MARCH ARB, CA					FYTD:	$27,773.39
VAL VERDE HIGH SCHOOL	234018	05/07/2018	2000229.047	TOWNGATE COMM. CTR. RENTAL REFUND		$200.00
Remit to: PERRIS, CA					FYTD:	$200.00
VARSAMAS , IOANNA M	234019	05/07/2018	MVA020006134	REFUND-PARKING CONTROL FEES OVERPAYMENT		$133.00
Remit to: MORENO VALLEY, CA					FYTD:	$133.00
VASQUEZ, DIANA	234020	05/07/2018	R18-121740	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: GRAND TERRACE, CA					FYTD:	$180.11

Attachment: May 2018 Payment Register (3149 : PAYMENT REGISTER - MAY 2018)

City of Moreno Valley

Payment Register

For Period 5/1/2018 through 5/31/2018

CHECKS UNDER $25,000

Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description		Payment Amount
VICTOR MEDICAL CO	22447	05/07/2018	4510500	ANIMAL MEDICAL SUPPLIES/VACCINES		$2,198.10
Remit to: LAKE FOREST, CA					FYTD:	$14,391.75
VILLALVAZO, SALVADOR	234021	05/07/2018	MVA040007864	REFUND-PARKING CONTROL CITATION DISMISSED		$57.50
Remit to: MORENO VALLEY, CA					FYTD:	$57.50
VISION SERVICE PLAN	22448	05/07/2018	180501	EMPLOYEE VISION INSURANCE		$4,247.48
Remit to: SAN FRANCISCO, CA					FYTD:	$45,399.02
VOYAGER FLEET SYSTEM, INC.	22487	05/14/2018	869211615817	CNG FUEL PURCHASES		$5,509.52
	22585	05/29/2018	869336602812-CM	FUEL CARD CHARGES-CITY VEHICLE 13001		$233.48
	22586	05/29/2018	869336602817-CM	FUEL CARD CHARGES-CITY VEHICLE 13001		$400.01
Remit to: HOUSTON, TX					FYTD:	$84,587.64

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City of Moreno Valley

Payment Register

For Period 5/1/2018 through 5/31/2018

CHECKS UNDER $25,000

Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description		Payment Amount
VULCAN MATERIALS CO, INC.	22449	05/07/2018	71780401	ASPHALTIC MATERIALS		$4,433.73
		05/07/2018	71787863	ASPHALTIC MATERIALS		
		05/07/2018	71780402	ASPHALTIC MATERIALS		
		05/07/2018	71804590	ASPHALTIC MATERIALS		
		05/07/2018	71783402	ASPHALTIC MATERIALS		
		05/07/2018	71783403	ASPHALTIC MATERIALS		
		05/07/2018	71785789	ASPHALTIC MATERIALS		
	22587	05/29/2018	71814306	ASPHALTIC MATERIALS		$1,541.13
		05/29/2018	71814305	ASPHALTIC MATERIALS		
		05/29/2018	71811356	ASPHALTIC MATERIALS		
		05/29/2018	71822427	ASPHALTIC MATERIALS		
		05/29/2018	71822428	ASPHALTIC MATERIALS		
		05/29/2018	71824870	ASPHALTIC MATERIALS		
		05/29/2018	71819477	ASPHALTIC MATERIALS		
		05/29/2018	71817158	ASPHALTIC MATERIALS		
		05/29/2018	71809135	ASPHALTIC MATERIALS		
Remit to: LOS ANGELES, CA					FYTD:	$34,037.02
WC BROWN WELDING, INC	234085	05/14/2018	BL#30006-YR2018	REFUND OF OVERPAYMENT FOR BL#30006		$93.16
Remit to: FONTANA, CA					FYTD:	$93.16
WELLS FARGO CORPORATE TRUST	22539	05/21/2018	1564139	TRUSTEE SERVICES-CFD#5 2007 TAX BONDS		$2,000.00
Remit to: MINNEAPOLIS, MN					FYTD:	$10,392,170.21
WEST COAST ARBORISTS, INC.	22588	05/29/2018	136291	TREE TRIMMING SERVICES-MAINTENANCE & OPERATION DIVISION		$1,540.00
Remit to: ANAHEIM, CA					FYTD:	$191,043.00

Attachment: May 2018 Payment Register (3149 : PAYMENT REGISTER - MAY 2018)

City of Moreno Valley

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For Period 5/1/2018 through 5/31/2018

CHECKS UNDER $25,000

Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description	Payment Amount
WESTERN MUNICIPAL WATER DISTRICT	234170	05/29/2018	23821-018258/AP8	WATER CHARGES-MARCH FIELD PARK COMMUNITY CTR.-BLDG. 938	$3,912.45
		05/29/2018	23821-018257/AP8	WATER CHARGES-MARCH FIELD PARK COMMUNITY CTR. LANDSCAPE	
		05/29/2018	23866-018292/AP8	WATER CHARGES-SKATE PARK	
		05/29/2018	24753-018620/AP8	WATER CHARGES-M.A.R.B. BALLFIELDS	
Remit to: ARTESIA, CA				FYTD:	$32,417.25
WILLDAN FINANCIAL SERVICES	22540	05/21/2018	010-37770	PROFESSIONAL SERVICES-PREPARATION OF BOUNDARY MAPS	$1,350.00
Remit to: TEMECULA, CA				FYTD:	$211,707.94

Attachment: May 2018 Payment Register (3149 : PAYMENT REGISTER - MAY 2018)

City of Moreno Valley

Payment Register

For Period 5/1/2018 through 5/31/2018

CHECKS UNDER $25,000

Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description	Payment Amount
XEROX CAPITAL SERVICES, LLC	22489	05/14/2018	090246291/CREDIT	COPIER LEASE/BILLABLE PRINTS-JUL17-CREDIT INVOICE 090596823 APPLIED	$9,238.91
		05/14/2018	092143848	COLOR COPIER EQUIPMENT LEASE-JAN18-GRAPHICS	
		05/14/2018	092237077	COPIER LEASE/BILLABLE PRINTS-JAN18-GRAPHICS	
		05/14/2018	090112259	COLOR COPIER EQUIPMENT LEASE-JUL17-GRAPHICS	
		05/14/2018	092457032	COLOR COPIER EQUIPMENT LEASE-FEB18-GRAPHICS	
		05/14/2018	090596824	COPIER BILLABLE PRINTS-JUL17 CORRECTED INVOICE-GRAPHICS	
		05/14/2018	092857605	COPIER LEASE/BILLABLE PRINTS-MAR18-GRAPHICS	
		05/14/2018	091477261	COLOR COPIER EQUIPMENT LEASE-NOV17-GRAPHICS	
		05/14/2018	091866942	COPIER LEASE/BILLABLE PRINTS-DEC17-GRAPHICS	
		05/14/2018	091477260	COPIER LEASE/BILLABLE PRINTS-NOV17-GRAPHICS	
		05/14/2018	091150404	COLOR COPIER EQUIPMENT LEASE-OCT17-GRAPHICS	
		05/14/2018	091150403	COPIER LEASE/BILLABLE PRINTS-OCT17-GRAPHICS	
		05/14/2018	090863625	COPIER LEASE/BILLABLE PRINTS-SEP17-GRAPHICS	
		05/14/2018	091811515	COLOR COPIER EQUIPMENT LEASE-DEC17-GRAPHICS	
		05/14/2018	090467468	COLOR COPIER EQUIPMENT LEASE-AUG17-GRAPHICS	
		05/14/2018	092457031	COPIER LEASE/BILLABLE PRINTS-FEB18-GRAPHICS	
		05/14/2018	090798354	COLOR COPIER EQUIPMENT LEASE-SEP17-GRAPHICS	
		05/14/2018	092803005	COLOR COPIER EQUIPMENT LEASE-MAR18-GRAPHICS	
		05/14/2018	090596825	COPIER LEASE/BILLABLE PRINTS-AUG17-GRAPHICS	
	22541	05/21/2018	092803006	COLOR COPIER EQUIPMENT LEASE-MAR18-CRC	$7,820.60
		05/21/2018	092143849	COLOR COPIER LEASE/BILLABLE PRINTS-JAN18-CRC	
		05/21/2018	092143850	COLOR COPIER EQUIPMENT LEASE-JAN18-CRC	
		05/21/2018	092457034	COLOR COPIER EQUIPMENT LEASE-FEB18-CRC	
		05/21/2018	092857606	COLOR COPIER LEASE/BILLABLE PRINTS-MAR18-CRC	
		05/21/2018	093112348	COLOR COPIER EQUIPMENT LEASE-APR18-CRC	
		05/21/2018	093201819	COLOR COPIER LEASE/BILLABLE PRINTS-APR18-CRC	
		05/21/2018	092457033	COLOR COPIER LEASE/BILLABLE PRINTS-FEB18-CRC	

Attachment: May 2018 Payment Register (3149 : PAYMENT REGISTER - MAY 2018)

City of Moreno Valley

Payment Register

For Period 5/1/2018 through 5/31/2018

CHECKS UNDER $25,000

Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description	Payment Amount
XEROX CAPITAL SERVICES, LLC	22590	05/29/2018	093112347	COLOR COPIER EQUIPMENT LEASE-APR18-GRAPHICS	$981.37
		05/29/2018	093201818	COPIER LEASE/BILLABLE PRINTS-APR18-GRAPHICS	
Remit to: PASADENA, CA				FYTD:	$30,766.73
ZOLL MEDICAL CORPORATION	234114	05/21/2018	2681936	AUTOPULSE SYSTEM ACCESSORIES	$1,097.32
Remit to: CHELMSFORD, MA				FYTD:	$16,251.28

TOTAL CHECKS UNDER $25,000 **$900,150.22**

GRAND TOTAL **$12,250,555.76**

Attachment: May 2018 Payment Register (3149 : PAYMENT REGISTER - MAY 2018)

Report to City Council

TO:	Mayor and City Council
FROM:	Michael L. Wolfe, P.E., Public Works Director/City Engineer
AGENDA DATE:	August 21, 2018
TITLE:	ADOPT A RESOLUTION CERTIFYING A MITIGATED NEGATIVE DECLARATION FOR THE MORENO MASTER DRAINAGE PLAN LINE H-2 INTERIM STORM DRAIN, PROJECT NO. 804 0016

RECOMMENDED ACTION

Recommendation:

Adopt Resolution No. 2018-XX, a Resolution of the City Council of the City of Moreno Valley, California, certifying a Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Moreno Master Drainage Plan Line H-2 Interim Storm Drain Project.

SUMMARY

This report recommends certifying a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program for the Moreno Master Drainage Plan Line H-2 Interim Storm Drain project. The City Planning Division of the Community Development Department has reviewed the project for conformance with the California Environmental Quality Act (CEQA) and City requirements and determined that various mitigation measures will be incorporated into the project specifications for the purpose of reducing all potential environmental impacts to an acceptable level. This project is included in the current approved Capital Improvement Plan (CIP) and is eligible for funding by the Moreno Master Drainage Plan (MDP) fees.

DISCUSSION

The Line H-2 segment from Alessandro Boulevard to Brodiaea Avenue is not currently constructed, and therefore storm water in this area currently backs up at Alessandro Boulevard and Oliver Street, diverts through the property of Discovery Church, then crosses another two properties to reach the inlet at Brodiaea Avenue. This water course

has resulted in major sediment accumulation and flooding on properties during storm events. In addition, the diverted alignment does not have adequate drainage capacity to convey the ultimate flow rate identified in the 2015 Moreno MDP study. This project proposes to construct an inlet structure at the northwest corner of the intersection of Oliver Street and Alessandro Boulevard, a drainage pipe crossing at Alessandro Boulevard, and an earthen trapezoidal channel (1,750 feet long-with an adjacent graded access). The channel would run south from Alessandro Boulevard to just north of Brodiaea Avenue, along the western border of vacant properties. This proposed interim channel aligns with the future Master Planned underground storm drain pipe and is to convey flows to the existing inlet just north of Brodiaea Avenue. The purpose of this channel is to reduce flooding due to sedimentation and debris build-up.

In May 2018, the City retained an environmental consulting firm, ECORP Consulting, to complete required technical studies as part of the CEQA documentation. Section 15070 (Title 14 – California Code of Regulations) of CEQA states that a Negative Declaration (ND) or an MND may be prepared for a project when the Initial Study indicates that no significant effects on the environment will result from project implementation or when mitigation measures as described in the Initial Study are incorporated in the project implementation. Based on the findings in the Initial Study prepared for the project, City Planning Division staff has determined that the preparation of an MND is recommended. The mitigation measures included in the Initial Study and ultimately incorporated into the project specifications will reduce all potential environmental impacts to an acceptable level in compliance with CEQA and the City's rules to implement CEQA. The Riverside County Flood Control and Water Conservation District (RCFC) recently completed the 2015 Moreno MDP study. This project's technical studies benefited by being able to reference the MDP study and its approval.

The City staff and RCFC staff are jointly implementing the project. RCFC is designing the project. The City is performing environmental clearance and securing right-of-way. Once the construction cost estimate is prepared, RCFC and the City will review the budget and determine the amount and type of funds needed and enter into a Cooperative Agreement. Once constructed, the City will maintain the project until such time that the ultimate system is built.

ALTERNATIVES

1. Adopt Resolution No. 2018-XX, a Resolution of the City Council of the City of Moreno Valley, California, certifying a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Moreno Master Drainage Plan Line H-2 Interim Storm Drain project. *This alternative will allow for the timely completion of the environmental clearance process under CEQA to move forward with the next phase of the project.*

2. Do not Adopt Resolution No. 2018-XX, a Resolution of the City Council of the City of Moreno Valley, California, certifying a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Moreno Master Drainage Plan Line H-2 Interim Storm Drain project. *This alternative will prevent the project*

from moving forward and delay the completion of the needed drainage improvements.

FISCAL IMPACT

There is no fiscal impact associated with the action item for this staff report. The preparation of the environmental document for this project is budgeted in the City's Fiscal Years 17/18 & 18/19 CIP. City staff is with working staff from RCFC on funding options for future projects phases.

ANTICIPATED PROJECT SCHEDULE:

The schedule is dependent upon funding from RCFC.

NOTIFICATION

Notifications were posted on the City's website, in the Press Enterprise, and with the State Clearinghouse. Copies of the draft Initial Study/MND were available at City Hall and on the City's website. No public comments were received.

PREPARATION OF STAFF REPORT

Prepared By:
Margery A. Lazarus, P.E.
Senior Engineer

Department Head Approval:
Michael L. Wolfe, P.E.
Public Works Director/City Engineer

Concurred By:
Henry Ngo, P.E.
Capital Projects Division Manager

Concurred By:
Albert Armijo
Interim Planning Manager

CITY COUNCIL GOALS

Public Safety. Provide a safe and secure environment for people and property in the community, control the number and severity of fire and hazardous material incidents, and provide protection for citizens who live, work and visit the City of Moreno Valley.

Public Facilities and Capital Projects. Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

CITY COUNCIL STRATEGIC PRIORITIES

1. **Economic Development**
2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

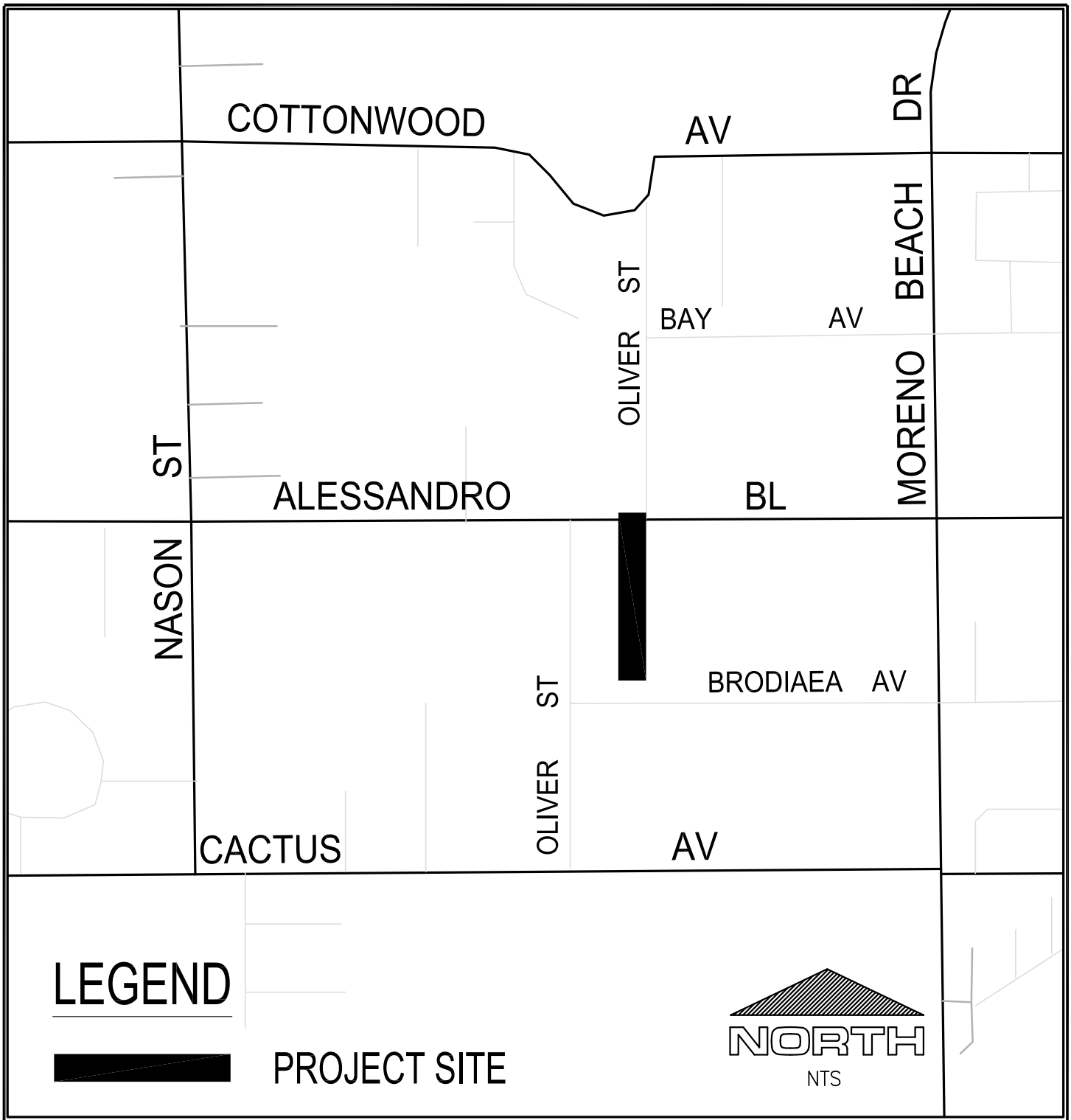
Objective 4.2: Develop and maintain a comprehensive Infrastructure Plan to invest in and deliver City infrastructure.

ATTACHMENTS

1. Location Map
2. Initial Study and Mitigated Negative Declaration and Responses to Comments
3. Resolution

APPROVALS

Budget Officer Approval	✓ Approved	8/08/18 7:49 AM
City Attorney Approval	✓ Approved	8/14/18 10:19 AM
City Manager Approval	✓ Approved	8/14/18 12:55 PM



LOCATION MAP

Public Works Department
Capital Projects Division

Scale: None

STORM DRAIN LINE H-2 INTERIM FACILITY

Attachment: Location Map (3151 : ADOPT A RESOLUTION CERTIFYING A MITIGATED NEGATIVE DECLARATION FOR THE MORENO MASTER

Final Initial Study and Mitigated Negative Declaration and Responses to Comments

MORENO MASTER DRAINAGE PLAN LINE H-2 INTERIM STORM DRAIN PROJECT

July 2018

Lead Agency:

City of Moreno Valley
14177 Frederick Street
Moreno Valley, CA 92552

Prepared by:

215 North 5th Street
Redlands, CA 92374

Attachment: Initial Study and Mitigated Negative Declaration and Responses to Comments (3151 : ADOPT A RESOLUTION CERTIFYING A

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MORENO MASTER DRAINAGE PLAN LINE H-2 INTERIM STORM DRAIN PROJECT

Final

Initial Study/Mitigated Negative Declaration

July 2018

Attachment: Initial Study and Mitigated Negative Declaration and Responses to Comments (3151 : ADOPT A RESOLUTION CERTIFYING A

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CONTENTS

Attachment: Initial Study and Mitigated Negative Declaration and Responses to Comments (3151 : ADOPT A RESOLUTION CERTIFYING A

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Attachment: Initial Study and Mitigated Negative Declaration and Responses to Comments (3151 : ADOPT A RESOLUTION CERTIFYING A

FINAL MITIGATED NEGATIVE DECLARATION
MORENO MDP LINE H-2 INTERIM STORM DRAIN PROJECT

Lead Agency: City of Moreno Valley

Project Proponent: City of Moreno Valley

Project Location: The Proposed Project is located within the City of Moreno Valley in northwest Riverside County (Figure 1). The project site is located south of Alessandro Boulevard at its easterly intersection with Oliver Street, just east of the Discovery Church, approximately 1.5 miles south of State Route (SR-60) and six miles east of Interstate 215 (I-215).

Project Description: The Proposed Project would construct an inlet structure at the northwest corner of the intersection of Oliver Street and Alessandro Boulevard, a drainage pipe crossing at Alessandro Boulevard, and an interim earthen trapezoidal channel (between 24 and 30 feet wide and approximately 1,750 feet long-with an adjacent graded access drive) just east of the Discovery Church. The channel would run south from Alessandro Boulevard, to just north of Brodiaea Avenue, along the western border of a vacant property located to the east of the Discovery Church. The proposed interim channel is anticipated to generally align with the future Master-Planned underground storm drain pipe and is designed to minimize environmental effects. The purpose of the proposed channel is to reduce flooding due to sedimentation and debris build-up.

Public Review Period: May 15, 2018 to June 13, 2018

Mitigation Measures Incorporated into the Project to Avoid Significant Effects:

Air Quality

Moreno MDP Revision Final PEIR Mitigation Measures Applicable to the Proposed Project

MM Air 1: For channel and basin Facilities, during construction, ozone precursor emissions from all vehicles and construction equipment shall be controlled by maintaining equipment engines in good condition, in proper tune per manufacturers' specifications. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction. Compliance with this measure shall be subject to periodic inspections by the Lead Agency or by means of another form of documentation as approved by the Lead Agency (i.e., Moreno Valley, Riverside County, or District).

Attachment: Initial Study and Mitigated Negative Declaration and Responses to Comments (3151 : ADOPT A RESOLUTION CERTIFYING A

MM Air 2: For channel and basin Facilities, to reduce construction vehicle (truck) idling while waiting to enter/exit the site, prior to issuance of grading permits, the contractor shall submit a traffic control plan that will describe in detail, safe detours to prevent traffic congestion to the best of the project's ability, and provide temporary traffic control measures during construction activities that will ensure smooth traffic flows. Pursuant to CCR Title 13 §2449(d)(3), construction equipment and truck idling times shall be prohibited in excess of five minutes on site. To reduce traffic congestion, and therefore NO_X, the plan shall include, as necessary, appropriate, and practicable, the following: dedicated turn lanes for movement of construction trucks and equipment on and off site, scheduling of construction activities that affect traffic flow on the arterial system to off-peak hours, rerouting of construction trucks away from congested streets or sensitive receptors, and/or signal synchronization to improve traffic flow. This measure applies to all projects, unless the Lead Agency determines that a traffic control plan is not warranted or feasible due to no impact on local roadways.

MM Air 3: For channel and basin Facilities, to minimize impacts related to particulate matter (PM_{10} and $PM_{2.5}$) generation from construction activities, consistent with SCAQMD Rule 403, it is required that fugitive dust generated by grading and construction activities be kept to a minimum with a goal of retaining dust on the site. The contractor shall be required to comply with the applicable provisions of SCAQMD Rule 403 and implement appropriate fugitive dust control measures that may include watering, stabilized construction access to reduce tracking of mud or dirt onto public roads, covering trucks hauling loose materials off-site, and street sweeping.

MM Air 4: For channel and basin Facilities, to reduce construction vehicle emissions contractor specification packages for Facility construction phases shall require construction equipment to meet EPA standards according to the following, unless a Facility (or Facilities)-specific air quality analysis is conducted at the time are actually designed and proposed for construction that determines impacts would be less than significant by adhering to the most current federal, state and local (e.g., (SCAQMD) regulations, and the District's standard regulatory practices:

- The contracting company's fleet of off-road diesel-powered construction equipment greater than 100 horsepower shall meet Tier 3 off-road emissions standards or better.
- Any emissions control device used by the contractor shall achieve Level 3 emissions reductions of no less than 85 percent for particulate matter, as specified by CARB regulations.
- A copy of the fleet's tier compliance documentation, and CARB or AQMD operating permit shall be available to the Lead Agency for such Facility (i.e., Moreno Valley, Riverside County, or District) at the time of mobilization of each applicable unit of equipment.

Attachment: Initial Study and Mitigated Negative Declaration and Responses to Comments (3151 : ADOPT A RESOLUTION CERTIFYING A

Biological Resources

Project Specific Mitigation Measures

BIO-1: Preconstruction Survey for Nesting Birds: If possible, ground disturbance activities shall be conducted during the non-breeding season for birds (approximately September 1 through February 14). This will avoid violations of the MBTA and California Fish and Game Code §§ 3503, 3503.5 and 3513. If activities with the potential to disrupt nesting birds are scheduled to occur during the bird breeding season (February 15 through August 31), a preconstruction nesting bird survey shall be conducted by a qualified biologist. The nest surveys shall include the project site and adjacent areas where project activities have the potential to cause nest failure. If no nesting birds are observed during the survey, site preparation and construction activities may begin. If nesting birds (including nesting raptors) are found to be present, avoidance or minimization measures shall be undertaken in consultation with CDFW. Measures may include establishment of an avoidance buffer until nesting has been completed and periodic nest monitoring by the project biologist. The width of the avoidance buffer will be determined by the project biologist. Typically this is a minimum of 300 feet from the nest site in all directions (500 feet is typically recommended by CDFW for raptors), until the juveniles have fledged and there has been no evidence of a second attempt at nesting. The monitoring biologist will monitor the nest(s) during construction and document any findings.

BIO-2: Biological Monitoring: A biologist shall be present to monitor all vegetation clearing activities during the nesting bird season (February 15 through August 31). A biological monitor shall perform biological clearance surveys at the start of each work day that vegetation clearing takes place to minimize impacts on nesting birds. The monitor will be responsible for ensuring that impacts to nesting birds and active nests will be avoided to the fullest extent possible. Biological monitoring shall take place until the project site has been completely cleared of any vegetation. If an active nest is identified, then the biological monitor shall establish an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall not occur within any disturbance limit buffer zones until the nest is deemed no longer active by the biologist.

BIO-3: Preconstruction Burrowing Owl Survey: A pre-construction survey for burrowing owls shall be completed within the project site no more than 30 days prior to construction activities in accordance with the Western Riverside MSHCP burrowing owl survey guidelines (County of Riverside 2006). If burrowing owls are observed during the preconstruction survey, a specific mitigation methodology for the owl shall be determined in order to reduce impacts to a level that is less than significant. Mitigation measures for any owls present could include avoidance of the owl burrows during their nesting season and/or passive relocation of burrowing owls.

BIO-4: Regulatory Permitting: Prior to the commencement of project construction activities that will impact the jurisdictional drainage on the project site, authorization for impacts shall be acquired through the permitting process from the USACE, RWQCB, and CDFW pursuant to the CWA Section 404 and 401 and California Fish and Game Code Section 1600, respectively. Project

Attachment: Initial Study and Mitigated Negative Declaration and Responses to Comments (3151 : ADOPT A RESOLUTION CERTIFYING A

specific mitigation for impacts to features jurisdictional to state and federal agencies will be determined during the permitting process.

BIO-5: Preparation of a DBESP: If impacts to potentially jurisdictional features are unavoidable, preparation of a Determination of Biologically Equivalent or Superior Preservation (DBESP) Report will be required to satisfy the MSHCP requirements with regard to riverine habitat impacts. This document will outline mitigation measures that will replace any lost functions and values of the habitat as it relates to MSHCP-covered species.

Cultural Resources

Project Specific Mitigation Measures

CUL-1: Prior to the issuance of a grading permit, the City of Moreno Valley shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

a. Project grading and development scheduling;

b. The Project archaeologist and the Consulting Tribes(s) as defined in CUL-1 shall attend the pre-grading meeting with the City, the construction manager, and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Resources Worker Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as needed basis; and

c. The City, Consulting Tribe(s), and Project archaeologist will follow the agreed protocols and stipulations in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

Attachment: Initial Study and Mitigated Negative Declaration and Responses to Comments (3151 : ADOPT A RESOLUTION CERTIFYING A

CUL-2: Prior to resuming ground disturbing activities, the City shall secure agreements with the consulting tribe(s) for tribal monitoring. The City is also required to provide a minimum of 30 days advance notice to the tribes of all ground disturbing activities. The Native American monitor shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed. If the Native American monitor(s) suspect that an archaeological resource may have been unearthed, the Project Archaeologist or the Native American monitor shall immediately redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the Native American monitor, the Project Archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.

CUL-3: In the event that cultural resources are discovered during the course of ground disturbing activities (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

a. One or more of the following treatments, in order of preference, shall be employed. Evidence of such shall be provided to the City of Moreno Valley Planning Department:

   i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources.

   ii. Onsite reburial of the discovered items, as detailed in the treatment plan required pursuant to Mitigation Measure CUL-2. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in CUL-2.

CUL-4: The City shall verify that the following note is included on the Grading Plan: "If any suspected archaeological resources are discovered during ground-disturbing activities and the Project Archaeologist or Native American monitor(s) are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the Project Archaeologist and the Native American monitor(s) to the site to assess the significance of the find."

CUL-5: If historic or cultural resources are uncovered during ground disturbing activities at the project site, work within 100 feet of the affected area must cease immediately and a qualified person meeting the Secretary of the Interior's standards (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director, in consultation with the State

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Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in CUL-2 before any further work commences in the affected area.

CUL-6: If human remains are discovered, the City shall comply with State Health and Safety Code Section 7050.5. No further disturbance shall occur within 100 feet of the affected area until the County Coroner has made necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the County Coroner determines that the remains are potentially Native American, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). The MLD may, with the permission of the landowner, inspect the site of the discovery of the Native American remains and may recommend to the landowner means for treating or disposing, with appropriate dignity, the human remains and any associated funerary objects. The MLD shall complete their inspection and make their recommendation within 48 hours of being granted access by the landowner to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and cultural items associated with Native American burials. Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this mitigation measure, with the MLD regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.

If the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner or his or her authorized representative, the landowner shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property where they were found in a location not subject to further and future subsurface disturbance. A record of the reburial shall be filed with the NAHC and the CHRIS-EIC. (California Public Resources Code 5097.98, General Plan Objective 23.3; CEQA).

Moreno MDP Revision Final PEIR Mitigation Measures Applicable to the Proposed Project

MM CR 4: Before the issuance of a Notice to Proceed with construction of any proposed MDP Facility, the proponent of the specific MDP Facility shall either:

a) Establish to the satisfaction of the Lead Agency for the specific MDP Facility (i.e., the District, City of Moreno Valley, or Riverside County), that no excavation or earth-moving activities shall take place within soils that are identified as Pleistocene-age or older alluvium; OR

b) Retain the services of a qualified paleontologist to review construction and grading plans and develop a paleontological monitoring plan, if necessary. Any monitoring shall be restricted to undisturbed older alluvium, which might be present below the surface. To

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avoid construction delays, the monitor shall be prepared to quickly salvage fossils, as they are unearthed. The monitor shall remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall have the authority to temporarily halt or divert grading equipment to allow for the removal of abundant or large specimens. If the paleontologist determines that monitoring is not necessary, the paleontologist shall prepare a memo documenting such to the satisfaction of the Lead Agency.

MM CR 5: A qualified paleontologist shall be retained to evaluate any recovered paleontological specimens. If the qualified paleontologist deems recovered resources as rare, substantial, or otherwise unique, the resources shall be prepared and stabilized for formal identification and permanent preservation.

MM CR 6: Identification and curation of recovered paleontological specimens into an established accredited museum repository with permanent retrievable paleontological storage shall be required for recovered resources identified by the by the qualified paleontologist (retained via MM CR 5) as rare, substantial, or otherwise unique.

MM CR 7: Preparation of a report of findings with an appended itemized inventory of paleontological specimens shall be required. The submittal of the report to the applicable Lead Agency (i.e., District, Moreno Valley, Riverside County) and the curation of the specimens identified by the qualified paleontologist (retained via MM CR 5) as rare, substantial, or otherwise unique into an established, accredited museum repository would signify the completion of the mitigation program.

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SECTION 1.0 INTRODUCTION

This document is the Final Initial Study/Mitigated Negative Declaration (IS/MND), including the Responses to Comments and the Mitigation Monitoring and Reporting Plan, for the Moreno Valley Master Drainage Plan (MDP) Line H-2 Interim Storm Drain Project (Proposed Project). It has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resource Code Section 21000 et. seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.), as amended. This Final IS/MND document supplements the Draft IS/MND released for public review on May 15, 2018. The Draft IS/MND is incorporated into this Final IS/MND by reference.

The City of Moreno Valley is the Lead Agency for the Proposed Project. On May 15, 2018 the City of Moreno Valley distributed the Draft IS/MND for the Proposed Project to public agencies and the general public for review and comment. In accordance with the State CEQA Guidelines, a 30-day review period, which ended on June 13, 2018, was completed. During the public review period, one comment letter on the Draft IS/MND were received. This Final IS/MND and MMRP document is organized as follows:

- Section 1.0 provides a discussion of the purpose of the document and discusses the structure of the document;
- Section 2.0 contains a summary of the project description;
- Section 3.0 includes the comment letters received and responses to these comments; and
- Section 4.0 contains the Mitigation Monitoring and Reporting Plan (MMRP).

This Final IS/MND and MMRP document and the Draft IS/MND together constitute the environmental document for the Proposed Project.

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SECTION 2.0 PROJECT OVERVIEW

2.1 Project Location

The Proposed Project is located within the City of Moreno Valley in northwest Riverside County (Figure 1). The project site is located south of Alessandro Boulevard at its easterly intersection with Oliver Street, just east of the Discovery Church, approximately 1.5 miles south of State Route (SR-60) and six miles east of Interstate 215 (I-215).

2.2 Project Background

The Moreno MDP was adopted in August 1980 with the purpose of identifying the network of drainage facilities required to alleviate known and anticipated drainage complications within the eastern portion of the City of Moreno Valley (within the Moreno watershed). The Moreno watershed is generally bound by Lasselle Street to the west, Theodore Street to the east, the Badlands area to the north, and the City of Moreno Valley boundary to the south.

In 1991, the original MDP adopted for the Moreno watershed was revised due to higher density than anticipated development within the watershed boundaries. Since 1991, the City of Moreno Valley has experienced significant growth including updates to its general plan, approved zone changes, and continued population growth. By 2015, this prompted the Riverside County Flood Control and Water Conservation District (District) to once again revise the MDP to address new growth in the region. The MDP included Lateral H-2 which begins at the intersection of Bethany Road and Cottonwood Avenue as a 33-inch Reinforced Concrete Pipe (RCP) and extends southerly into a 39-inch RCP, to a 42-inch RCP, and eventually to a 54- inch RCP until its confluence with Line H-1 at Alessandro Boulevard. Line H-2 then resumes from the confluence with Line H-1 and Line H-1a approximately 650 feet east of Pearl Lane along Alessandro Boulevard as an 84-inch RCP. The 84-inch RCP extends southerly until its confluence with an existing portion of Line H-2 at Brodiaea Avenue.

The Line H-2 segment from Alessandro Boulevard to Brodiaea Avenue is not currently constructed; therefore, stormwater in this area currently flows through the Discovery Church parking lot. The Discovery Church parking lot contains an above ground concrete swale to convey flows through the parking lot during storm events. However, it does not have an adequate outlet to convey the ultimate condition flow rate identified in the updated 2015 Moreno MDP Study. In addition, and partially as a result, the Discovery Church parking lot has been subject to major sediment accumulation during storm events (RCFCWCD 2017).

2.3 Project Objectives

The objective of the Proposed Project is to protect life and property by reducing sediment buildup within the Discovery Church parking lot.

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2.4 Project Characteristics

To alleviate sediment accumulation at the Discovery Church parking lot the City of Moreno Valley is proposing to construct an interim channel to convey stormwater flows adjacent instead of through the parking lot. The interim channel would generally align with the future Moreno MDP Line H-2, an underground storm drain pipe from Alessandro Boulevard to Brodiaea Avenue.

Proposed improvements would include the construction of an inlet structure at the northwest corner of the intersection of Oliver Street and Alessandro Boulevard and installation of one or two 42-inch reinforced concrete pipe (RCP) culverts beneath Alessandro Boulevard from the inlet structure to the eastern boundary of the Discovery Church parking lot. Flows that would normally continue west toward the three existing culverts that convey flow into the Discovery Church parking lot would be intercepted by the one or two 42-inch RCP culverts. Water would then flow through the proposed culverts into a riprap apron south of Alessandro Boulevard, then into an 8-foot wide and 3-foot deep unlined channel with 3 to 1 side slopes. The earthen channel would measure approximately 1,750 feet in length and contain twelve one-foot high check dams distributed along its length every 90 feet to promote sedimentation and minimize flow velocity. The check dams would decrease the slope from 1.25 percent to an effective slope of approximately 0.2 percent, decreasing channel erosion. The earthen channel would discharge flows into the existing Line H-2 inlet facility located at Brodiaea Avenue. Improvements would also include a 15-foot wide graded access road adjacent to the channel on its west side for maintenance access (Figure 3). The project site also includes an area of up to 200 feet east of the Discovery Church parcel line for the distribution of soil excavated during the construction of the proposed channel.

2.5 Project Timing

It is estimated that construction of the Proposed Project would take approximately three months and start in late 2018.

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SECTION 3.0 COMMENTS AND RESPONSES

This section of the document contains copies of the comment letters received during the 30-day public review period, which began on May 15, 2018 and ended on June 13, 2018. In conformance with Section 15088(a) of the State CEQA Guidelines, the City of Moreno Valley has considered comments on one (1) letter received during the review period. This letter and the response to the comment are provided in this section.

3.1 List of Comment Letters

Letter Number	Sender	Date Received
1	Governor's Office of Planning and Research	6/18/2018

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Letter 1 – Governor's Office of Planning and Research

EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT

KEN ALEX
DIRECTOR

June 13, 2018

RECEIVED
JUN 18 2018
PUBLIC WORKS DEPARTMENT
CAPITAL PROJECTS DIVISION

Margery Lazarus
City of Moreno Valley
14177 Frederick Street
Moreno Valley, CA 92552-0805

Subject: Moreno MDP Line H-2 Interim Storm Drain Project
SCH#: 2018051023

Dear Margery Lazarus:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on June 12, 2018, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. **1-1**

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
1-916-445-0613 FAX 1-916-558-3164 www.opr.ca.gov

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Letter 1 – continued

Document Details Report
State Clearinghouse Data Base

SCH#	**2018051023**
Project Title	Moreno MDP Line H-2 Interim Storm Drain Project
Lead Agency	Moreno Valley, City of
Type	**MND** Mitigated Negative Declaration
Description	The proposed project would construct an inlet structure at the northwest corner of the intersection of Oliver St and Alessandro Blvd, a drainage pipe crossing at Alessandro Blvd, and an interim earthen trapezoidal channel (between 24 and 30 ft wide and approx 1,750 ft long-with an adjacent graded access drive) just east of the Discovery Church. The channel would run south from Alessandro Blvd, to just north of Brodiaea Ave, along the western border of a vacant property located to the east of the Discovery Church. The proposed interim channel is anticipated to generally align with the future Master-Planned underground storm drain pipe and is designed to minimize environmental effects. The purpose of the proposed channel is to reduce flooding due to sedimentation and debris build-up.

Lead Agency Contact

Name	Margery Lazarus		
Agency	City of Moreno Valley		
Phone	(951) 413-3133	***Fax***	
email			
Address	14177 Frederick Street		
City	Moreno Valley	***State*** CA	***Zip*** 92552-0805

Project Location

County	Riverside				
City	Moreno Valley				
Region					
Lat / Long	33° 55' 1.76" N / 117° 10' 50.2" W				
Cross Streets	Alessandro Blvd and Oliver St				
Parcel No.	486240002, 486240011				
Township	3S	***Range*** 3W	***Section*** 15	***Base***	SBBM

Proximity to:

Highways	SR 60
Airports	
Railways	
Waterways	
Schools	Landmark MS
Land Use	undeveloped/R5 Residential - up to 5 du/ac/res: max. 5 du/ac

Project Issues	Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Cumulative Effects; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Growth Inducing; Landuse; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian
Reviewing Agencies	Resources Agency; Department of Fish and Wildlife, Region 6; Cal Fire; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 8; Office of Emergency Services, California; Native American Heritage Commission; Regional Water Quality Control Board, Region 8; State Water Resources Control Board, Division of Drinking Water

Date Received 05/14/2018 ***Start of Review*** 05/14/2018 ***End of Review*** 06/12/2018

Note: Blanks in data fields result from insufficient information provided by lead agency

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Letter 1 Response to Comments

Response to Comment 1-1:

This letter is an acknowledgement that the City of Moreno Valley has complied with the review requirements of CEQA. No response is required.

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SECTION 4.0 MITIGATION MONITORING AND REPORTING PLAN

4.1 Introduction

In accordance with CEQA, an IS/MND that identified adverse impacts related to the construction activity for the Moreno Valley Master Drainage Plan (MDP) Line H-2 Interim Storm Drain Project was prepared. The MND identified mitigation measures that would reduce or eliminate these impacts.

Section 21081.6 of the Public Resources Code and Sections 15091(d) and 15097 of the State CEQA Guidelines require public agencies to adopt a reporting and monitoring plan (MMRP) for 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. A MMRP is required for the Proposed Project, because the IS/MND identified potentially significant adverse impacts related to construction activity, and mitigation measures have been identified to mitigate these impacts. Adoption of the MMRP will occur along with approval of the Proposed Project.

4.2 Purpose of the Mitigation Monitoring and Reporting Plan

This MMRP has been prepared to ensure that all required mitigation measures are implemented and completed according to schedule and maintained in a satisfactory manner during the construction and operation of the Proposed Project, as required. The MMRP may be modified by the City of Moreno Valley during project implementation, as necessary, in response to changing conditions or other project refinements. Table 4-1 has been prepared to assist the responsible parties in implementing the MMRP. This table identifies the category of significant environmental impact(s), individual mitigation measures, monitoring and mitigation timing, responsible person/agency for implementing the measure, monitoring and reporting procedure, and notation space to confirm implementation of the mitigation measures. The numbering of the mitigation measures follows the numbering sequence in the IS/MND.

4.3 Roles and Responsibilities

The City of Moreno Valley, as Lead Agency, is responsible for oversight of compliance of the mitigation measures in the MMRP.

4.4 Mitigation Monitoring and Reporting Plan

The column categories identified in the MMRP table (Table 4-1) are described below.

- **Mitigation Measure** – This column lists the mitigation measures by number.
- **Monitoring Activity/Timing/Frequency/Schedule** – This column lists the activity to be monitored for each mitigation measure, the timing of each activity, and the frequency/schedule of monitoring for each activity.

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- **Implementation Responsibility/Verification** – This column identifies the entity responsible for complying with the requirements of the mitigation measure, and provides space for verification initials and date.
- **Responsibility for Oversight of Compliance/Verification** – This column provides the agency responsible for oversight of the mitigation implementation, and is to be dated and initialed by the agency representative based on the documentation provided by the construction contractor or through personal verification by agency staff.
- **Outside Agency Coordination** – this column lists any agencies with which the City of Moreno Valley may coordinate for implementation of the mitigation measure.
- **Comments** – this column provides space for written comments, if necessary.

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Table 4-1
Moreno MDP Line H-2 Interim Storm Drain Project
Mitigation Monitoring and Reporting Plan

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
Moreno MDP Revision Final PEIR Air Quality Mitigation Measures Applicable to the Proposed Project					
MM Air 1: For channel and basin Facilities, during construction, ozone precursor emissions from all vehicles and construction equipment shall be controlled by maintaining equipment engines in good condition, in proper tune per manufacturers' specifications. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction. Compliance with this measure shall be subject to periodic inspections by the Lead Agency or by means of another form of documentation as approved by the Lead Agency (i.e., Moreno Valley, Riverside County, or District).	**Activity:** Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction. **Timing:** During construction. **Frequency:** Periodic inspections by the Lead Agency	**Construction Contractor** Initials Date	**City of Moreno Valley** Initials Date	None	
MM Air 2: For channel and basin Facilities, to reduce construction vehicle (truck) idling while waiting to enter/exit the site, prior to issuance of grading permits, the contractor shall submit a traffic control plan that will describe in detail,	**Activity:** Develop and implement a traffic control plan. **Timing:**	**Construction Contractor** Initials	**City of Moreno Valley** Initials	None	

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
safe detours to prevent traffic congestion to the best of the project's ability, and provide temporary traffic control measures during construction activities that will ensure smooth traffic flows. Pursuant to CCR Title 13 §2449(d)(3), construction equipment and truck idling times shall be prohibited in excess of five minutes on site. To reduce traffic congestion, and therefore NOX, the plan shall include, as necessary, appropriate, and practicable, the following: dedicated turn lanes for movement of construction trucks and equipment on and off site, scheduling of construction activities that affect traffic flow on the arterial system to off-peak hours, rerouting of construction trucks away from congested streets or sensitive receptors, and/or signal synchronization to improve traffic flow. This measure applies to all projects, unless the Lead Agency determines that a traffic control plan is not warranted or feasible due to no impact on local roadways.	Prior to issuance of grading permit. **Frequency:** Once	Date	Date		
MM Air 3: For channel and basin Facilities, to minimize impacts related to particulate matter (PM10 and PM2.5) generation from construction activities, consistent with SCAQMD Rule 403, it is	**Activity:** Comply with the applicable provisions of SCAQMD Rule 403	**Construction Contractor**	**City of Moreno Valley**	Possible coordination with SCAQMD.	

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
required that fugitive dust generated by grading and construction activities be kept to a minimum with a goal of retaining dust on the site. The contractor shall be required to comply with the applicable provisions of SCAQMD Rule 403 and implement appropriate fugitive dust control measures that may include watering, stabilized construction access to reduce tracking of mud or dirt onto public roads, covering trucks hauling loose materials off-site, and street sweeping.	and implement appropriate fugitive dust control measures. **Timing:** During construction. **Frequency:** Periodic inspections by the Lead Agency	Initials Date	Initials Date		
MM Air 4: For channel and basin Facilities, to reduce construction vehicle emissions contractor specification packages for Facility construction phases shall require construction equipment to meet EPA standards according to the following, unless a Facility (or Facilities)-specific air quality analysis is conducted at the time are actually designed and proposed for construction that determines impacts would be less than significant by adhering to the most current federal, state and local (e.g., (SCAQMD) regulations, and the District's standard regulatory practices: • The contracting company's fleet of off-	**Activity:** Verify that all off-road diesel powered equipment greater than 100 HP used for construction of channel and basin facilities shall meet or exceed Tier 3 off-road emissions standards, OR Verify a Facility or Facilities specific air quality analysis has been completed and all impacts would be less than significant through adherence	**Construction Contractor** Initials Date	**City of Moreno Valley** Initials Date	Possible coordination with SCAQMD.	

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
road diesel-powered construction equipment greater than 100 horsepower shall meet Tier 3 off-road emissions standards or better. • Any emissions control device used by the contractor shall achieve Level 3 emissions reductions of no less than 85 percent for particulate matter, as specified by CARB regulations. • A copy of the fleet's tier compliance documentation, and CARB or AQMD operating permit shall be available to the Lead Agency for such Facility (i.e., Moreno Valley, Riverside County, or District) at the time of mobilization of each applicable unit of equipment.	to current regulations and the District's standard regulatory practices. **Timing:** During construction. **Frequency:** Periodic inspections by the Lead Agency				
Project Specific Biology Mitigation Measures					
BIO-1: Preconstruction Survey for Nesting Birds: If possible, ground disturbance activities shall be conducted during the non-breeding season for birds (approximately September 1 through February 14). This will avoid violations of the MBTA and California Fish and Game Code §§ 3503, 3503.5 and 3513. If activities with the	**Activity:** Preconstruction survey for nesting birds. **Timing:** No more than 30 days prior to	**Project Biologist** Initials	**City of Moreno Valley** Initials	Possible coordination with CDFW.	

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
potential to disrupt nesting birds are scheduled to occur during the bird breeding season (February 15 through August 31), a preconstruction nesting bird survey shall be conducted by a qualified biologist. The nest surveys shall include the project site and adjacent areas where project activities have the potential to cause nest failure. If no nesting birds are observed during the survey, site preparation and construction activities may begin. If nesting birds (including nesting raptors) are found to be present, avoidance or minimization measures shall be undertaken in consultation with CDFW. Measures may include establishment of an avoidance buffer until nesting has been completed and periodic nest monitoring by the project biologist. The width of the avoidance buffer will be determined by the project biologist. Typically this is a minimum of 300 feet from the nest site in all directions (500 feet is typically recommended by CDFW for raptors), until the juveniles have fledged and there has been no evidence of a second attempt at nesting. The monitoring biologist will monitor the nest(s) during construction and document any findings.	ground disturbing activities. **Frequency:** One time.	Date	Date		

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
BIO-2: Biological Monitoring: A biologist shall be present to monitor all vegetation clearing activities during the nesting bird season (February 15 through August 31). A biological monitor shall perform biological clearance surveys at the start of each work day that vegetation clearing takes place to minimize impacts on nesting birds. The monitor will be responsible for ensuring that impacts to nesting birds and active nests will be avoided to the fullest extent possible. Biological monitoring shall take place until the project site has been completely cleared of any vegetation. If an active nest is identified, then the biological monitor shall establish an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall not occur within any disturbance limit buffer zones until the nest is deemed no longer active by the biologist.	**Activity:** Monitor all vegetation clearing activities during the nesting bird season. **Timing:** During vegetation clearing activities. **Frequency:** As needed.	**Project Biologist** Initials Date	**City of Moreno Valley** Initials Date	None	
BIO-3: Preconstruction Burrowing Owl Survey: A pre-construction survey for burrowing owls shall be completed within the project site no more than 30 days prior to construction activities in accordance with the Western	**Activity:** Preconstruction survey for burrowing owls. **Timing:** No more than 30	**Project Biologist** Initials	**City of Moreno Valley** Initials	Possible coordination with CDFW.	

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
Riverside MSHCP burrowing owl survey guidelines (County of Riverside 2006). If burrowing owls are observed during the preconstruction survey, a specific mitigation methodology for the owl shall be determined in order to reduce impacts to a level that is less than significant. Mitigation measures for any owls present could include avoidance of the owl burrows during their nesting season and/or passive relocation of burrowing owls.	days prior to construction activities. **Frequency:** One time.	Date	Date		
BIO-4: Regulatory Permitting: Prior to the commencement of project construction activities that will impact the jurisdictional drainage on the project site, authorization for impacts shall be acquired through the permitting process from the USACE, RWQCB, and CDFW pursuant to the CWA Section 404 and 401 and California Fish and Game Code Section 1600, respectively. Project specific mitigation for impacts to features jurisdictional to state and federal agencies will be determined during the permitting process	**Activity:** Authorization for impacts shall be acquired through the permitting process from the USACE, RWQCB, and CDFW. **Timing:** Prior to the commencement of project construction activities that will impact the jurisdictional drainage on the project site.	**City of Moreno Valley** Initials Date	**City of Moreno Valley** Initials Date	USACE, RWQCB, and CDFW	

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
	Frequency: One time.				
BIO-5: Preparation of a DBESP: If impacts to potentially jurisdictional features are unavoidable, preparation of a Determination of Biologically Equivalent or Superior Preservation (DBESP) Report will be required to satisfy the MSHCP requirements with regard to riverine habitat impacts. This document will outline mitigation measures that will replace any lost functions and values of the habitat as it relates to MSHCP-covered species.	**Activity:** Prepare a Determination of Biologically Equivalent or Superior Preservation (DBESP) Report. **Timing:** Prior to impacting jurisdictional features. **Frequency:** One time.	**City of Moreno Valley** Initials Date	**City of Moreno Valley** Initials Date	Western Riverside County Regional Conservation Authority	
Project Specific Cultural Mitigation Measures					
CUL-1: Prior to the issuance of a grading permit, the City of Moreno Valley shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are	**Activity:** Archaeological monitoring of all mass grading and trenching activities. **Timing:** During ground disturbing construction	**Qualified Archaeologist** Initials	**City of Moreno Valley** Initials	Consulting Native American Tribal Governments	

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include: a. Project grading and development scheduling; b. The Project archaeologist and the Consulting Tribes(s) as defined in CUL-1 shall attend the pre-grading meeting with the City, the construction manager, and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the	activities. **Frequency:** As necessary during construction.	Date	Date		

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Resources Worker Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as needed basis; and c. The City, Consulting Tribe(s), and Project archaeologist will follow the agreed protocols and stipulations in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a					

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
cultural resources evaluation.					
CUL-2: Prior to resuming ground disturbing activities, the City shall secure agreements with the consulting tribe(s) for tribal monitoring. The City is also required to provide a minimum of 30 days advance notice to the tribes of all ground disturbing activities. The Native American monitor shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed. If the Native American monitor(s) suspect that an archaeological resource may have been unearthed, the Project Archaeologist or the Native American monitor shall immediately redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the Native American monitor, the Project Archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.	**Activity:** Tribal monitoring of all mass grading and trenching activities. **Timing:** During ground disturbing construction activities. **Frequency:** As necessary during construction.	**Tribal Monitor** Initials Date	**City of Moreno Valley** Initials Date	Consulting Native American Tribal Governments	

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
CUL-3: In the event that cultural resources are discovered during the course of ground disturbing activities (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries: a. One or more of the following treatments, in order of preference, shall be employed. Evidence of such shall be provided to the City of Moreno Valley Planning Department: i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources. ii. Onsite reburial of the discovered items, as detailed in the treatment plan required pursuant to Mitigation Measure CUL-2. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted	**Activity:** Treatment options in the event Native American cultural resources are found during monitoring. **Timing:** During ground disturbing construction activities. **Frequency:** As necessary during construction.	**Qualified Archaeologist and/or Consulting Native American Tribal Governments** Initials Date	**City of Moreno Valley** Initials Date	Consulting Native American Tribal Governments	

Attachment: Initial Study and Mitigated Negative Declaration and Responses to Comments (3151 : ADOPT

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
without the written consent of all Consulting Native American Tribal Governments as defined in CUL-2.					
CUL-4: The City shall verify that the following note is included on the Grading Plan: "If any suspected archaeological resources are discovered during ground-disturbing activities and the Project Archaeologist or Native American monitor(s) are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the Project Archaeologist and the Native American monitor(s) to the site to assess the significance of the find."	**Activity:** Note included on grading plan. **Timing:** During grading plan check. **Frequency: Once.**	**City of Moreno Valley** Initials Date	**City of Moreno Valley** Initials Date	None	
CUL-5: If historic or cultural resources are uncovered during ground disturbing activities at the project site, work within 100 feet of the affected area must cease immediately and a qualified person meeting the Secretary of the Interior's standards (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid,	**Activity:** Evaluation of historic or cultural resources and determination of how to avoid, minimize, or mitigate negative effects on the resource. **Timing:**	**Qualified Archaeologist** Initials Date	**City of Moreno Valley** Initials Date	Possible coordination with SHPO.	

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
minimize or mitigate negative effects on the historic, or prehistoric resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in CUL-2 before any further work commences in the affected area.	During ground disturbing construction activities. **Frequency:** As necessary during construction.				
CUL-6: If human remains are discovered, the City shall comply with State Health and Safety Code Section 7050.5. No further disturbance shall occur within 100 feet of the affected area until the County Coroner has made necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the County Coroner determines that the remains are potentially Native American, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). The MLD may, with the permission of the landowner, inspect the site of	**Activity:** In the event of a human remain find. **Timing:** During ground disturbing construction activities. **Frequency:** As necessary during construction.	**Qualified Archaeologist** Initials Date	**City of Moreno Valley** Initials Date	County Coroner Native American Heritage Commission	

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
the discovery of the Native American remains and may recommend to the landowner means for treating or disposing, with appropriate dignity, the human remains and any associated funerary objects. The MLD shall complete their inspection and make their recommendation within 48 hours of being granted access by the landowner to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and cultural items associated with Native American burials. Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this mitigation measure, with the MLD regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for					

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
treatment. If the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner or his or her authorized representative, the landowner shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property where they were found in a location not subject to further and future subsurface disturbance. A record of the reburial shall be filed with the NAHC and the CHRIS-EIC. (California Public Resources Code 5097.98, General Plan Objective 23.3; CEQA).					
Moreno MDP Revision Final PEIR Cultural Mitigation Measures Applicable to the Proposed Project					
MM CR 4: Before the issuance of a Notice to Proceed with construction of any proposed MDP Facility, the proponent of the specific MDP Facility shall either: a) Establish to the satisfaction of the Lead Agency for the specific MDP Facility (i.e.,	**Activity:** Ensure that a qualified paleontologist has reviewed plans and developed a paleontological monitoring plan if	**Qualified Paleontologist** Initials	**City of Moreno Valley** Initials	None	

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
the District, City of Moreno Valley, or Riverside County), that no excavation or earth-moving activities shall take place within soils that are identified as Pleistocene-age or older alluvium; OR b) Retain the services of a qualified paleontologist to review construction and grading plans and develop a paleontological monitoring plan, if necessary. Any monitoring shall be restricted to undisturbed older alluvium, which might be present below the surface. To avoid construction delays, the monitor shall be prepared to quickly salvage fossils, as they are unearthed. The monitor shall remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall have the authority to temporarily halt or divert grading equipment to allow for the removal of abundant or large specimens. If the paleontologist determines that monitoring is not necessary, the paleontologist shall prepare a memo documenting such to the	excavation or earth moving activities will take place within Pleistocene-age or older alluvium. Ensure monitoring, if needed, occurs. Excavation activities will cease if needed to allow for the removal of abundant or large specimens. **Timing:** During construction. **Frequency:** Periodic inspections by the Lead Agency	Date	Date		

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
satisfaction of the Lead Agency.					
MM CR 5: A qualified paleontologist shall be retained to evaluate any recovered paleontological specimens. If the qualified paleontologist deems recovered resources as rare, substantial, or otherwise unique, the resources shall be prepared and stabilized for formal identification and permanent preservation.	**Activity:** Ensure a qualified paleontologist is retained to evaluate any recovered specimens. **Timing:** During construction. **Frequency:** Once.	**City of Moreno Valley** Initials Date	**City of Moreno Valley** Initials Date	None	
MM CR 6: Identification and curation of recovered paleontological specimens into an established accredited museum repository with permanent retrievable paleontological storage shall be required for recovered resources identified by the by the qualified paleontologist (retained via MM CR 5) as rare, substantial, or otherwise unique.	**Activity:** Ensure any recovered rare, substantial, or otherwise unique paleontological specimens are identified and curated. **Timing:** During construction. **Frequency:**	**City of Moreno Valley** Initials Date	**City of Moreno Valley** Initials Date	Possible coordination with into an established accredited museum repository.	

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
	As needed.				
MM CR 7: Preparation of a report of findings with an appended itemized inventory of paleontological specimens shall be required. The submittal of the report to the applicable Lead Agency (i.e., District, Moreno Valley, Riverside County) and the curation of the specimens identified by the qualified paleontologist (retained via MM CR 5) as rare, substantial, or otherwise unique into an established, accredited museum repository would signify the completion of the mitigation program.	**Activity:** Ensure preparation and submittal of a report of any recovered rare, substantial, or otherwise unique paleontological specimens. **Timing:** After construction. **Frequency:** Once.	**City of Moreno Valley** Initials Date	**City of Moreno Valley** Initials Date	None	

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Initial Study and Draft Mitigated Negative Declaration

MORENO MASTER DRAINAGE PLAN LINE H-2 INTERIM STORM DRAIN PROJECT

May 2018

Lead Agency:

City of Moreno Valley
14177 Frederick Street
Moreno Valley, CA 92552

Prepared by:

215 N. Fifth Street
Redlands, CA 92374

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DRAFT MITIGATED NEGATIVE DECLARATION
MORENO MDP LINE H-2 INTERIM STORM DRAIN PROJECT

Lead Agency: City of Moreno Valley

Project Proponent: City of Moreno Valley

Project Location: The Proposed Project is located within the City of Moreno Valley in northwest Riverside County (Figure 1). The project site is located south of Alessandro Boulevard at its easterly intersection with Oliver Street, just east of the Discovery Church, approximately 1.5 miles south of State Route (SR-60) and six miles east of Interstate 215 (I-215).

Project Description: The Proposed Project would construct an inlet structure at the northwest corner of the intersection of Oliver Street and Alessandro Boulevard, a drainage pipe crossing at Alessandro Boulevard, and an interim earthen trapezoidal channel (between 24 and 30 feet wide and approximately 1,750 feet long-with an adjacent graded access drive) just east of the Discovery Church. The channel would run south from Alessandro Boulevard, to just north of Brodiaea Avenue, along the western border of a vacant property located to the east of the Discovery Church. The proposed interim channel is anticipated to generally align with the future Master-Planned underground storm drain pipe and is designed to minimize environmental effects. The purpose of the proposed channel is to reduce flooding due to sedimentation and debris build-up.

Public Review Period: May 15, 2018 to June 13, 2018

Mitigation Measures Incorporated into the Project to Avoid Significant Effects:

Air Quality

Moreno MDP Revision Final PEIR Mitigation Measures Applicable to the Proposed Project

MM Air 1: For channel and basin Facilities, during construction, ozone precursor emissions from all vehicles and construction equipment shall be controlled by maintaining equipment engines in good condition, in proper tune per manufacturers' specifications. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction. Compliance with this measure shall be subject to periodic inspections by the Lead Agency or by means of another form of documentation as approved by the Lead Agency (i.e., Moreno Valley, Riverside County, or District).

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MM Air 2: For channel and basin Facilities, to reduce construction vehicle (truck) idling while waiting to enter/exit the site, prior to issuance of grading permits, the contractor shall submit a traffic control plan that will describe in detail, safe detours to prevent traffic congestion to the best of the project's ability, and provide temporary traffic control measures during construction activities that will ensure smooth traffic flows. Pursuant to CCR Title 13 §2449(d)(3), construction equipment and truck idling times shall be prohibited in excess of five minutes on site. To reduce traffic congestion, and therefore NO_X, the plan shall include, as necessary, appropriate, and practicable, the following: dedicated turn lanes for movement of construction trucks and equipment on and off site, scheduling of construction activities that affect traffic flow on the arterial system to off-peak hours, rerouting of construction trucks away from congested streets or sensitive receptors, and/or signal synchronization to improve traffic flow. This measure applies to all projects, unless the Lead Agency determines that a traffic control plan is not warranted or feasible due to no impact on local roadways.

MM Air 3: For channel and basin Facilities, to minimize impacts related to particulate matter (PM_{10} and $PM_{2.5}$) generation from construction activities, consistent with SCAQMD Rule 403, it is required that fugitive dust generated by grading and construction activities be kept to a minimum with a goal of retaining dust on the site. The contractor shall be required to comply with the applicable provisions of SCAQMD Rule 403 and implement appropriate fugitive dust control measures that may include watering, stabilized construction access to reduce tracking of mud or dirt onto public roads, covering trucks hauling loose materials off-site, and street sweeping.

MM Air 4: For channel and basin Facilities, to reduce construction vehicle emissions contractor specification packages for Facility construction phases shall require construction equipment to meet EPA standards according to the following, unless a Facility (or Facilities)-specific air quality analysis is conducted at the time are actually designed and proposed for construction that determines impacts would be less than significant by adhering to the most current federal, state and local (e.g., (SCAQMD) regulations, and the District's standard regulatory practices:

- The contracting company's fleet of off-road diesel-powered construction equipment greater than 100 horsepower shall meet Tier 3 off-road emissions standards or better.
- Any emissions control device used by the contractor shall achieve Level 3 emissions reductions of no less than 85 percent for particulate matter, as specified by CARB regulations.
- A copy of the fleet's tier compliance documentation, and CARB or AQMD operating permit shall be available to the Lead Agency for such Facility (i.e., Moreno Valley, Riverside County, or District) at the time of mobilization of each applicable unit of equipment.

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Biological Resources

Project Specific Mitigation Measures

BIO-1: Preconstruction Survey for Nesting Birds: If possible, ground disturbance activities shall be conducted during the non-breeding season for birds (approximately September 1 through February 14). This will avoid violations of the MBTA and California Fish and Game Code §§ 3503, 3503.5 and 3513. If activities with the potential to disrupt nesting birds are scheduled to occur during the bird breeding season (February 15 through August 31), a preconstruction nesting bird survey shall be conducted by a qualified biologist. The nest surveys shall include the project site and adjacent areas where project activities have the potential to cause nest failure. If no nesting birds are observed during the survey, site preparation and construction activities may begin. If nesting birds (including nesting raptors) are found to be present, avoidance or minimization measures shall be undertaken in consultation with CDFW. Measures may include establishment of an avoidance buffer until nesting has been completed and periodic nest monitoring by the project biologist. The width of the avoidance buffer will be determined by the project biologist. Typically this is a minimum of 300 feet from the nest site in all directions (500 feet is typically recommended by CDFW for raptors), until the juveniles have fledged and there has been no evidence of a second attempt at nesting. The monitoring biologist will monitor the nest(s) during construction and document any findings.

BIO-2: Biological Monitoring: A biologist shall be present to monitor all vegetation clearing activities during the nesting bird season (February 15 through August 31). A biological monitor shall perform biological clearance surveys at the start of each work day that vegetation clearing takes place to minimize impacts on nesting birds. The monitor will be responsible for ensuring that impacts to nesting birds and active nests will be avoided to the fullest extent possible. Biological monitoring shall take place until the project site has been completely cleared of any vegetation. If an active nest is identified, then the biological monitor shall establish an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall not occur within any disturbance limit buffer zones until the nest is deemed no longer active by the biologist.

BIO-3: Preconstruction Burrowing Owl Survey: A pre-construction survey for burrowing owls shall be completed within the project site no more than 30 days prior to construction activities in accordance with the Western Riverside MSHCP burrowing owl survey guidelines (County of Riverside 2006). If burrowing owls are observed during the preconstruction survey, a specific mitigation methodology for the owl shall be determined in order to reduce impacts to a level that is less than significant. Mitigation measures for any owls present could include avoidance of the owl burrows during their nesting season and/or passive relocation of burrowing owls.

BIO-4: Regulatory Permitting: Prior to the commencement of project construction activities that will impact the jurisdictional drainage on the project site, authorization for impacts shall be acquired through the permitting process from the USACE, RWQCB, and CDFW pursuant to the CWA Section 404 and 401 and California Fish and Game Code Section 1600, respectively. Project

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specific mitigation for impacts to features jurisdictional to state and federal agencies will be determined during the permitting process.

BIO-5: Preparation of a DBESP: If impacts to potentially jurisdictional features are unavoidable, preparation of a Determination of Biologically Equivalent or Superior Preservation (DBESP) Report will be required to satisfy the MSHCP requirements with regard to riverine habitat impacts. This document will outline mitigation measures that will replace any lost functions and values of the habitat as it relates to MSHCP-covered species.

Cultural Resources

Project Specific Mitigation Measures

CUL-1: Prior to the issuance of a grading permit, the City of Moreno Valley shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

a. Project grading and development scheduling;

b. The Project archaeologist and the Consulting Tribes(s) as defined in CUL-1 shall attend the pre-grading meeting with the City, the construction manager, and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Resources Worker Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as needed basis; and

c. The City, Consulting Tribe(s), and Project archaeologist will follow the agreed protocols and stipulations in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

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CUL-2: Prior to resuming ground disturbing activities, the City shall secure agreements with the consulting tribe(s) for tribal monitoring. The City is also required to provide a minimum of 30 days advance notice to the tribes of all ground disturbing activities. The Native American monitor shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed. If the Native American monitor(s) suspect that an archaeological resource may have been unearthed, the Project Archaeologist or the Native American monitor shall immediately redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the Native American monitor, the Project Archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.

CUL-3: In the event that cultural resources are discovered during the course of ground disturbing activities (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

a. One or more of the following treatments, in order of preference, shall be employed. Evidence of such shall be provided to the City of Moreno Valley Planning Department:

   i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources.

   ii. Onsite reburial of the discovered items, as detailed in the treatment plan required pursuant to Mitigation Measure CUL-2. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in CUL-2.

CUL-4: The City shall verify that the following note is included on the Grading Plan: "If any suspected archaeological resources are discovered during ground-disturbing activities and the Project Archaeologist or Native American monitor(s) are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the Project Archaeologist and the Native American monitor(s) to the site to assess the significance of the find."

CUL-5: If historic or cultural resources are uncovered during ground disturbing activities at the project site, work within 100 feet of the affected area must cease immediately and a qualified person meeting the Secretary of the Interior's standards (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director, in consultation with the State

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Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in CUL-2 before any further work commences in the affected area.

CUL-6: If human remains are discovered, the City shall comply with State Health and Safety Code Section 7050.5. No further disturbance shall occur within 100 feet of the affected area until the County Coroner has made necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the County Coroner determines that the remains are potentially Native American, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). The MLD may, with the permission of the landowner, inspect the site of the discovery of the Native American remains and may recommend to the landowner means for treating or disposing, with appropriate dignity, the human remains and any associated funerary objects. The MLD shall complete their inspection and make their recommendation within 48 hours of being granted access by the landowner to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and cultural items associated with Native American burials. Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this mitigation measure, with the MLD regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.

If the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner or his or her authorized representative, the landowner shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property where they were found in a location not subject to further and future subsurface disturbance. A record of the reburial shall be filed with the NAHC and the CHRIS-EIC. (California Public Resources Code 5097.98, General Plan Objective 23.3; CEQA).

Moreno MDP Revision Final PEIR Mitigation Measures Applicable to the Proposed Project

MM CR 4: Before the issuance of a Notice to Proceed with construction of any proposed MDP Facility, the proponent of the specific MDP Facility shall either:

a) Establish to the satisfaction of the Lead Agency for the specific MDP Facility (i.e., the District, City of Moreno Valley, or Riverside County), that no excavation or earth-moving activities shall take place within soils that are identified as Pleistocene-age or older alluvium; OR

b) Retain the services of a qualified paleontologist to review construction and grading plans and develop a paleontological monitoring plan, if necessary. Any monitoring shall be restricted to undisturbed older alluvium, which might be present below the surface. To

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avoid construction delays, the monitor shall be prepared to quickly salvage fossils, as they are unearthed. The monitor shall remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall have the authority to temporarily halt or divert grading equipment to allow for the removal of abundant or large specimens. If the paleontologist determines that monitoring is not necessary, the paleontologist shall prepare a memo documenting such to the satisfaction of the Lead Agency.

MM CR 5: A qualified paleontologist shall be retained to evaluate any recovered paleontological specimens. If the qualified paleontologist deems recovered resources as rare, substantial, or otherwise unique, the resources shall be prepared and stabilized for formal identification and permanent preservation.

MM CR 6: Identification and curation of recovered paleontological specimens into an established accredited museum repository with permanent retrievable paleontological storage shall be required for recovered resources identified by the by the qualified paleontologist (retained via MM CR 5) as rare, substantial, or otherwise unique.

MM CR 7: Preparation of a report of findings with an appended itemized inventory of paleontological specimens shall be required. The submittal of the report to the applicable Lead Agency (i.e., District, Moreno Valley, Riverside County) and the curation of the specimens identified by the qualified paleontologist (retained via MM CR 5) as rare, substantial, or otherwise unique into an established, accredited museum repository would signify the completion of the mitigation program.

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LIST OF TABLES

LIST OF FIGURES

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ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
AQMP	Air Quality Management Plan
BMPs	Best Management Practices
CalEEMod	California Emissions Estimator Model
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CO	Carbon Monoxide
CO_2	Carbon Dioxide
CO_2e	Carbon Dioxide Equivalent
CRHR	California Register of Historic Places
CWA	California Water Act
DTSC	Department of Toxic Substances Control
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
FEIR	Final Environmental Impact Report
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
GHGs	Greenhouse Gases
MBTA	Migratory Bird Treaty Act
MLD	Most Likely Descendent
MND	Mitigated Negative Declaration
MSHCP	Multiple Species Habitat Conservation Plan
NAHC	Native American Heritage Commission
ND	Negative Declaration
NPDES	National Pollutant Discharge Elimination System
NO_x	Nitrogen Oxides
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
PM_{10} and $PM_{2.5}$	Particulate Matter
ROG	Reactive Organic Gases
RWQCB	Regional Water Quality Control Board
USACE	United States Army Corps of Engineers
SCAQMD	South Coast Air Quality Management District
SoCAB	South Coast Air Basin
SR	State Route
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board

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SECTION 1.0 BACKGROUND

1.1 Summary

Project Title: Moreno MDP Line H-2 Interim Storm Drain Project

Lead Agency Name and Address: City of Moreno Valley
14177 Frederick Street
Moreno Valley, CA 92552

Contact Person and Phone Number: Margery Lazarus, P.E.
Senior Engineer
Public Works
(951) 413-3133

Project Location: The Proposed Project is located within the City of Moreno Valley in northwest Riverside County. The project site is located south of the intersection of Alessandro Boulevard and Oliver Street, just east of the Discovery Church, approximately 1.5 miles south of State Route 60 (SR-60) and six miles east of Interstate 215 (I-215).

General Plan Designation: Residential: Max. 5 du/ac

Zoning: R5 Residential- Up to 5 du/ac

1.2 Introduction

The City of Moreno Valley is the Lead Agency for this Initial Study. The Initial Study has been prepared to identify and assess the anticipated environmental impacts of the Moreno Valley Master Drainage Plan (MDP) Line H-2 Interim Storm Drain Project (Proposed Project). This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Pub. Res. Code, Section 21000 *et seq.*) and State CEQA Guidelines (14 CCR 15000 *et seq.*). CEQA requires that all state and local government agencies consider the environmental consequences of Projects over which they have discretionary authority before acting on those Projects. A CEQA Initial Study is generally used to determine which CEQA document is appropriate for a Project (Negative Declaration [ND], Mitigated Negative Declaration [MND], or Environmental Impact Report [EIR]).

1.3 Surrounding Land Uses/Environmental Setting

The Proposed Project is located within the City of Moreno Valley in northwest Riverside County (Figure 1 and 2). The project site is located south of the intersection of Alessandro Boulevard and Oliver Street, just east of the Discovery Church, approximately 1.5 miles south of State Route SR-60 and six miles east of I-

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215. The project site is currently zoned Residential (R5 Residential- Up to 5 du/ac) and the areas surrounding the project site are zoned for Residential and Residential Agriculture (City of Moreno Valley 2006a). Surrounding land uses are described in Table 1-1 below.

Table 1-1. Surrounding Land Uses

Title	Land Use
Project Site	Disturbed; (R5) Residential: Max. 5 du/ac
North	Disturbed/Old Agricultural Fields; (R3) Residential: Max. 3 du/ac
East	Disturbed/Old Agricultural Fields; (R5) Residential: Max. 5 du/ac
South	Residential; (R5) Residential: Max. 5 du/ac
West	Discovery Church; (R5) Residential: Max. 5 du/ac

Source: City of Moreno Valley 2017

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Location: N:\2017\2017-073.003 Moreno MDP Line H-2\MAPS\Cultural Resources\location maps\MMDP_Vicinity_20171208.mxd (AMM)-amyers 12/8/2017

Map Date: 12/8/2017

Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

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Figure 1. Project Vicinity

2017-073 Moreno MDP Line H-2

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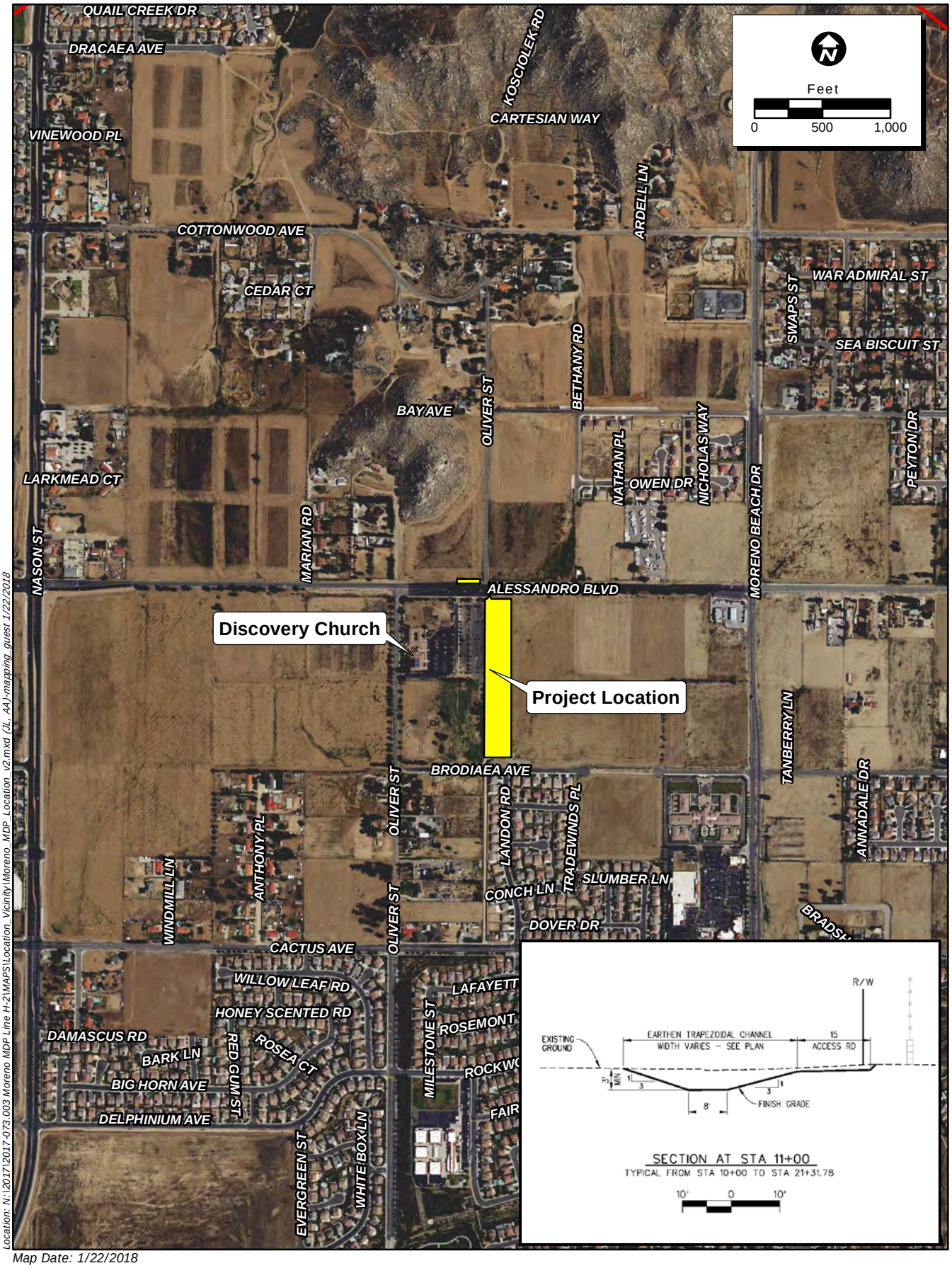

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Map Date: 1/22/2018
Source: ESRI

Figure 2. Project Location

2017-073.003 Moreno MDP Line H-2

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SECTION 2.0 PROJECT DESCRIPTION

2.1 Project Background

The Moreno MDP was adopted in August 1980 with the purpose of identifying the network of drainage facilities required to alleviate known and anticipated drainage complications within the eastern portion of the City of Moreno Valley (within the Moreno watershed). The Moreno watershed is generally bound by Lasselle Street to the west, Theodore Street to the east, the Badlands area to the north, and the City of Moreno Valley boundary to the south.

In 1991, the original MDP adopted for the Moreno watershed was revised due to higher density than anticipated development within the watershed boundaries. Since 1991, the City of Moreno Valley has experienced significant growth including updates to its general plan, approved zone changes, and continued population growth. By 2015, this prompted the Riverside County Flood Control and Water Conservation District (District) to once again revise the MDP to address new growth in the region. The MDP included Lateral H-2 which begins at the intersection of Bethany Road and Cottonwood Avenue as a 33-inch Reinforced Concrete Pipe (RCP) and extends southerly into a 39-inch RCP, to a 42-inch RCP, and eventually to a 54- inch RCP until its confluence with Line H-1 at Alessandro Boulevard. Line H-2 then resumes from the confluence with Line H-1 and Line H-1a approximately 650 feet east of Pearl Lane along Alessandro Boulevard as an 84-inch RCP. The 84-inch RCP extends southerly until its confluence with an existing portion of Line H-2 at Brodiaea Avenue.

The Line H-2 segment from Alessandro Boulevard to Brodiaea Avenue is not currently constructed; therefore, stormwater in this area currently flows through the Discovery Church parking lot. The Discovery Church parking lot contains an above ground concrete swale to convey flows through the parking lot during storm events. However, it does not have an adequate outlet to convey the ultimate condition flow rate identified in the updated 2015 Moreno MDP Study. In addition, and partially as a result, the Discovery Church parking lot has been subject to major sediment accumulation during storm events (RCFCWCD 2017).

2.2 Project Objectives

The objective of the Proposed Project is to protect life and property by reducing sediment buildup within the Discovery Church parking lot.

2.3 Project Characteristics

To alleviate sediment accumulation at the Discovery Church parking lot the City of Moreno Valley is proposing to construct an interim channel to convey stormwater flows adjacent instead of through the parking lot. The interim channel would generally align with the future Moreno MDP Line H-2, an underground storm drain pipe from Alessandro Boulevard to Brodiaea Avenue.

Proposed improvements would include the construction of an inlet structure at the northwest corner of the intersection of Oliver Street and Alessandro Boulevard and installation of one or two 42-inch

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reinforced concrete pipe (RCP) culverts beneath Alessandro Boulevard from the inlet structure to the eastern boundary of the Discovery Church parking lot. Flows that would normally continue west toward the three existing culverts that convey flow into the Discovery Church parking lot would be intercepted by the one or two 42-inch RCP culverts. Water would then flow through the proposed culverts into a riprap apron south of Alessandro Boulevard, then into an 8-foot wide and 3-foot deep unlined channel with 3 to 1 side slopes. The earthen channel would measure approximately 1,750 feet in length and contain twelve one-foot high check dams distributed along its length every 90 feet to promote sedimentation and minimize flow velocity. The check dams would decrease the slope from 1.25 percent to an effective slope of approximately 0.2 percent, decreasing channel erosion. The earthen channel would discharge flows into the existing Line H-2 inlet facility located at Brodiaea Avenue. Improvements would also include a 15-foot wide graded access road adjacent to the channel on its west side for maintenance access (Figure 3). The project site also includes an area of up to 200 feet east of the Discovery Church parcel line for the distribution of soil excavated during the construction of the proposed channel.

2.4 Project Timing

It is estimated that construction of the Proposed Project would take approximately three months and start in the summer of 2018.

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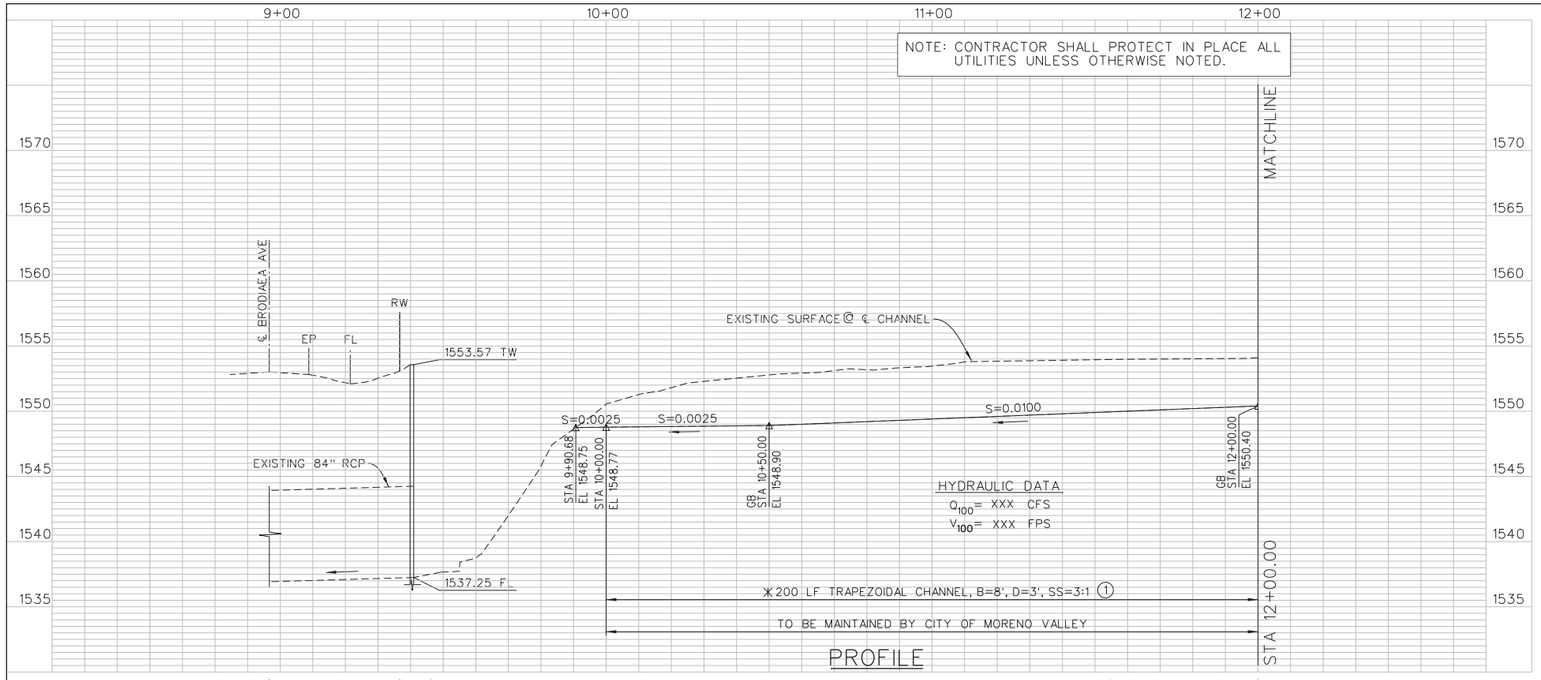
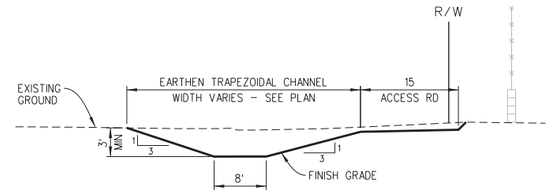
NOTE: CONTRACTOR SHALL PROTECT IN PLACE ALL UTILITIES UNLESS OTHERWISE NOTED.



PROFILE



SECTION AT STA 11+00

TYPICAL FROM STA 10+00 TO STA 21+31.78

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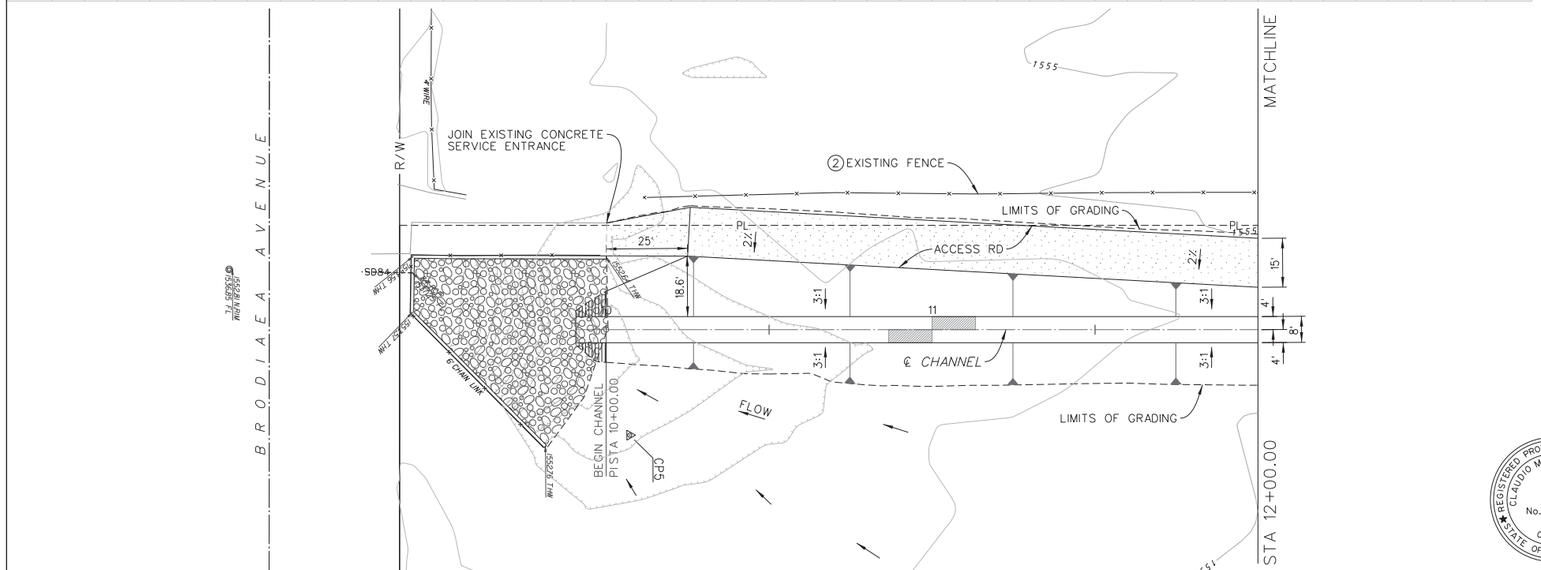

NOTES

(1) CONSTRUCT EARTHEN TRAPEZOIDAL CHANNEL PER CH324.

(2) PROTECT IN PLACE.

PLAN

20' 0 20'

CITY OF MORENO VALLEY APPROVED BY: CITY ENGINEER DATE:	Don't Dig...Until You Call U.S.A. Toll Free 1-800-227-2600 for the location of buried utility lines. Don't disrupt vital services. TWO WORKING DAYS BEFORE YOU DIG	BENCH MARK Z-XXXXX XXX XXX XXX XXX XXX EL. XXX	REVISIONS REF. / DESCRIPTION / APPR. / DATE
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT DESIGNED BY: H. MILLER DRAWN BY: M. ARMENTA DATE DRAWN: OCT. 2017 RECOMMENDED FOR APPROVAL BY: CHIEF, DESIGN & CONSTRUCTION DATE: APPROVED BY: GENERAL MANAGER–CHIEF ENGINEER DATE:	MORENO–ALLESSANDRO INTERIM FACILITY STAGE 1 STA 10+00 TO STA 12+00	PROJECT NO. 4–0–00745 DRAWING NO. 4–1118 SHEET NO. 2 OF 6	

REGISTERED PROFESSIONAL ENGINEER – CLAUDIO MANUEL PADRES – No. 70355 – CIVIL – STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER – SIMON TSE – No. 83232 – CIVIL – STATE OF CALIFORNIA

★ PRELIMINARY ★ PLANS SUBJECT TO REVISION

Map Date: October 2017
Photo (or Base) Source: RCFCWCD 2017

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Figure 3a. Site Plan

2017-073.003 Moreno MDP Line H-2

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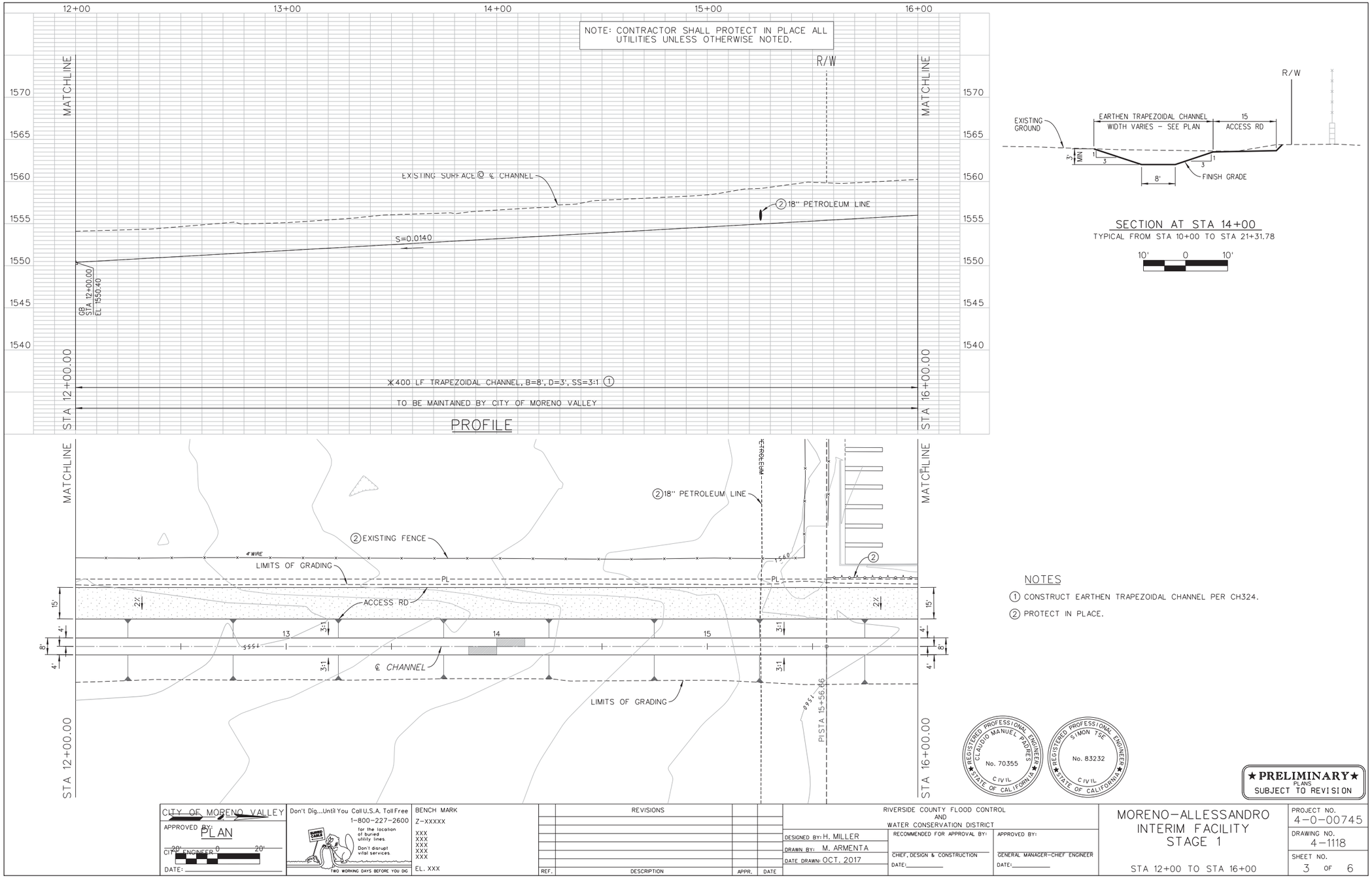

Map Date: October 2017
Photo (or Base) Source: RCFCWCD 2017

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Figure 3b. Site Plan

2017-073.003 Moreno MDP Line H-2

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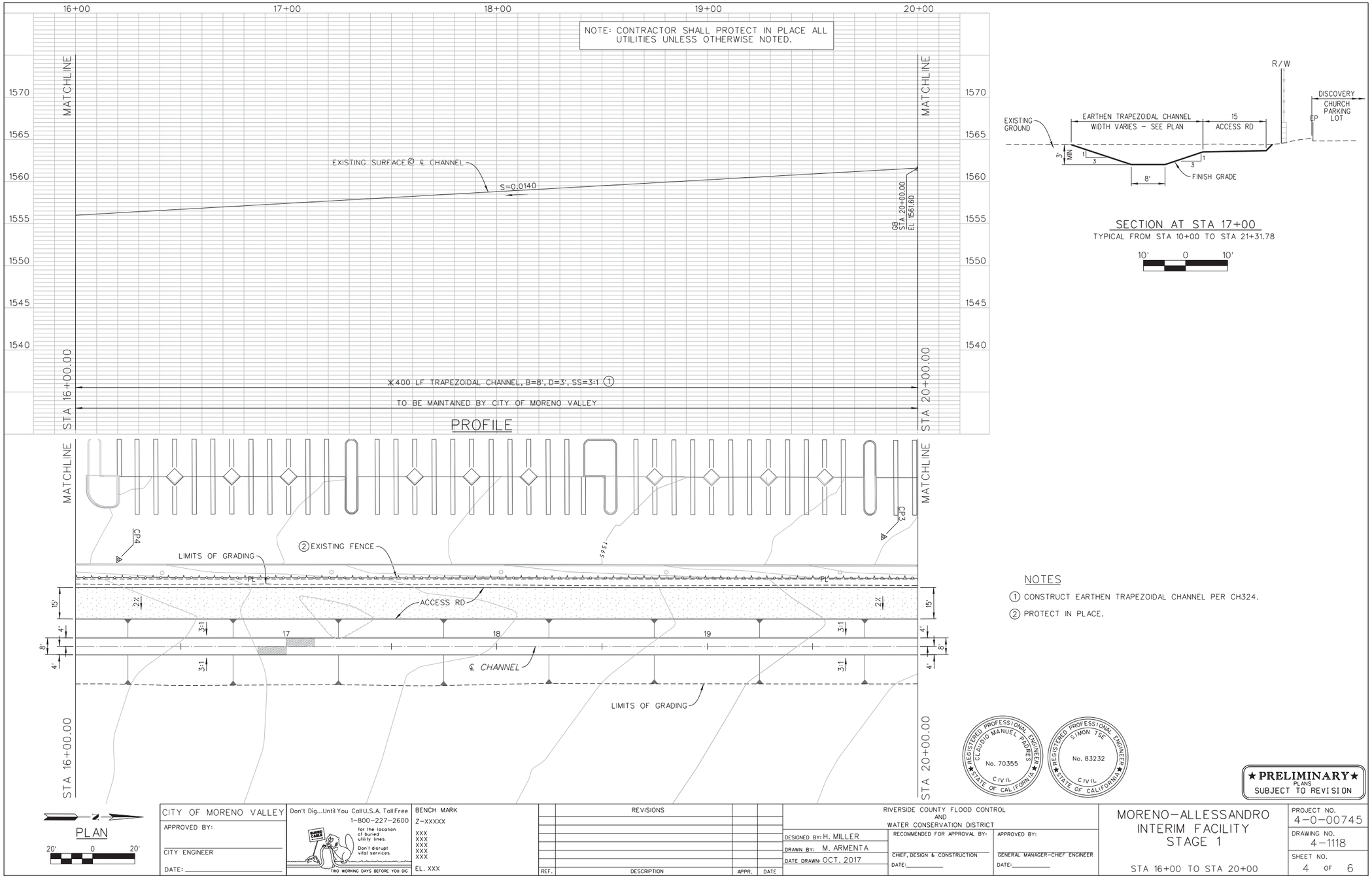

Map Date: October 2017
Photo (or Base) Source: RCFCWCD 2017

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Figure 3c. Site Plan

2017-073.003 Moreno MDP Line H-2

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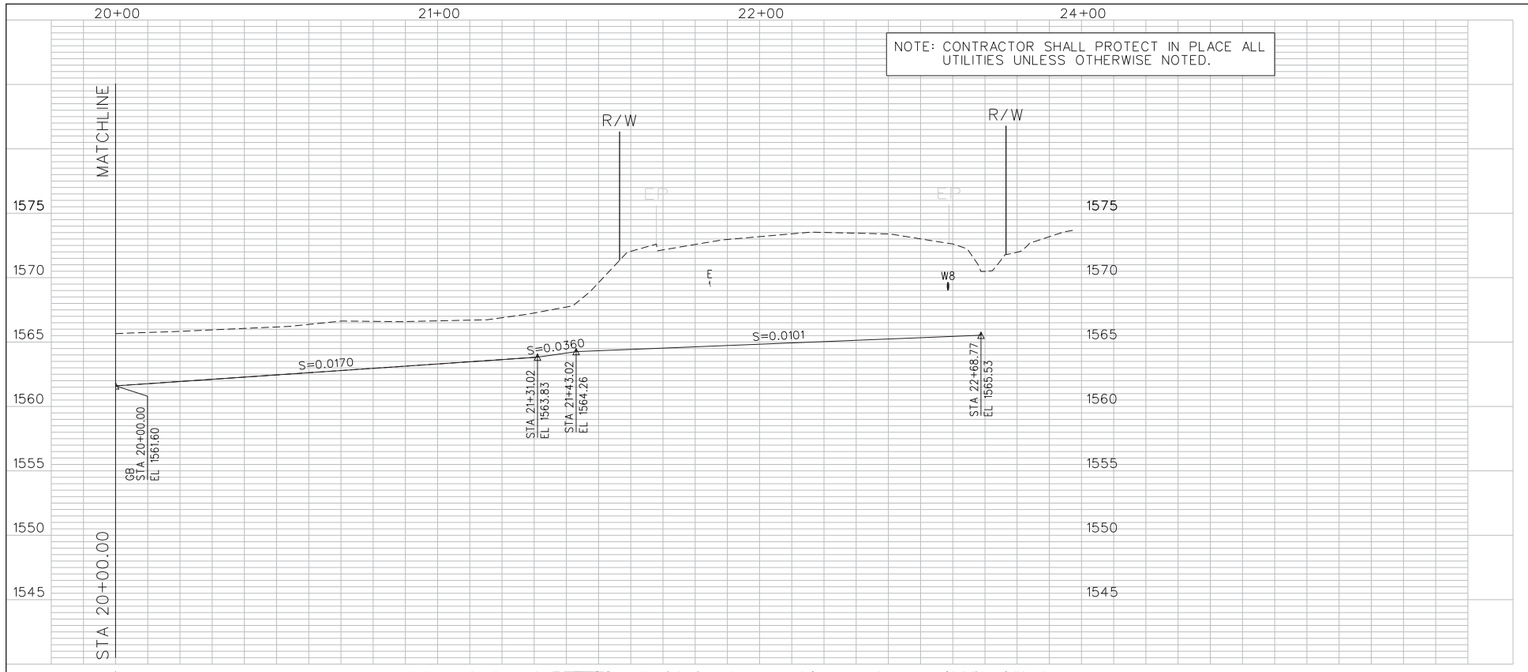

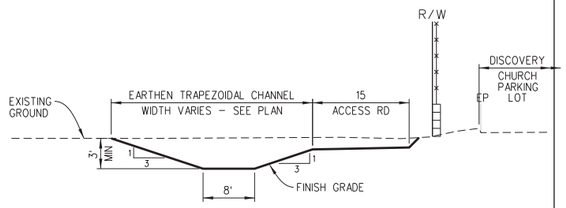

SECTION AT STA 20+50
TYPICAL FROM STA 10+00 TO STA 21+31.78

10' 0 10'

SECTION AT STA 22+00
TYPICAL FROM STA XX TO STA XX

10' 0 10'

NOTES

1. CONSTRUCT EARTHEN TRAPEZOIDAL CHANNEL PER CH324.
2. PROTECT IN PLACE.
3. INSTALL 2X42" RCP.

PLAN
20' 0 20'

CITY OF MORENO VALLEY
APPROVED BY:
CITY ENGINEER
DATE:

Don't Dig...Until You Call U.S.A. Toll Free 1-800-227-2600 for the location of buried utility lines. Don't disrupt vital services.
TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK
Z-XXXXX
XXX
XXX
XXX
XXX
XXX
EL. XXX

REF.	REVISIONS	APPR.	DATE

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
DESIGNED BY: H. MILLER
DRAWN BY: M. ARMENTA
DATE DRAWN: OCT. 2017
RECOMMENDED FOR APPROVAL BY:
CHIEF, DESIGN & CONSTRUCTION
DATE:
APPROVED BY:
GENERAL MANAGER-CHIEF ENGINEER
DATE:

REGISTERED PROFESSIONAL ENGINEER CLAUDIO MANUEL FAIFETS No. 70355 CIVIL STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER SIMON TSE No. 83232 CIVIL STATE OF CALIFORNIA

★PRELIMINARY★
PLANS SUBJECT TO REVISION

MORENO-ALLESSANDRO INTERIM FACILITY STAGE 1
STA 20+00 TO STA 23+00

PROJECT NO. 4-0-00745
DRAWING NO. 4-1118
SHEET NO. 5 OF 6

Map Date: October 2017
Photo (or Base) Source: RCFCWCD 2017

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Figure 3d. Site Plan

2017-073.003 Moreno MDP Line H-2

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2.5 Regulatory Requirements, Permits, and Approvals

The following approvals and regulatory permits would be required for implementation of the Proposed Project:

- USACE – Clean Water Act Section 404 Permit;
- RWQCB, Santa Ana Region – Clean Water Act Section 401 Permit; and
- CDFW – Fish and Game Code Section 1602 Streambed Alteration Agreement.

2.6 Consultation With California Native American Tribe(s)

The following California Native American tribes traditionally and culturally affiliated with the project area have been notified of the project: Agua Caliente Band of Cahuilla Indians, Morongo Band of Mission Indians, Pechanga Temecula Band of Luiseño Mission Indians, San Manuel Band of Mission Indians, Soboba Band of Luiseño Indians, Torres Martinez Desert Cahuilla Indians, and Rincon Band of Luiseño Indians. Only the Pechanga Temecula Band of Luiseño Mission Indians, San Manuel Band of Mission Indians, and the Soboba Band of Luiseño Indians have requested consultation pursuant to Public Resources Code section 21080.3.1. A summary of the consultation process is provided in Section 5.17 of this Initial Study.

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SECTION 3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

3.1 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.

☐ Aesthetics	☐ Hazards/Hazardous Materials	☐ Public Services
☐ Agriculture and Forestry Resources	☐ Hydrology/Water Quality	☐ Recreation
☐ Air Quality	☐ Land Use and Planning	☐ Transportation/Traffic
☐ Biological Resources	☐ Mineral Resources	☐ Tribal Cultural Resources
☐ Cultural Resources	☐ Noise	☐ Utilities and Service Systems
☐ Geology and Soils	☐ Paleontological Resources	☐ Mandatory Findings of Significance
☐ Greenhouse Gas Emissions	☐ Population and Housing	

Determination

On the basis of this initial evaluation:

I find that the Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☐

I find that although the 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 Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

I find that the Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the 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 Project, nothing further is required. ☐

Margery Lazarus, P.E.
Senior Engineer

5-8-18
Date

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SECTION 4.0 ENVIRONMENTAL CHECKLIST AND DISCUSSION

This IS prepared for the Proposed Project will be referring to the previously certified Moreno MDP Revision Final Program Environmental Impact Report (Final PEIR; SCH No. 2012041013; RCFCWCD 2015). The Proposed Project is an interim storm drain facility generally following the alignment of Line H-2 from the Moreno MDP Revision. Line H-2 is shown on Figure 2-1 of the Final PEIR. The Final PEIR was certified by the District's Board of Supervisors (Board) in April 2015. When the Board certified the Final PEIR, they also adopted the Mitigation Measure Summary, Mitigation Monitoring/Reporting Program, CEQA Findings, and a Statement of Overriding Considerations in regard to the potentially significant adverse impacts associated with the Moreno MDP Revision.

4.1 Aesthetics

4.1.1 Environmental Setting

Regional Setting

The City of Moreno Valley (City) is located in the northwest portion of Riverside County, bounded by the community of Edgemont to the west, the Badlands Mountain Range to the north and east, and the City of Perris to the south. The City lies on a relatively flat valley floor surrounded by rugged hills and mountains. The most prominent scenic resources within the City are visible from SR-60, the major transportation route in the area. Upon entering the City from the west, the dominant view is of the Box Springs Mountains to the immediate north and the Mount Russell foothills to the south. Moreno Peak is part of a prominent landform located south of SR-60 along Moreno Beach Drive. This landform only rises a few hundred feet above the valley floor but has a unique location near the center of the valley (City of Moreno Valley 2006b).

State Scenic Highways

The California Scenic Highway Program protects and enhances the scenic beauty of California's highways and adjacent corridors. A highway can be designated as scenic based on how much natural beauty can be seen by users of the highway, the quality of the scenic landscape, and if development impacts the enjoyment of the view. The project site is located 1.5 miles south of SR-60 and 5.75 miles east of I-215. Neither of these highways is designated as a State Scenic Highway by Caltrans (Caltrans 2017).

Visual Character of the Project Site

The project site encompasses a small area northwest of the intersection of Alessandro Boulevard and Oliver Street and an area between the eastern boundary of the Discovery Church parking lot and two adjacent privately owned undeveloped parcels in the City of Moreno Valley, Riverside County, California. The project site and surrounding vicinity are dominated by development, disturbances, and previous agricultural use. The project site is bordered by disturbed/old agricultural fields to the north and east, residential development to the south, and the Discovery Church to the west. The property immediately south of the Discovery Church and west of the project site is fenced, but the project site itself does not contain any fencing or structures.

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4.1.2 Aesthetics (I) Environmental Checklist and Discussion

Would the Project:		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐

The project site is bordered by disturbed/old agricultural fields to the north and east, residential development to the south, and Discovery Church to the west. Scenic vistas in the project area include views of Moreno Peak to the north of the project site. The Proposed Project would construct an inlet structure, install one or two RCP culverts beneath Alessandro Boulevard, and construct an earthen channel from Alessandro Boulevard to Brodiaea Avenue. All improvements would be located below or at ground surface level. Potential impacts to scenic vista would be limited to construction equipment and construction activity that would be occurring intermittently and be temporary. Therefore, scenic vistas of Moreno Peak would not be significantly affected by the Proposed Project. A less than significant impact would occur.

Would the Project:		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒

The Proposed Project would be located primarily within road rights-of-way and disturbed agricultural areas approximately 1.5 miles south of SR-60 and 5.75 miles east of I-215. Neither of these highways are designated as a State Scenic Highway by Caltrans. The nearest State Scenic Highway to the project site is Highway 243, located approximately 17.5 miles to the east. Therefore, the Proposed Project would not damage scenic resources within a state scenic highway (Caltrans 2017). No impact would occur.

Would the Project:		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐

The Proposed Project would construct an inlet structure, install one or two RCP culverts beneath Alessandro Boulevard, and construct an earthen channel from Alessandro Boulevard to Brodiaea Avenue. The project area contains developed uses (residential development to the south, Discovery Church to the west) and undeveloped land (disturbed agricultural fields to the north and east). The Proposed Project would be compatible with the rural residential character of the project area and would not degrade the

Attachment: Initial Study and Mitigated Negative Declaration and Responses to Comments (3151 : ADOPT A RESOLUTION CERTIFYING A

existing visual character or quality of the site and its surroundings. Impacts associated with the visual character and quality of the site would be less than significant**.**

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Would the project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

The Proposed Project would not require lighting or include sources of glare during construction or operation. However, during emergency conditions the proposed facilities may require temporary lighting for repairs that would be directed towards the project facilities and not onto adjacent property or into the sky. Therefore, impacts from light and glare would be less than significant.

4.1.3 Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.2 Agriculture and Forestry Resources

4.2.1 Environmental Setting

The land use designation for the project site is Residential (Max. 5 du/ac) (City of Moreno Valley 2017). The project site is currently zoned Residential (R5 Residential- up to 5 du/ac) and the areas surrounding the project site are zoned for Residential and Residential Agriculture (City of Moreno Valley 2006a). According to the California Department of Conservation (CDC) *Riverside County Important Farmland 2016 Sheet 1 of 3 Map*, the project site is located on land designated as Farmland of Local Importance (CDC 2016a). According to the CDC *Riverside County Williamson Act FY 2015/2016 Sheet 1 of 3 Map*, the project site is located on land designated as Non-Enrolled Land (CDC 2016b).

4.2.2 Agriculture and Forestry Resources (II) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

According to the Riverside County Important Farmland Map, the project site is located on land classified as Farmland of Local Importance. Therefore, the Proposed Project would not be located on land classified

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as prime farmland, unique farmland, or farmland of statewide importance (CDC 2016a). No impact would occur.

Would the Project:		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒

The project site is not located on land zoned for agricultural use. According to the California Department of Conservation Williamson Act Parcel Map for Riverside County, the project site is mapped as Non-Enrolled Land and not an agricultural preserve subject to a Williamson Act contract (CDC 2016b). The Proposed Project would not conflict with zoning for agricultural use or a Williamson Act contract. No impact would occur.

Would the Project:		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒

The project site is located on land designated for residential land uses within a residential zoning designation (City of Moreno Valley 2017). The project site is not located on land designated for forest land, timberland, or timberland zoned timberland production. No impact would occur.

Would the project:		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

The project site is not zoned for forest land, timberland, or timberland production (City of Moreno Valley 2006a). Therefore, the Proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use. No impact would occur.

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Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

The project site and surrounding properties are not currently used for agriculture. The project site areas to the north, east, and south are located on land designated as farmland of local importance (CDC 2016a). However, development on the project site would not result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. No impact would occur.

4.2.3 Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.3 Air Quality

4.3.1 Environmental Setting

Both the U.S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established ambient air quality standards for common pollutants. These ambient air quality standards are levels of contaminants representing safe levels that avoid specific adverse health effects associated with each pollutant. The ambient air quality standards cover what are called criteria pollutants because the health and other effects of each pollutant are described in criteria documents. Areas that meet ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas.

CARB divides the state into air basins that share similar meteorological and topographical features. Moreno Valley lies in the South Coast Air Basin (SoCAB), which includes the non-desert portions of Los Angeles, Riverside, and San Bernardino counties and all of Orange County. The air quality in the SoCAB is regulated by the South Coast Air Quality Management District (SCAQMD). The air basin is on a coastal plain with connecting broad valleys and low hills and is bounded by the Pacific Ocean on the southwest, with high mountains forming the remainder of the perimeter (SCAQMD 1993). The Riverside County portion of the SoCAB is designated as a nonattainment area for the federal ozone and fine particulate matter ($PM_{2.5}$) standards and is also a nonattainment area for the state standards for ozone, coarse particulate matter (PM_{10}), and $PM_{2.5}$ standards (CARB 2016).

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4.3.2 Air Quality (III) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒

The Final PEIR concluded that implementation of the proposed Moreno MDP Revisions would not conflict or obstruct implementation of the South Coast Air Basin Air Quality Management Plan (AQMP) (RCFCWCD 2015). The Proposed Project would construct an interim storm drainage facility that would generally align with Line H-2 from the Moreno MDP. The Proposed Project would be consistent with the findings in the PEIR. No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐

Construction Impacts

To provide a worst-case analysis of the Moreno MDP the Final PEIR identified a representative project for construction of MDP Facilities. This representative project entails a typical (i.e., usual) construction scenario, including anticipated phasing, construction equipment, area disturbed during grading activities, and export of excavated material. The representative project consists of site preparation, grading, and installation during construction of a storm drain, a trapezoidal channel (partially concrete-lined), and a detention basin. Construction scenario assumptions were based on anticipated construction of and along Line F and Line F-2. It should be noted that the representative project is substantially greater than the proposed project, as shown in Table 4.3-1.

Table 4.3-1. Comparison of Representative Project and Proposed Project

Component	Representative Project	Proposed Project
Basin	28.5 acre	Not included
Trapezoidal Channel	3,800 linear feet (partially lined)	1,750 linear feet (earthen)
Storm Drain	1,800 linear feet	~150 linear feet

The Final PEIR determined that criteria pollutant emissions from construction of the representative project would exceed the SCAQMD regional daily thresholds for nitrogen oxides (NO_X) and PM_{10}, but would not exceed the thresholds for volatile organic compounds (VOC), carbon monoxide (CO), sulfur dioxide (SO_2), or $PM_{2.5}$. The main source of NO_X emissions are from on-road vehicle exhaust from soil hauling and

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construction equipment while the main source of PM_{10} emissions is from hauling during basin and channel excavation activities.

Representative project modeling assumed that construction of MDP Facilities would occur sequentially (i.e. one after another). In the event two construction activities would overlap, the combined emissions from both activities would not exceed additional SCAQMD thresholds for criteria pollutants, with the exception of VOC emissions. If the two activities that would generate the greatest amount of emissions (i.e., basin excavation (grading) and trapezoidal channel grading) would occur simultaneously, then VOC emissions could be as high as 85 pounds per day. Accordingly, based on the SCAQMD's quantitative significance thresholds and the maximum emissions modeled for the representative project, in addition to impacts from NO_X and PM_{10}, significant VOC emissions, would result if two construction phases occurred concurrently.

The Final PEIR determined that, based on the analysis of the representative project, implementation of the Moreno MDP could potentially result in significant impacts to VOC, NO_X, and PM_{10} emissions when construction of MDP Facilities occurs sequentially or concurrently. Implementation of mitigation measures MM Air 1 through MM Air 4 would reduce short-term construction impacts. However, estimated short-term emissions from construction of the Moreno MDP, as analyzed by the representative project, may exceed applicable SCAQMD regional thresholds for VOC, NO_X, and PM_{10} after implementation of mitigation measures. Therefore, the impacts to air quality from construction of the Moreno MDP are considered regionally significant and unavoidable after mitigation.

It is anticipated that the Proposed Project would not exceed criteria pollutant emission thresholds as demonstrated for the representative project in the Final PEIR because of the smaller scope of the Proposed Project compared to the representative project (see Table 4.3-1).

The Final PEIR determined that the main source of NO_X emissions are from on-road vehicle exhaust from soil hauling and construction equipment while the main source of PM_{10} emissions is from hauling during basin and channel excavation activities. The Proposed Project would not require export of soil (grading plan would balance soil on the site) and does not include a large basin as compared to the representative project. Furthermore, as demonstrated in the Final PEIR significant impacts to VOC emissions would only occur in the event two construction activities overlap. Construction of the proposed interim storm drain would occur sequentially; therefore, impacts associated with VOC emissions would not be a concern. With the implementation of mitigation measures MM Air 1 through MM Air 4 from the Moreno MDP Revision Final PEIR, short-term construction impacts would be less than significant.

Long-Term Operational Impacts

The Proposed Project would not include the provision of new permanent stationary or mobile sources of emissions, and therefore, by its very nature, would not generate quantifiable criteria emissions from project operations. The Proposed Project does not propose any buildings and therefore no permanent source or stationary source emissions. Once the Proposed Project is completed, there would be no resultant increase in automobile trips to the area because the improved facilities would not require daily visits. While it is anticipated that the Proposed Project would require intermittent maintenance to be conducted by City/District staff, such maintenance would be minimal, requiring a negligible amount of

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traffic trips on an annual basis. Impacts in this regard would be consistent with the findings in the Final PEIR and would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐

The Proposed Project is located within the South Coast Air Basin, which is designated as a non-attainment area for ozone, PM_{10}, and $PM_{2.5}$ under state standards and for ozone and $PM_{2.5}$ under federal standards.

Cumulative Construction Impacts

The Moreno MDP Revision Final PEIR determined that although the proposed Moreno MDP is in conformance with the AQMP, because the short-term construction emissions from the MDP's representative project would result in impacts to ozone precursors, the incremental contribution to criteria pollutant emissions resulting from the construction of MDP Facilities is potentially cumulatively considerable. However, as demonstrated in the response to 4.3 question b) it is anticipated that the Proposed Project would not exceed criteria pollutant emission thresholds because of the smaller scope of the Proposed Project compared to the representative project analyzed in the Final PEIR (see Table 4.3-1). With the implementation of mitigation measures MM Air 1 through MM Air 4 from the Moreno MDP Revision Final PEIR, short-term construction impacts would be less than significant. Therefore, cumulative construction impacts would also be less than significant.

Cumulative Long-Term Impacts

As discussed previously, the Proposed Project would not result in long-term air quality impacts, since it is not considered a trip generating land use. Additionally, adherence to SCAQMD rules and regulations would alleviate potential impacts related to cumulative conditions on a project-by-project basis. Emission reduction technology, strategies, and plans are constantly being developed. As a result, the Proposed Project would not contribute a cumulatively considerable net increase of any nonattainment criteria pollutant. Therefore, cumulative operational impacts associated with implementation of the Proposed Project consisted with the findings in the Moreno MDP Revision Final PEIR and would be less than significant.

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Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐

Sensitive receptors are defined as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers. The California Air Resources Board (CARB) has identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65, children under 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis. Sensitive receptors closest to the project site include Discovery Church visitors located directly adjacent to the project site and residents located approximately 150 feet from the south end of the project site across Brodiaea Avenue.

As discussed in the response to section 4.3 question b), it is anticipated that the construction of the Proposed Project would not exceed criteria pollutant emission thresholds because of the smaller scope of the Proposed Project compared to the representative project analyzed in the Final PEIR (see Table 4.3-1). Emissions associated with construction would be temporary and end once the Proposed Project is built. Construction emission impacts would be less than significant with the implementation of mitigation measures MM Air 1 through MM Air 4 from the Moreno MDP Revision Final PEIR. As discussed in the response to section 4.3 question b), the Proposed Project would not result in long-term air quality impacts, since it is not considered a trip generating land use.

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

The Final PEIR concluded that objectionable odors, such as diesel exhaust, resulting from the proposed Moreno MDP revisions would be short-term in duration and would not result in permanent impacts to surrounding land uses or sensitive receptors. The Proposed Project would be consistent with the findings in the PEIR. A less than significant impact would occur.

4.3.3 Mitigation Measures

Moreno MDP Revision Final PEIR Mitigation Measures Applicable to the Proposed Project

MM Air 1: For channel and basin Facilities, during construction, ozone precursor emissions from all vehicles and construction equipment shall be controlled by maintaining equipment engines in good condition, in proper tune per manufacturers' specifications. Equipment

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maintenance records and equipment design specification data sheets shall be kept on site during construction. Compliance with this measure shall be subject to periodic inspections by the Lead Agency or by means of another form of documentation as approved by the Lead Agency (i.e., Moreno Valley, Riverside County, or District).

MM Air 2: For channel and basin Facilities, to reduce construction vehicle (truck) idling while waiting to enter/exit the site, prior to issuance of grading permits, the contractor shall submit a traffic control plan that will describe in detail, safe detours to prevent traffic congestion to the best of the project's ability, and provide temporary traffic control measures during construction activities that will ensure smooth traffic flows. Pursuant to CCR Title 13 §2449(d)(3), construction equipment and truck idling times shall be prohibited in excess of five minutes on site. To reduce traffic congestion, and therefore NO_X, the plan shall include, as necessary, appropriate, and practicable, the following: dedicated turn lanes for movement of construction trucks and equipment on and off site, scheduling of construction activities that affect traffic flow on the arterial system to off-peak hours, rerouting of construction trucks away from congested streets or sensitive receptors, and/or signal synchronization to improve traffic flow. This measure applies to all projects, unless the Lead Agency determines that a traffic control plan is not warranted or feasible due to no impact on local roadways.

MM Air 3: For channel and basin Facilities, to minimize impacts related to particulate matter (PM_{10} and $PM_{2.5}$) generation from construction activities, consistent with SCAQMD Rule 403, it is required that fugitive dust generated by grading and construction activities be kept to a minimum with a goal of retaining dust on the site. The contractor shall be required to comply with the applicable provisions of SCAQMD Rule 403 and implement appropriate fugitive dust control measures that may include watering, stabilized construction access to reduce tracking of mud or dirt onto public roads, covering trucks hauling loose materials off-site, and street sweeping.

MM Air 4: For channel and basin Facilities, to reduce construction vehicle emissions contractor specification packages for Facility construction phases shall require construction equipment to meet EPA standards according to the following, unless a Facility (or Facilities)-specific air quality analysis is conducted at the time are actually designed and proposed for construction that determines impacts would be less than significant by adhering to the most current federal, state and local (e.g., (SCAQMD) regulations, and the District's standard regulatory practices:

- The contracting company's fleet of off-road diesel-powered construction equipment greater than 100 horsepower shall meet Tier 3 off-road emissions standards or better.
- Any emissions control device used by the contractor shall achieve Level 3 emissions reductions of no less than 85 percent for particulate matter, as specified by CARB regulations.

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- A copy of the fleet's tier compliance documentation, and CARB or AQMD operating permit shall be available to the Lead Agency for such Facility (i.e., Moreno Valley, Riverside County, or District) at the time of mobilization of each applicable unit of equipment.

4.4 Biological Resources

A Biological Technical Report was completed for the Proposed Project (ECORP 2018a). A reconnaissance-level biological survey was conducted to document the existing biological resources, to assess the habitat for its potential to support sensitive plant and wildlife species, and to determine whether impacts would occur to sensitive biological resources, as required under CEQA. The survey was conducted in accordance with Mitigation Measure (MM) BIO 1 outlined in the Moreno MDP Revision PEIR (RCFCWCD 2015). The survey and report also fulfills the habitat assessment requirements outlined in MM BIO 2 for burrowing owl (*Athene cunicularia*) and MM BIO 4 for identifying riparian/riverine habitats on site, and MM BIO 6 for vernal pool and listed fairy shrimp habitat. The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Biological Technical Report also fulfills the reporting requirements for sensitive biological resources covered under the MSHCP. The results of this report are summarized below.

4.4.1 Environmental Setting

The project site and surrounding areas are dominated by development, disturbances, and previous agricultural use areas. Some areas containing native vegetation were found adjacent to the project site and within the 500-foot survey buffer; however, these areas have been subjected to human disturbances as well and are not high-quality native habitats. The project site is bordered by disturbed/old agricultural fields to the north and east, residential development to the south, and the Discovery Church to the west. The property immediately south of the Discovery Church parking lot and west of the project site is fenced, but the project site itself does not contain any fencing or structures.

Vegetation Communities

Two land cover types, disturbed areas and developed areas, were observed on the project site and in the vicinity. The plant species observed within these cover types generally consisted of ornamental, nonnative, or invasive weedy species.

Developed is not a vegetation classification, but rather a land cover type. Areas mapped as developed were devoid of natural vegetation due to human development and contained only landscaped vegetation and ornamental landscaping trees, buildings, and paved ground cover. The developed land cover type is represented within the 500-foot buffer of the project site by paved roads, residential communities, and the Discovery Church property including the buildings and paved parking lot.

Salix gooddingii Woodland Alliance (black willow thickets) was present in a small patch along the western edge of the project survey area but not within the project footprint, south of the Discovery Christian Church. The black willow thickets present within the survey area consisted mainly of black willow and mulefat, but also included Brazilian peppertree and a dense understory of Russian thistle, wild oat, and

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mustards. The black willow thickets were classified as disturbed due to the substantial amount of nonnative weedy plants interspersed throughout the community.

Avena [barbata, fatua] Herbaceous Semi-Natural Alliance (wild oats grasslands) was present in a large patch west of the project site and disturbed black willow thickets. The wild oats grasslands present within the project survey area consisted mainly of wild oat, but also included mustards, Russian thistle, and Canada horseweed.

Wildlife

The majority of the project site provided habitat for species adapted to disturbances and urban environments. Birds were the most abundant species observed within the area. Twenty-one wildlife species were observed during the reconnaissance field survey including one reptile, 19 birds, and one mammal species. Common species observed include western fence lizard (*Sceloporus occidentalis* ssp. *occidentalis*), red-tailed hawk (*Buteo jamaicensis*), white-crowned sparrow (*Zonotrichia leucophrys*), northern mockingbird (*Mimus polyglottos*), and scat belonging to coyote (*Canis latrans*).

Soils

Soils types were determined using the Natural Resources Conservation Service (NRCS) Web Soil Survey (NRCS 2017). Soils within the Project site consist of Greenfield sandy loam, eroded, 2 to 8 percent slopes; Hanford coarse sandy loam, 2 to 8 percent slopes; Pachappa fine sandy loam, eroded, 2 to 8 percent slopes; and San Emigdio loam, 0 to 2 percent slopes.

Potential Waters of the U.S.

One feature, a roadside ditch, was identified on the project site during the field survey. The feature is located parallel to Alessandro Boulevard on its north side. At the intersection of Alessandro Boulevard and Oliver Street the feature flows through a corrugated metal pipe (CMP) culvert beneath Oliver Street daylighting at the northwest corner of the intersection. Flows then enter another culvert located north of Alessandro Boulevard and west of Oliver Street. The culvert conveys flows south beneath Alessandro Boulevard into the Discovery Church parking lot where flows are directed to an aboveground concrete swale. The Discovery Church parking lot swale empties into an open field to the south. Further south, at Brodiaea Avenue, there is an existing inlet structure for Line H-2.

Special-Status Plants

The literature search conducted as part of the Biological Technical Report documented 60 special-status plant species (10 federally and/or state listed, 31 covered by the MSHCP). Because the project site boundaries consist entirely of highly disturbed habitats, all 60 species were presumed absent due to lack of suitable habitat. No special-status plant species were observed on the project site or in the vicinity during the field survey (ECORP 2018a).

Special-Status Wildlife

The literature search conducted as part of the Biological Technical Report documented 48 special-status wildlife species (16 federally and/or state-listed species, 33 covered by the MSHCP) in the vicinity of the

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project site. Of the 48 species identified in the literature search, two were identified as having a low potential to be present within the boundaries of the project site including burrowing owl and California horned lark (*Eremophila alpestris actia*). The remaining 46 species were presumed to be absent from the project site.

Wildlife Movement Corridors

The majority of the project site and immediate vicinity is heavily disturbed or developed and contains very little cover that would only allow for limited movement of smaller, resident populations of wildlife. The small patch of riparian habitat does not provide a resource conducive to wildlife movement. Further, this area is not considered a substantial corridor and does not connect two large, undeveloped blocks of land that wildlife may need to move between.

4.4.2 Biological Resources (IV) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐

Special-Status Plants

Of the 60 special status plants identified in the literature search, all were presumed to be absent from the project site due to a lack of suitable habitat. No impacts to special-status plant species would occur.

Nesting Birds

Vegetation on the project site and in adjacent areas provide habitat for nesting birds. Nesting birds are protected under both the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (Sections 3503, 3503.5, 3513, and 3800) and cannot be subjected to take (as defined in California Fish and Game Code) during the bird breeding season, which typically runs from February 15 through August 31. If construction of the Proposed Project occurs during the bird breeding season, ground-disturbing construction activities could directly affect native and nongame birds and their nests through direct removal of nests and indirectly through increased noise disturbances. Impacts would be less than significant with the implementation of Mitigation Measure BIO-1 and BIO-2.

Special-Status Wildlife

Of the 48 special-status wildlife species identified in the literature search, two were identified as having a low potential to occur within the project site boundaries: burrowing owl and California horned lark.

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Burrowing Owl. The project site is located within a designated survey area for burrowing owl and a habitat assessment was conducted during the site visit. It was determined that burrowing owl has a low potential to occur on the project site and vicinity. The construction of the Proposed Project would involve grading and vegetation removal within the project site boundaries. As such, the Proposed Project would have the potential to have a substantial adverse effect, either directly or through habitat modifications. Direct impacts to this species through ground disturbance, vegetation removal, habitat loss, and mortality and indirect impacts from construction noise and vibrations may occur. With the implementation of Mitigation Measure BIO-3 impacts would be less than significant.

California horned lark. California horned lark was determined to have a low potential to occur on the project site and vicinity due to the presence of nesting habitat in the open field portion of the project site. The construction of the Proposed Project would involve grading and vegetation removal within the project site boundaries. As such, the Proposed Project would have the potential to have a substantial adverse effect, either directly or through habitat modifications. Direct impacts to this species through ground disturbance, vegetation removal, habitat loss, and mortality and indirect impacts from construction noise and vibrations may occur. Impacts to California horned lark would be less than significant with the implementation of Mitigation Measures BIO-1 and BIO-2.

Other Special-Status Species. While least Bell's vireo and Stephens' kangaroo rat (*Dipodomys stephensi*) do not have the potential to occur within the project site, they do have additional requirements under the MSHCP.

Least Bell's Vireo

One area of disturbed riparian habitat is present within 500-feet of the project site. The riparian area is not suitable for least Bell's nesting activities due to its small size and presence of disturbances; however, the area could be used by the species as a migratory stopover. No direct impacts to this riparian area would occur. Indirect impacts to least Bell's vireo during the migratory season may occur in the form of increased noise, ground disturbance, and human activity. Impacts to least Bell's vireo would be less than significant with the implementation of Mitigation Measures BIO-1 and BIO-2.

Stephen's Kangaroo Rat

While no suitable habitat is present for Stephens' kangaroo rat on the project site, the project site is located within the Stephens' kangaroo rat fee assessment area (Riverside County Habitat Conservation Agency [RCHCA] 2017; Moreno Valley Municipal Code 8.60). In order to offset impacts to the species, all applicants for development permits within the fee assessment area must pay a mitigation fee. However, the Proposed Project would be exempt from the Stephen's Kangaroo Rat Mitigation Fee per the City of Moreno Valley Municipal Code Section 8.60.090, which exempts development of public utility transmission facilities other than substations, treatment facilities or pumping stations. No impact would occur.

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Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒

Sensitive vegetation communities did not appear in the literature search; however, there is one riparian area that provides habitat for special-status wildlife species and nesting birds that is present within 500 feet of the project site. This riparian habitat, disturbed black willow thickets, has a state Rarity Rank of S3, indicating that it is a sensitive plant community. This area is outside of the Proposed Project footprint and would be completely avoided. Therefore, no impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐

One potentially jurisdictional feature, a roadside ditch, was identified on the project site during the field survey. The feature runs parallel to Alessandro Boulevard on its north side. At the intersection of Alessandro Boulevard and Oliver Street the feature flows through a CMP culvert beneath Oliver Street daylighting at the northwest corner of the intersection. Flows then enter another three existing culverts, located north of Alessandro Boulevard and west of Oliver Street, that convey flows south beneath Alessandro Boulevard into the Discovery Church parking lot. Flows through the Discovery Church parking lot are conveyed via an aboveground concrete swale. The Discovery Church parking lot swale empties into an open field to the south. Further south, at Brodiaea Avenue, there is an existing inlet structure for Line H-2.

On December 12, 2017 a meeting was held about the Proposed Project with the Regional Conservation Authority (RCA) and several of the regulatory agencies. At that meeting, the agencies indicated that the roadside ditch could be jurisdictional. As a response a jurisdictional delineation was conducted in February 2018 (ECORP 2018a). The jurisdictional delineation determined that the sources of flows within the roadside ditch are largely from other man-made channels, underground pipes and ditches located along roadsides, or from within housing tracts. These man-made features are located within existing and future planned facilities of the Moreno MDP, including Line H-1 and Line H-3 primarily. One natural feature north of Cottonwood Avenue enters into the system north of existing Line H-3. There is no

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riparian habitat present within the drainage ditches. The roadside ditch is considered to be a stormwater facility rather than a natural stream.

Flows from the roadside ditch enter three existing culverts, located north of Alessandro Boulevard and west of Oliver Street, that convey flows south beneath Alessandro Boulevard into the Discovery Church parking lot. Flows pass through the parking lot through an aboveground concrete swale. Downstream flows from the Discovery Church parking lot drain into an empty field, where they sheetflow into an existing inlet structure for Line H-2. Line H-2 flows through a network of other channels to enter into the Perris Valley Storm Drain and, ultimately, the San Jacinto River, which is considered to be jurisdictional to the US Army Corps of Engineers (USACE) as waters of the U.S. Because of this downstream connection, there is a nexus between discharges into the roadside ditch within the project site and downstream waters jurisdictional to the USACE. Therefore, the roadside ditch within the project site is potentially jurisdictional to the USACE as waters of U.S., pursuant to the Clean Water Act (CWA) Section 404. If this feature is jurisdictional to the USACE it would also be jurisdictional to the Regional Water Quality Control Board (RWQCB), pursuant to the CWA Section 401. The roadside ditch would also be potentially jurisdictional to the California Department of Fish and Wildlife (CDFW), pursuant to California Fish and Game Code 1602, due to it having a bed and channel and functioning as a streambed (ECORP 2018b). Final jurisdictional determinations are made the regulatory agencies (USACE, RWQCB, and CDFW).

The Proposed Project would construct an inlet structure at the northwest corner of the intersection of Alessandro Boulevard and Oliver Street, install one or two RCP culverts beneath Alessandro Boulevard, and construct an earthen channel from Alessandro Boulevard to Brodiaea Avenue. The Proposed Project would require work within the roadside ditch at the northwest corner of the intersection of Alessandro Boulevard and Oliver Road. Proposed work in this location includes the construction of an inlet structure and installation of one or two RCP culverts to direct flows beneath Alessandro Boulevard. Therefore, ground disturbing activities (excavation, grading) during construction would impact the roadside ditch and would require authorization from the three regulatory agencies (USACE, RWQCB, and CDFW). With the implementation of Mitigation Measure BIO-4 impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒

The project site is bordered by paved roads, a church to the west and residential development to the north and south. The project site is heavily disturbed and contains very little cover that would only allow for limited movement of smaller, resident populations of wildlife. The riparian area is likely not conducive to wildlife movement because of its small size and the fact that it lacks a linear shape connecting two large, undeveloped blocks of land between which wildlife may need to move. Therefore, no impact to wildlife corridors or nursery sites would occur.

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Would the Project:		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

City of Moreno Valley Municipal Code Section 9.17.040 (Street Trees) list approved species of trees for major streets and specifies where streets shall be planted. The Proposed Project would not conflict with Municipal Code Section 9.17.040 because no street trees would be removed or installed as part of the Proposed Project. No impact would occur.

Would the Project:		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☒	☐	☐

The project site is located within the planning area for the Western Riverside MSHCP. The project site is not located within or adjacent to any MSHCP-designated Conservation Areas or Criteria Cells.

Section 6.1.2 Riparian/Riverine, Vernal Pool, and Fairy Shrimp

Every biological assessment of lands within the MSHCP must also comply with requirements to assess the potential for riparian/riverine areas, vernal pool habitats, and fairy shrimp. Habitat for vernal pools and fairy shrimp is not present within the project site. One area of riparian vegetation was documented adjacent to the project site. The riparian vegetation was dominated by black willows (disturbed black willow thickets) and was small in size. This patch of habitat is narrow and subjected to disturbances from periodic mowing/maintenance activities in the vicinity. Nonnative species were abundant, including Brazilian peppertree, Russian thistle, and mustards. The black willow thickets do not provide suitable nesting habitat for riparian obligate special-status species, such as least Bell's vireo (*Vireo bellii pusillus*), but it could provide habitat during temporary migratory stopovers. This feature is being avoided by the Proposed Project. No riparian, vernal pool, and fairy shrimp impacts would occur.

One potentially jurisdictional feature (roadside ditch) was identified on the project site. At an RCA meeting about the project held on December 12, 2017 the regulatory agencies indicated that the roadside ditch could be jurisdictional. Based on a jurisdictional delineation completed for the Proposed Project in February 2018, the roadside ditch was determined to be potentially jurisdictional to the USACE, RWQCB, and the CDFW. Please see the response to question c of this section (4.4 Biological Resources).

The Proposed Project would require work within the roadside ditch at the northwest corner of the intersection of Alessandro Boulevard and Oliver Road. Proposed work in this location includes the construction of an inlet structure and installation of one or two RCP culverts to direct flows beneath

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Alessandro Boulevard. Therefore, ground disturbing activities (excavation, grading) during construction would impact the roadside ditch. Impacts to this feature would also require permits from the regulatory agencies (USACE, RWQCB, and CDFW) and the preparation of a DBESP for review under the MSHCP. With the implementation of Mitigation Measure BIO-4 and BIO-5 impacts would be less than significant.

Section 6.1.3 Narrow Endemic Plant Species

The project site is not located within any of the MSHCP Narrow Endemic Plant Species Survey Areas.

Section 6.3.2 Criteria Area Species

The project site is not located within a Criteria Cell; however, it is located within an MSHCP-designated survey area for burrowing owl. Burrowing owl was determined to have a low potential to occur due to the presence of suitable wintering and foraging habitat in the disturbed open areas; however, no pre-existing burrow structures were observed on the project site. As such, direct impacts to burrowing owl through ground disturbance and indirect impacts from construction noise and vibrations may occur. Implementation of Mitigation Measure BIO-3 would reduce impacts to a level that is less than significant.

Section 6.1.4 Urban/Wildlands Interface Guidelines

The requirements for Urban/Wildlands Interface do not apply to this project site because it is not located adjacent to any MSHCP Conservation Areas. The project site is relatively isolated from larger, contiguous blocks of native habitat and completely surrounded by residential development and other anthropogenic land use; therefore, net long-term increase of edge impacts are not expected as a result of this project. No impacts related to urban/wildlands interface would occur.

4.4.3 Mitigation Measures

Project Specific Mitigation Measures

BIO-1: Preconstruction Survey for Nesting Birds: If possible, ground disturbance activities shall be conducted during the non-breeding season for birds (approximately September 1 through February 14). This will avoid violations of the MBTA and California Fish and Game Code §§ 3503, 3503.5 and 3513. If activities with the potential to disrupt nesting birds are scheduled to occur during the bird breeding season (February 15 through August 31), a preconstruction nesting bird survey shall be conducted by a qualified biologist. The nest surveys shall include the project site and adjacent areas where project activities have the potential to cause nest failure. If no nesting birds are observed during the survey, site preparation and construction activities may begin. If nesting birds (including nesting raptors) are found to be present, avoidance or minimization measures shall be undertaken in consultation with CDFW. Measures may include establishment of an avoidance buffer until nesting has been completed and periodic nest monitoring by the project biologist. The width of the avoidance buffer will be determined by the project biologist. Typically this is a minimum of 300 feet from the nest site in all directions (500 feet is typically recommended by CDFW for raptors), until the juveniles have fledged and there has been no evidence of a second attempt at nesting. The monitoring biologist will monitor the nest(s) during construction and document any findings.

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BIO-2: Biological Monitoring: A biologist shall be present to monitor all vegetation clearing activities during the nesting bird season (February 15 through August 31). A biological monitor shall perform biological clearance surveys at the start of each work day that vegetation clearing takes place to minimize impacts on nesting birds. The monitor will be responsible for ensuring that impacts to nesting birds and active nests will be avoided to the fullest extent possible. Biological monitoring shall take place until the project site has been completely cleared of any vegetation. If an active nest is identified, then the biological monitor shall establish an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall not occur within any disturbance limit buffer zones until the nest is deemed no longer active by the biologist.

BIO-3: Preconstruction Burrowing Owl Survey: A pre-construction survey for burrowing owls shall be completed within the project site no more than 30 days prior to construction activities in accordance with the Western Riverside MSHCP burrowing owl survey guidelines (County of Riverside 2006). If burrowing owls are observed during the preconstruction survey, a specific mitigation methodology for the owl shall be determined in order to reduce impacts to a level that is less than significant. Mitigation measures for any owls present could include avoidance of the owl burrows during their nesting season and/or passive relocation of burrowing owls.

BIO-4: Regulatory Permitting: Prior to the commencement of project construction activities that will impact the jurisdictional drainage on the project site, authorization for impacts shall be acquired through the permitting process from the USACE, RWQCB, and CDFW pursuant to the CWA Section 404 and 401 and California Fish and Game Code Section 1600, respectively. Project specific mitigation for impacts to features jurisdictional to state and federal agencies will be determined during the permitting process.

BIO-5: Preparation of a DBESP: If impacts to potentially jurisdictional features are unavoidable, preparation of a Determination of Biologically Equivalent or Superior Preservation (DBESP) Report will be required to satisfy the MSHCP requirements with regard to riverine habitat impacts. This document will outline mitigation measures that will replace any lost functions and values of the habitat as it relates to MSHCP-covered species.

4.5 Cultural Resources

A Cultural Resources Investigation was prepared by ECORP Consulting, Inc. for the Proposed Project to determine if cultural resources were present in or adjacent to the project site and assess the sensitivity of the project area for undiscovered or buried cultural resources (ECORP 2018b). The Cultural Resources Investigation consisted of a cultural resources records search, Native American Heritage Commission (NAHC) Sacred Lands File search, and field survey of the project area. The results of this report are summarized below.

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4.5.1 Cultural Resources (V) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☒	☐	☐

A cultural resources records search was conducted at the Eastern Information Center (EIC), University of California Riverside in November 2017, using the California Historical Resources Information System. The records search results indicate that 23 cultural resources have been documented within a one-mile radius of the project site. No previously recorded resources are located within the project site. There have been 17 cultural resources investigations previously conducted within a one-mile radius of the project site between 1984 and 2015. One of these studies overlapped the northern portion of the project site covering less than five percent of the project site.

An intensive systematic pedestrian survey of the project site was conducted. As a result of the field survey, two historic-age roads, Alessandro Boulevard and Oliver Street, were identified in the project area. No prehistoric resources were observed within the project site or in immediately adjacent areas. Both historic-age roads were evaluated for the National Register of Historical Places (NRHP) and the California Register of Historical Resources (CRHR). Both Alessandro Boulevard and Oliver Street are not eligible for the NRHP or CRHR under any criteria (ECORP 2018b). Therefore, the Proposed Project would not impact any known historical resources as defined by CEQA.

Although no other historical resources were identified on the project site as a result of the records search and field survey, there always remains the potential for ground-disturbing activities to expose previously unrecorded cultural resources. With the implementation of Mitigation Measures CUL-1 through CUL-5, potential impacts to unanticipated cultural resources found during project construction would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐

No archaeological resources have been previously recorded on the site and none were recorded during the field survey (ECORP 2018b). However, there remains the possibility that the Proposed Project may impact unknown buried archaeological resources as a result of ground disturbing construction activities. With the implementation of Mitigation Measures CUL-1 through CUL-5 impacts would be less than significant.

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Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

According to Moreno MDP Revision Final PEIR, no known paleontological localities (or sites) were found within the MDP Watershed or within a one-mile radius of the MDP project boundary by either the Natural History Museum of Los Angeles County or the San Bernardino County Museum. However, paleontological localities have been reported near the MDP boundary from soil and rock deposits similar to those known to occur within the MDP boundary. Furthermore, a field survey conducted for the Final PEIR produced negative results for any indication of potential paleontological resources, and no surficial evidence of fossil remains was observed within or adjacent to the proposed MDP facilities (RCFCWCD 2015).

Surficial soils in the alignments of proposed MDP facilities consist of alluvium of recent (Holocene) age and have a low potential for significant nonrenewable fossil remains. However, these younger alluvial sediments are of variable thickness and are known to rest directly on top of older Pleistocene-age sediments, which have a high potential to yield significant vertebrate fossil remains (RCFCWCD 2015).

The Final PEIR determined that because of past ground disturbances, it is expected that no intact fossil remains would be contained within the top three to five feet of sediments for MDP facilities to be located along existing roadways or within the top two to three feet of sediments in areas not adjacent to existing roadways.

The Proposed Project would construct an inlet structure, install one or two RCP culverts beneath Alessandro Boulevard, and construct an earthen channel from Alessandro Boulevard to Brodiaea Avenue. Culvert installation beneath Alessandro Boulevard is not anticipated to extend beyond five feet; therefore, no impacts to unknown fossil remains for this portion of the Proposed Project are anticipated. However, construction of the inlet structure and the earthen channel would result in excavations beyond three feet; as such, there is a possibility that older Pleistocene-age sediments would be encountered, which have a high potential to yield significant vertebrate fossil remains. If fossil remains are encountered during construction and are directly or indirectly destroyed a significant impact would occur. With the implementation of MM CR 4 through MM CR 7 from the Moreno MDP Revision Final PEIR impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

No formal cemeteries are located in or near the project area. Most Native American human remains are found in prehistoric archaeological sites. No prehistoric archaeological sites have been recorded within

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the project area. No impacts to human remains are anticipated; however, if any are encountered during grading activities, impacts would be significant. Implementation of Mitigation Measure CUL-6 below would reduce potential impacts to a less than significant level.

4.5.2 Mitigation Measures

Project Specific Mitigation Measures

CUL-1: Prior to the issuance of a grading permit, the City of Moreno Valley shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

a. Project grading and development scheduling;

b. The Project archaeologist and the Consulting Tribes(s) as defined in CUL-1 shall attend the pre-grading meeting with the City, the construction manager, and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Resources Worker Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as needed basis; and

c. The City, Consulting Tribe(s), and Project archaeologist will follow the agreed protocols and stipulations in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

CUL-2: Prior to resuming ground disturbing activities, the City shall secure agreements with the consulting tribe(s) for tribal monitoring. The City is also required to provide a minimum of 30 days advance notice to the tribes of all ground disturbing activities. The Native American monitor shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed. If the Native American

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monitor(s) suspect that an archaeological resource may have been unearthed, the Project Archaeologist or the Native American monitor shall immediately redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the Native American monitor, the Project Archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.

CUL-3: In the event that cultural resources are discovered during the course of ground disturbing activities (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

a. One or more of the following treatments, in order of preference, shall be employed. Evidence of such shall be provided to the City of Moreno Valley Planning Department:

   i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources.

   ii. Onsite reburial of the discovered items, as detailed in the treatment plan required pursuant to Mitigation Measure CUL-2. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in CUL-2.

CUL-4: The City shall verify that the following note is included on the Grading Plan: "If any suspected archaeological resources are discovered during ground-disturbing activities and the Project Archaeologist or Native American monitor(s) are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the Project Archaeologist and the Native American monitor(s) to the site to assess the significance of the find."

CUL-5: If historic or cultural resources are uncovered during ground disturbing activities at the project site, work within 100 feet of the affected area must cease immediately and a qualified person meeting the Secretary of the Interior's standards (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in CUL-2 before any further work commences in the affected area.

CUL-6: If human remains are discovered, the City shall comply with State Health and Safety Code Section 7050.5. No further disturbance shall occur within 100 feet of the affected area until the County Coroner has made necessary findings as to origin and disposition pursuant to PRC Section

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5097.98. If the County Coroner determines that the remains are potentially Native American, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). The MLD may, with the permission of the landowner, inspect the site of the discovery of the Native American remains and may recommend to the landowner means for treating or disposing, with appropriate dignity, the human remains and any associated funerary objects. The MLD shall complete their inspection and make their recommendation within 48 hours of being granted access by the landowner to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and cultural items associated with Native American burials. Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this mitigation measure, with the MLD regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.

If the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner or his or her authorized representative, the landowner shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property where they were found in a location not subject to further and future subsurface disturbance. A record of the reburial shall be filed with the NAHC and the CHRIS-EIC. (California Public Resources Code 5097.98, General Plan Objective 23.3; CEQA).

Moreno MDP Revision Final PEIR Mitigation Measures Applicable to the Proposed Project

MM CR 4: Before the issuance of a Notice to Proceed with construction of any proposed MDP Facility, the proponent of the specific MDP Facility shall either:

a) Establish to the satisfaction of the Lead Agency for the specific MDP Facility (i.e., the District, City of Moreno Valley, or Riverside County), that no excavation or earth-moving activities shall take place within soils that are identified as Pleistocene-age or older alluvium; OR

b) Retain the services of a qualified paleontologist to review construction and grading plans and develop a paleontological monitoring plan, if necessary. Any monitoring shall be restricted to undisturbed older alluvium, which might be present below the surface. To avoid construction delays, the monitor shall be prepared to quickly salvage fossils, as they are unearthed. The monitor shall remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall have the authority to temporarily halt or divert grading equipment to allow for the removal of abundant or large specimens. If the paleontologist determines that monitoring is not

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necessary, the paleontologist shall prepare a memo documenting such to the satisfaction of the Lead Agency.

MM CR 5: A qualified paleontologist shall be retained to evaluate any recovered paleontological specimens. If the qualified paleontologist deems recovered resources as rare, substantial, or otherwise unique, the resources shall be prepared and stabilized for formal identification and permanent preservation.

MM CR 6: Identification and curation of recovered paleontological specimens into an established accredited museum repository with permanent retrievable paleontological storage shall be required for recovered resources identified by the by the qualified paleontologist (retained via MM CR 5) as rare, substantial, or otherwise unique.

MM CR 7: Preparation of a report of findings with an appended itemized inventory of paleontological specimens shall be required. The submittal of the report to the applicable Lead Agency (i.e., District, Moreno Valley, Riverside County) and the curation of the specimens identified by the qualified paleontologist (retained via MM CR 5) as rare, substantial, or otherwise unique into an established, accredited museum repository would signify the completion of the mitigation program.

4.6 Geology and Soils

4.6.1 Environmental Setting

Geomorphic Setting

The City of Moreno Valley is situated along a valley floor bounded by the hills and mountains of the Badlands to the east, SR-215 to the west, Box Springs Mountains to the north, and the mountains of the Lake Perris State Recreation Area to the south. The City lies primarily on bedrock known as the Perris Block. The Perris Block is a large mass of granitic rock generally bounded by the San Jacinto Fault, the Elsinore Fault, the Santa Ana River and a non-defined southeast boundary (City of Moreno Valley 2006b).

Regional Seismicity and Fault Zones

An "active fault," according to California Department of Conservation, Division of Mines and Geology, is a fault that has indicated surface displacement within the last 11,000 years. A fault that has not shown geologic evidence of surface displacement in the last 11,000 years is considered "inactive."

The San Jacinto fault passes through the eastern portion of the City. The San Jacinto fault is considered to be the most active fault in Southern California. An Alquist-Priolo Special Fault Zone has been established for the San Jacinto fault. The Casa Loma fault (a fault strand of the San Jacinto fault) lies 1.5 miles southwest of the San Jacinto fault in the southeast corner of the City (City of Moreno Valley 2006b).

Soils

The project site is primarily underlain by Pachappa fine sandy loam (2 to 8 percent slopes, eroded), and Hanford coarse sandy loam (2 to 8 percent slopes) soils. Both soil types are considered well-drained

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(NRCS 2017). Soils within the Hanford-Tujunga-Greenfield association have poor to fair soil stability properties and are considered to be potentially expansive (City of Moreno Valley 2006b).

4.6.2 Geology and Soils (VI) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☒	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☒	☐

I and ii) There are no known earthquake faults that traverse the project site or earthquake fault zones that include the project site (City of Moreno Valley 2006b). The closest fault to the project site is the San Jacinto Fault located approximately 2.8 miles northeast of the project site. Just like most of southern California, in the event of an earthquake strong ground shaking is expected to occur on the project site. No habitable structures would be constructed by the Proposed Project. Design and construction of the drainage facilities would comply with current codes and standards which would reduce the risk of loss, injury, or death resulting from strong ground-shaking to less than significant.

iii) Liquefaction is a phenomenon where water-saturated granular soil loses shear strength during strong ground shaking produced by earthquakes. The loss of soil strength occurs when cyclic pore water pressure increases below the groundwater surface. Potential hazards due to liquefaction include the loss of bearing strength beneath structures, possibly causing foundation failure and/or significant settlements. According to the Riverside County Map My County online database, the project site is located on land designated as having a moderate potential for liquefaction (County of Riverside 2017). However, the Proposed Project would be designed and constructed to withstand ground failure and/or liquefaction. Facility-specific geotechnical reports would be prepared as part of the final design for the Proposed Project. All recommended measures outlined in the geotechnical report would be incorporated into the final design and construction of the Proposed Project. Additionally, the Proposed Project would not construct habitable structures. Routine maintenance activities would ensure that any damage to project

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facilities due to seismic-related ground failure, including liquefaction is repaired. Impacts would be less than significant.

iv) Hills associated with Moreno Peak are located approximately one mile north of the project site. The project site is located on relatively flat land with elevation ranging from 1,550 feet above mean sea level (msl) to 1,575 feet above msl. Due to the relatively flat characteristics of the project site and its location outside of the Moreno Peak area, impacts due to landslide would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

Implementation of the Proposed Project would require ground-disturbing activities, such as grading, that could potentially result in soil erosion or loss of topsoil. Construction of the Proposed Project would be required to comply with the Construction General Permit, either through a waiver or through preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Best Management Practices (BMPs) are included as part of the Storm Water Pollution Prevention Plan (SWPPP) prepared for the Proposed Project and would be implemented to manage erosion and the loss of topsoil during construction-related activities (see Section 4.9 Hydrology and Water Quality of this Initial Study). The Proposed Project's grading plan would also ensure that the proposed earthwork is designed to avoid soil erosion. Impacts as a result of soil erosion or the loss of topsoil would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐

Please refer to the responses to Section 4.6 question a), above. No habitable structures would be constructed as part of the Proposed Project. Impacts related to an unstable geological unit or soil resulting in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse would be less than significant.

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Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐

The project site is primarily underlain by Pachappa fine sandy loam (2 to 8 percent slopes, eroded) and Hanford coarse sandy loam (2 to 8 percent slopes) soils. Both soil types are considered well-drained (NRCS 2017). Soils within the Hanford-Tujunga-Greenfield association have poor to fair soil stability properties and are considered to be potentially expansive (City of Moreno Valley 2006b). However, no habitable structures would be constructed by the Proposed Project. Design and construction of the drainage facilities would comply with current codes and standards for the construction of drainage facilities. A less than significant impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

The Proposed Project does not include septic tanks or alternative waste water disposal systems. No impact would occur.

4.6.3 Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.7 Greenhouse Gas Emissions

4.7.1 Greenhouse Gas Emissions (VII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

The Moreno MDP Revision Final PEIR determined that implementation of the Moreno MDP would not generate a significant amount of greenhouse gas (GHG) emissions and the impact is considered to be less than significant. The Proposed Project is the construction of an interim storm drain located along the

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alignment of the planned Line H-2, which is a proposed facility of the Moreno MDP. Therefore, the Proposed Project would be consistent with the analysis and determination made in the Final PEIR. Impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

The Moreno MDP Revision Final PEIR determined that implementation of the Moreno MDP would not generate GHG that would cause a significant impact on the environment. Further, the Moreno MDP would not obstruct implementation of any plan, policy, or regulation adopted for the purpose of reducing GHG emissions and will be subject to future applicable regulations once adopted. Therefore, impacts are considered less than significant. The Proposed Project is the construction of an interim storm drain located along the alignment of the planned Line H-2, which is a proposed facility of the Moreno MDP. Therefore, the Proposed Project would be consistent with the analysis and determination made in the Final PEIR. Impacts remain less than significant.

4.7.2 Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.8 Hazards and Hazardous Materials

4.8.1 Hazards and Hazardous Materials (VIII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐

The construction phase of the Proposed Project may include the transport, storage, and short-term use of petroleum-based fuels, lubricants, pesticides, and other similar materials. The transport of hazardous materials by truck is regulated by federal safety standards under the jurisdiction of the U.S. Department of Transportation. Additionally, the implementation of Best Management Practices (BMPs) stipulating proper storage of hazardous materials and vehicle refueling would be implemented during construction as part of the Stormwater Pollution Prevention Plan (SWPPP). All transport, handling, use, and disposal of substances such as petroleum products paints, and solvents related to the operation and maintenance of the Proposed Project would comply with all Federal, State, and local laws regulating management and use

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of hazardous materials. Therefore, the use of such material would not create a significant hazard to the public and impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐

On-site storage and/or use of large quantities of hazardous materials capable of affecting soil and groundwater are not proposed. However, during construction some hazardous materials, such as diesel fuel, would be used. A SWPPP, listing BMPs to prevent construction pollutants and products from violating any water quality standard or waste discharge requirements would be prepared for the Proposed Project. The potential risk associated with accidental discharge during use and storage of equipment-related hazardous materials would be low since the handling of such materials would be addressed through the implementation of BMPs. With the implementation of BMPs, the Proposed Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous material. Impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒

There are no schools located within a one-quarter miles radius of the project site. The closest schools to the project site are Landmark Middle School and Ridgecrest Elementary School; all located approximately 1.0 miles from the project site. No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

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A review of the Department of Toxic Substances Control's Hazardous Waste and Substances List (Cortese List) indicated that the project site is not located on any identified hazardous materials sites (DTSC 2017). Additionally, a review of the State Water Resources Control Board's Leaking Underground Storage Tank (LUST) Geotracker database and the Environmental Protection Agency's (EPA) EnviroMapper indicated that there are no listed hazardous material sites within the project vicinity (SWRCB 2017; EPA 2017). No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

A joint civilian and military airport (March Air Reserve Base) is located at the southwestern boundary of the City approximately 4.5 miles southeast of the project site. The project site is not located within an aircraft hazard zone (City of Moreno Valley 2006b). No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
f) Within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

The project site is not located within the vicinity of a private airstrip and therefore development on the project site would not result in a safety hazard for people residing or working in the project area. No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

The Proposed Project would not impair or physically interfere with an adopted emergency response or evacuation plan. The Proposed Project would include the construction of an inlet structure at the northwest corner of the intersection of Alessandro Boulevard and Oliver Street, and installation of one or two RCP culverts beneath Alessandro Boulevard, and an earthen channel from Alessandro Boulevard to Brodiaea Avenue.

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Because drainage facilities would be constructed under Alessandro Boulevard, temporary road closures would occur. However, a traffic control plan would be implemented to maintain traffic flow and emergency response access in the project area. Construction and operation of the Proposed Project would be limited to the project site, and would not include permanently blocking any roadways. A less than significant impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

The project site is not located within a fire hazard area as identified in the City of Moreno General Plan Final Program EIR (City of Moreno Valley 2006b). Implementation of the Proposed Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands area adjacent to urbanized areas, or where residences are intermixed with wildlands. No impact would occur.

4.8.2 Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.9 Hydrology and Water Quality

4.9.1 Environmental Setting

Regional Hydrology

Most of the City of Moreno Valley drains into the San Jacinto River. The northwest portion of the City drains to the west into a tributary of the Santa Ana River. The project area ultimately drains to the San Jacinto River, which flows to Lake Elsinore.

Site Hydrology and On-Site Drainage

The project site is relatively flat and generally slopes from north to south. Currently stormwater in the project area is conveyed via a ditch on the north side of Alessandro Boulevard. A corrugated metal pipe (CMP) conveys water beneath Oliver Street to the northwest corner of the intersection of Oliver Street and Alessandro Boulevard. At this corner stormwater is directed to three culverts that direct stormwater south towards the Discovery Church parking lot. The Discovery Church parking lot contains an above ground concrete swale to convey flows through the parking lot during storm events. The Discovery Church parking lot swale empties into an open field to the south. Further south, at Brodiaea Avenue, Line H-2 has been constructed. Line H-2 is an 84-inch underground pipe that is constructed for the ultimate flow rate of 605 cubic feet per second (cfs). Line H-2 flows southerly and eventually into Line H and empties into a

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natural overgrown swale that flows south along the east side of Oliver Street. Eventually the water flows into Perris Valley Channel where it empties into the San Jacinto River.

4.9.2 Hydrology and Water Quality (IX) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐

Potential water quality impacts associated with the Proposed Project include short-term construction-related erosion/sedimentation and construction-related hazardous material discharge. Short-term water quality impacts related to erosion/sedimentation would be less than significant based on conformance with existing regulatory requirements (i.e., acquisition of a National Pollutant Discharge Elimination System [NPDES] General Construction Activity Storm Water Permit). In addition, because the Proposed Project is a Facility-specific project, as defined by the Moreno MDP Revision Final PEIR, and would disturb more than one acre a Storm Water Pollution Prevention Plan (SWPPP) would be prepared. During grading and construction activities, graded areas and temporary soil stockpiles would be stabilized to minimize erosion. Impacts associated with construction-related hazardous materials would be avoided or reduced to a level below significance through implementation of standard construction operating procedures.

The Final PEIR determined that the proposed MDP facilities would comply with the various statutory requirements necessary to achieve regional water quality objectives and waste discharge requirements. Therefore, the potential impacts related to water quality or waste discharge remain less than significant for projects greater than one acre in size. The Proposed Project is consistent with the findings made in the Final PEIR. Impacts remain less than significant.

Mitigation Measure MM HYD-1 from the Moreno MDP Revision Final PEIR would not be required because the Proposed Project would impact more than one acre and, therefore, would require the preparation of a SWPPP.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐

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The Moreno MDP Revision Final PEIR determined that impacts related to groundwater depletion or interference with groundwater recharge would be less than significant. The Proposed Project would not require the construction of wells; therefore, the Proposed Project would not result in the withdrawal of groundwater. The Proposed Project would construct an inlet structure, install one or two RCP culverts beneath Alessandro Boulevard, and construct an earthen channel from Alessandro Boulevard to Brodiaea Avenue. The proposed earthen channel would measure approximately 1,750 in length and could serve to attenuate peak-flow rates and allow for infiltration of storm water resulting in beneficial impact to groundwater recharge. Therefore, the Proposed Project would be consistent with the determination made in the Final PEIR. Impacts remain less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐

The Moreno MDP Revision updated proposed stormwater facilities from the 1991 Moreno MDP to reduce significant diversions and better emulate the historic and natural drainage of the MDP watershed (RCFCWCD 2015). The Initial Study/Notice of Preparation (IS/NOP) prepared for the Moreno MDP Revision determined that impacts related to alterations of drainage patters that could result in substantial erosion or siltation on- or off-site would be less than significant.

The Proposed Project would construct an inlet structure, install one or two RCP culverts beneath Alessandro Boulevard, and construct an earthen channel from Alessandro Boulevard to Brodiaea Avenue. Existing stormwater flows that in the project area would be re-routed from the Discovery Church parking lot to an adjacent earthen channel. The earthen channel would contain twelve one-foot high check dams distributed along its length every 90 feet to promote sedimentation and minimize flow velocity. The check dams would decrease the slope from 1.25 percent to an effective slope of approximately 0.2 percent, decreasing channel erosion. The earthen channel would discharge flows into the existing Line H-2 inlet facility located at Brodiaea Avenue. The Proposed Project would result in reduced erosion and siltation off-site by only allowing water free of sediment to flow downstream. As such, a beneficial impact would occur compared to existing conditions. The Proposed Project would be consistent with the determination made in the IS/NOP prepared for the Moreno MDP Revision. Impacts would be less than significant.

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Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☒	☐

The Moreno MDP Revision Final PEIR determined that proposed MDP facilities would not increase the amount of storm water flow into the San Jacinto River or adversely impact the existing floodplain because the proposed MDP facilities would reduce peak discharge and the amount of the debris and sediment that could be conveyed downstream. Impacts related to altering the existing drainage pattern of the site or increasing the rate or amount of surface runoff to result in flooding would be less than significant.

However, the Moreno MDP Revision Final PEIR also determined that while the MDP Facilities themselves essentially function as mitigation measures for flooding within the MDP Boundary, the individual MDP facilities would be constructed by either a public agency or private developer over time as development within the Moreno Watershed takes place. Since MDP facilities may be delayed, depending upon when development in the area occurs and drainage improvements are made, there exist the possibility that the cohesion of the MDP facilities' may be fractured, and a MDP facility would not operate as intended due to the lack of a connection with an adequate outlet, which may result in unforeseen flooding. For this reason, to ensure potential impacts remain less than significant, mitigation measure MM HYD 2 would require the development of the each MDP facility to ensure storm flows from that facility would be conveyed to an adequate outlet, and potential impacts of flooding are avoided. Therefore, impacts would be less than significant with mitigation.

The Proposed Project would reduce the possibility of flooding downstream by reducing sediment and debris flowing downstream and potentially blocking stormwater facilities which could result in flooding. The proposed earthen channel would also serve to attenuate peak-flow rates and allow for infiltration of storm water. The earthen channel would discharge flows into the existing Line H-2 inlet facility located at Brodiaea Avenue. In compliance with mitigation measure MM HYD2, the proposed facilities have been designed by the RCFCWCD to ensure that the existing Line H-2 inlet facility can adequately accept discharge rates from the proposed channel. Impacts remain would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) 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?	☐	☐	☒	☐

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The IS/NOP prepared for the Moreno MDP Revision determined that impacts related to creating or contributing runoff water, which would exceed the capacity of existing or planned would be less than significant (RCFCWCD 2015).

The Proposed Project would not generate runoff beyond existing conditions. Existing stormwater flows in the project area would be re-routed from the Discovery Church parking lot to an adjacent earthen channel. The earthen channel would serve to attenuate peak-flow rates and allow for infiltration of storm water reducing discharge rates downstream. The channel would also include check dams to promote sedimentation and minimize flow velocity. As previously discussed in the response to question d), the proposed facilities have been designed by the RCFCWCD to ensure that the existing Line H-2 inlet facility can adequately accept discharge rates from the proposed channel. As such, the Proposed Project is consistent with the determination made in the IS/NOP prepared for the Moreno MDP Revision. Impacts remain less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒

Please see the responses to questions d and e of this section (4.9 Hydrology and Water Quality). The proposed earthen channel would allow infiltration reducing discharge rates downstream and include check dams to promote sedimentation, thereby reducing sediment transported downstream. These design features would positively affect water quality flowing through the channel. A beneficial impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒

The Proposed Project does not include housing. No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☒	☐

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the project site (Map No. 06065C0770G), the project area is located within a special flood hazard area

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subject to inundation by the one percent annual chance flood (100-year flood) within Zone A. Flood Zone A has no base flood elevations determined (FEMA 2008).

The Moreno MDP Revision Final PEIR determined that portions of the proposed Moreno MDP facilities would be constructed within mapped 100-year flood hazard areas. However, placement of these MDP facilities within 100-year flood hazard areas is needed to contain the 100-year storm flows. The proposed MDP facilities would redirect sheet flows across the Moreno Watershed into basins, open channels, and underground storm drains; and convey these flows towards the San Jacinto River. When completed, the MDP facilities along with street improvements would provide 100-year protection and eliminate the major flood hazards in the MDP Boundary. Therefore, the Final PEIR determined that impacts with regards to placing structures or fill within a 100-year flood hazard area are less than significant and no mitigation measures are necessary.

The Proposed Project is an interim facility and is not intended to address or fully convey the 100-year flow rates. The purpose of the interim facility is to reduce sediment buildup within the Discovery Church parking lot. The Proposed Project would not impede flows and instead would redirect flood flows to the existing Line H-2 inlet facility at Brodiaea Avenue, which is consistent with the Moreno MDP Revision. Impacts remain less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐

Areas that could be affected by dam failure of the Poorman Reservoir or Lake Perris are outside of the Moreno Watershed. Additionally, the primary purpose of the proposed MDP facilities is to control flooding associated with storm water runoff within the MDP Watershed. Therefore the Moreno MDP Revision Final PEIR determined that potential impacts to people or structures from flooding as a result of a levee or dam failure is less than significant.

The Proposed Project would construct an inlet structure, install one or two RCP culverts beneath Alessandro Boulevard, and construct an earthen channel from Alessandro Boulevard to Brodiaea Avenue. These improvements are intended to convey stormwater and alleviate sediment accumulation within the Discovery Church parking lot. The Proposed Project is consistent with the findings of the Moreno MDP Revision Final PEIR. Impacts remain less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
j) Be subject to inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

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The Moreno MDP Revision Final PEIR determined that the MDP facilities are not located within an area that would be subjected to seiche, tsunami, or mudflow. The Proposed Project is generally located along the planned Line H-2. As such, the Proposed Project would be consistent with the determination made in the Final PEIR. Impacts remain less than significant.

4.9.3 Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.10 Land Use and Planning

4.10.1 Land Use and Planning (X) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒

The Moreno MDP Revision Final PEIR determined that underground storm drains by their very nature, do not divide communities. While open channels can divide communities, crossings for traffic, pedestrians, and wildlife would be provided to retain the connections from one side of the channel to the other. For these reasons, the Final PEIR determined that no impacts would occur. The Proposed Project would install one or two RCP culverts beneath Alessandro Boulevard and an open channel adjacent to the Discovery Church parking lot. The proposed channel would not divide a community. As such, the Proposed Project is consistent with the determination made in the Final PEIR. No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

The Moreno MDP Revision Final PEIR determined that installation of the proposed MDP Facilities would not affect the surrounding land use designations or other policies or regulations. In addition the City of Moreno Valley's Municipal Code does not prohibit infrastructure in any zoning district. For these reasons the Final PEIR determined no impact would occur. The Proposed Project is the construction of the interim Line H-2, which would be consistent with the analysis and determination made in the Final PEIR. No impact would occur.

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Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☒	☐	☐

Please see the discussion in Section 4.4 Biological Resources question f) regarding Proposed Project consistency with the Western Riverside MSHCP. Impacts would be less than significant with the implementation of mitigation measures.

4.10.2 Mitigation Measures

Mitigation Measures are listed in Section 4.4.3 of this Initial Study.

4.11 Mineral Resources

4.11.1 Mineral Resources (XI) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

The Moreno MDP Revision Final PEIR determined that the proposed MDP facilities are primarily within the road rights-of-way located at or below ground surface and would not preclude significant area from being mined, if resources occur. The Moreno MDP facilities are not located on a known important mineral resource recovery site; therefore, no impacts are anticipated. The Proposed Project is consistent with the determination made in the Final PEIR as the proposed improvements would be located within the MDP watershed and along the planned Line H-2. No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒

According to the Moreno Valley General Plan, the planning area does not have significant mineral resources; only one active sand and gravel quarry exists within the general plan area (Jack Rabbit Canyon Quarry). The Proposed Project would not be located within or near a mineral resource recover site. No impact would occur.

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4.11.2 Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.12 Noise

4.12.1 Noise (XII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐

Noise generated by the construction of the Proposed Project would be temporary and no permanent noise sources would be created. Construction activities would comply with the Moreno Valley General Plan Final Environmental Impact Report (FEIR) Mitigation Measure N10. Mitigation Measure N10 prohibits building construction between 8 p.m. and 6 a.m. during the week and 8 p.m. and 7 a.m. weekends and holidays (City of Moreno Valley 2006b). The Proposed Project would not generate noise during operation. Impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

The Proposed Project would introduce temporary ground-borne vibrations and noise levels in the project vicinity related to the use of heavy construction equipment. No sources of severe vibration, such as pile driving or blasting, are proposed. The potential impacts would diminish with distance. The closest sensitive receptors are residences located approximately 150 feet from the south end of the project site across Brodiaea Avenue. The maximum vibration source amplitudes from heavy construction equipment is estimated to be a maximum of 0.089 peak particle velocity (PPV) for a large bulldozer at 25 feet. A threshold for damage for older residential structures is generally considered to be 0.25 PPV (Caltrans 2013). Given that the nearest structures are approximately 150 feet from the project site, and that the vibration amplitudes at 25 feet from the site would be below the threshold for damage to older residential structures, it is not anticipated that significant impacts from vibration would occur. Additionally, the vibration from the use of heavy equipment would end at the completion of the construction activities. A less than significant impact would occur.

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Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐

The Moreno MDP Final PEIR determined that the increased noise levels associated with construction activities would not be permanent. Maintenance activities would be infrequent and short-term in nature and would not permanently increase noise levels in the MDP watershed. Therefore, operation of MDP facilities would not create a substantial permanent increase in ambient noise above levels which already exist without the project. Impacts would be less than significant.

The Proposed Project is the construction of an interim storm drain generally located along the alignment of Line H-2. Line H-2 is a planned facility from the Moreno MDP, which has not yet been constructed. The Proposed Project would alleviate sedimentation issues in the project area. The Proposed Project would construct a comparable facility and generally in the same location as analyzed in the Moreno MDP Revision Final PEIR and would, therefore, be consistent with the determination made in the Final PEIR. Impacts remain less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐

Temporary or periodic increases in ambient noise levels would occur during construction of the Proposed Project. Ambient noise levels would vary depending upon the specific activities and equipment used. The potential noise related impacts would end at the completion of construction activities. As previously stated, operation noise would be intermittent (only when maintenance activities are required) and minimal. Operational ambient noise levels are anticipated to be similar to existing conditions. A less than significant impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

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A joint civilian and military airport (March Air Reserve Base) is located at the southwestern boundary of the City approximately 4.5 miles southeast of the project site. The project site is not located within the March Air Reserve Base noise impact area (City of Moreno Valley 2006b). No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

There are no private airstrips within the vicinity of the project site. Therefore, no impact would occur.

4.12.2 Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.13 Population and Housing

4.13.1 Population and Housing (XIII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

The Proposed Project is the construction of storm water conveyance facility and does not propose the construction of new housing or businesses and, therefore, is not anticipated to directly or indirectly induce population growth in the area. The Proposed Project is not expected to generate a substantial permanent increase in employment opportunities in the area capable of inducing population growth. A less than significant impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

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The Proposed Project would be located primarily within an existing road and on a disturbed agricultural field. The Proposed Project would not displace housing. No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

The Proposed Project is the construction of storm water conveyance facility to protect life and property by reducing sediment buildup within the Discovery Church parking lot. The Proposed Project does not include the removal of housing; therefore, it would not displace people. No impact would occur.

4.13.2 Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.14 Public Services

4.14.1 Public Services (XIV) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?	☐	☐	☐	☒
Police Protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other Public Facilities?	☐	☐	☐	☒

The Proposed Project is the construction of a storm water conveyance facility to reduce sediment accumulation in the Discovery Church parking lot. The Proposed Project would not create a substantial

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new fire or public safety hazard or result in population growth that would increase the use of schools, parks, or other public facilities. No impact would occur.

4.14.2 Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.15 Recreation

4.15.1 Recreation (XV) Materials Checklist

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒

The Proposed Project would not involve residential uses and therefore is not anticipated to cause a substantial increase in the population of the project area. The Proposed Project consists of the construction of new stormwater drainage facilities that would require annual routine maintenance. Routine maintenance of project facilities would be managed by existing City public works staff and would not result in an increase in employment. Therefore, no increase in demand or use of existing parks or recreational facilities would result from the implementation of the Proposed Project. No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒

The Proposed Project consists of the construction of new stormwater drainage facilities and would not include recreational facilities. As such, the Proposed Project would not require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. No impact would occur.

4.15.2 Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

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4.16 Transportation/Traffic

4.16.1 Transportation/Traffic (XVI) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐

Construction Impacts

The Proposed Project would generate short-term construction related vehicle trips. However, traffic generated by construction of the Proposed Project would be temporary and would not conflict with the City of Moreno Valley's Circulation Element. Furthermore, the Proposed Project would implement MM Air 2 from the Moreno MDP Revision Final PEIR to reduce construction related emissions. MM Air 2 would require the preparation of a traffic control plan to reduce construction vehicle idling while waiting to enter/exit the project site. MM Air 2 would also benefit traffic operations in the project area during construction because it would establish detours and temporary traffic control measures to reduce traffic congestion. Impacts would be less than significant.

Operational Impacts

Once the construction of the Proposed Project is completed, there would be no increase in automobile trips to the area because the improved facilities would not require daily visits. While it is anticipated that the Proposed Project would require intermittent maintenance to be conducted by City public works staff, such maintenance would be minimal requiring a negligible amount of traffic trips on an annual basis. Operational impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒

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As stated in the response to question a) above, operational traffic that would be generated by the Proposed Project would be minimal. As such, the Proposed Project is not anticipated to conflict with the applicable congestion management program. No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒

A joint civilian and military airport (March Air Reserve Base) is located at the southwestern boundary of the City approximately 4.5 miles southeast of the project site. The project site is not located within an aircraft hazard zone (City of Moreno Valley 2006b). The Proposed Project would not include structures or operational conditions that would require a change of air traffic patterns or increase traffic levels or a change in location that would result in substantial safety risks. No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒

The Proposed Project would construct a storm water facility intended to reduce sediment accumulation at the Discovery Church parking lot. The Proposed Project would not include a design feature or an incompatible use that would increase hazards in the area. No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) Result in inadequate emergency access?	☐	☐	☒	☐

The Proposed Project would require construction to occur within Alessandro Boulevard and in immediately adjacent areas. Construction activities would require temporary road closures. However, a traffic control plan would be implemented to maintain traffic flow and emergency response access in the project area. Impacts would be less than significant.

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Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐

There are two bus stops in the project area for bus Route 20 of the Riverside Transit Agency. One stop is located on the north side of Alessandro Boulevard west of Oliver Street. The second stop is located on the south side of Alessandro Boulevard and south of Oliver Street at the northeast corner of the Discovery Church parcel. The bus stop on the south side of Alessandro Boulevard would be affected by the construction of the Proposed Project and would need to be relocated temporarily outside of the project footprint. Once the Proposed Project is constructed the bus stop would be moved back to its original location. Impacts would be less than significant.

4.16.2 Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.17 Tribal Cultural Resources

4.17.1 Environmental Setting

The project area is located in the southeastern portion of the Moreno Valley near the territorial junction of two groups of southern California Native Americans: the Luiseño and the Serrano.

Luiseño

The project area is located in the territory known historically to have been occupied by the Luiseño, a Takic-speaking people. The term Luiseño was given by the Spanish to the native groups who were living in the area under influence of Mission San Luis Rey.

The Luiseño lived in sedentary and autonomous village groups, each with specific subsistence territories encompassing hunting, collecting, and fishing areas. Villages were typically located in valley bottoms, along streams, or along coastal strands near mountain ranges where water was available and village defense was possible. Inland populations had access to fishing and gathering sites on the coast, which they used during the winter months.

Luiseño subsistence was centered on the gathering of acorns, seeds, greens, bulbs, roots, berries, and other vegetal foods. This was supplemented with hunting mammals such as deer, antelope, rabbit, woodrat, ground squirrels, and mice, as well as quail, doves, ducks, and other birds. Bands along the coast also exploited marine resources, such as sea mammals, fish, crustaceans, and mollusks. Inland, trout and other fish were taken from mountain streams.

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Hunting was done both individually and by organized groups. Tool technology for food acquisition, storage, and preparation reflects the size and quantity of items procured. Small game was hunted with the use of curved throwing sticks, nets, slings, or traps. Bows and arrows were used for hunting larger game. Dugout canoes, basketry fish traps, and shell hooks were used for near-shore ocean fishing. Coiled and twined baskets were made for food gathering, preparation, storing, and serving. Other items used for food processing included large shallow trays for winnowing chaff from grain, ceramic and basketry storage containers, manos and metates for grinding seeds, and ceramic jars for cooking.

Villages had hereditary chiefs who controlled religious, economic, and territorial activities. An advisory council of ritual specialists and shamans was consulted for environmental and other knowledge. Large villages located along the coast or in inland valleys may have had more complex social and political structures than settlements controlling smaller territories.

Most Luiseño villages contained a ceremonial structure enclosed by circular fencing located near the center of the village. Houses were semi subterranean and thatched with locally available brush, bark, or reeds. Earth-covered semi-subterranean sweathouses were also common and were used for purification and curing rituals.

The Luiseño first came into contact with Europeans in 1769 when the expedition led by Gaspar de Portolá arrived in their territory. That same year, the San Diego Mission was established just to the south, followed by the San Juan Capistrano Mission in 1776 and the San Luis Rey Mission in 1798. Poor living conditions at the missions and introduced European diseases led to a rapid decline of the Luiseño population. Following the Mission Period (1769-1834), Luiseño Indians scattered throughout southern California. Some became serfs on the Mexican ranchos, others moved to newly founded pueblos established for them, some sought refuge among inland groups, and a few managed to acquire land grants. Later, many moved to or were forced onto reservations. Although many of their cultural traditions had been suppressed during the Mission Period, the Luiseño were successful at retaining their language and certain rituals and ceremonies. Starting in the 1970s, there was a revival of interest in the Luiseño language and classes were organized. Since then, traditional games, songs, and dances have been performed, traditional foods have been gathered and prepared, and traditional medicines and curing procedures have been practiced.

Serrano

The project area is located within the territory known to have been occupied by the Serrano group of Native Americans at the time of contact with Europeans, around A.D. 1769. The Serrano occupied an area in and around the San Bernardino Mountains and northward into the Mojave Desert. Their territory also extended west along the north slope of the San Gabriel Mountains, east as far as Twentynine Palms, north into the Victorville and Lucerne Valley areas, and south to the Yucaipa Valley and San Jacinto Valley (Cultural Systems Research 2005). The Serrano speakers in the Mojave Desert who lived along the Mojave River were known as Vanyume. Serrano is a language within the Takic family of the Uto-Aztecan language stock.

The Serrano were mainly hunters and gatherers who occasionally fished. Game that was hunted included mountain sheep, deer, antelope, rabbits, small rodents, and various birds, particularly quail. Vegetable

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staples consisted of acorns, pinyon nuts, bulbs and tubers, shoots and roots, juniper berries, mesquite, barrel cacti, and Joshua tree.

A variety of materials were used for hunting, gathering, and processing food, as well as for shelter, clothing, and luxury items. Shells, wood, bone, stone, plant materials, and animal skins and feathers were used for making baskets, pottery, blankets, mats, nets, bags and pouches, cordage, awls, bows, arrows, drills, stone pipes, musical instruments, and clothing.

Settlement locations were determined by water availability, and most Serranos lived in villages near water sources. Houses and ramadas were round and constructed of poles covered with bark and tule mats (Kroeber 1925). Most Serrano villages also had a ceremonial house used as a religious center. Other structures within the village might include granaries and sweathouses.

Serrano social and political units were clans, patrilineal exogamous territorial groups. Each clan was led by a chief who had both political and ceremonial roles. The chief lived in a principal village within the clan's territory. The clans were part of a moiety system such that each clan was either a wildcat or coyote clan and marriages could only occur between members of opposite moieties (Earle 2004). On the north side of the San Bernardino Mountains, clan villages were located along the desert-mountain interface on Deep Creek, on the upper Mojave River, in Summit Valley, and in Cajon Pass. The principal plant food available near these villages was juniper berries. These villages also had access to mountain resources, such as acorns and pinyon nuts.

Partly due to their mountainous and desert inland territory, contact between Serrano and European-Americans was minimal prior to the early 1800s. In 1819, an asistencia (mission outpost) was established near present-day Redlands and was used to help relocate many Serrano to Mission San Gabriel. However, small groups of Serrano remained in the area northeast of the San Gorgonio Pass and were able to preserve some of their native culture. Today, most Serrano live either on the Morongo or San Manuel reservations.

4.17.2 Regulatory Setting

Assembly Bill 52

Effective July 1, 2015, Assembly Bill 52 (AB 52) amended CEQA to require that: 1) a lead agency provide notice to those California Native American tribes that requested notice of projects proposed by the lead agency; and 2) for any tribe that responded to the notice within 30 days of receipt with a request for consultation, the lead agency must consult with the tribe. Topics that may be addressed during consultation include TCRs, the potential significance of project impacts, type of environmental document that should be prepared, and possible mitigation measures and project alternatives.

Pursuant to AB 52, Section 21073 of the Public Resources Code defines California Native American tribes as "a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of the Statutes of 2004." This includes both federally and non-federally recognized tribes.

Section 21074(a) of the Public Resource Code defines TCRs for the purpose of CEQA as:

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1. Sites, features, places, cultural landscapes (geographically defined in terms of the size and scope), sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

    a. included or determined to be eligible for inclusion in the California Register of Historical Resources; and/or

    b. included in a local register of historical resources as defined in subdivision (k) of Section 5020.1; and/or

    c. 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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

Because criteria a and b also meet the definition of a historical resource under CEQA, a TCR may also require additional consideration as a historical resource. TCRs may or may not exhibit archaeological, cultural, or physical indicators.

Recognizing that California tribes are experts in their tribal cultural resources and heritage, AB 52 requires that CEQA lead agencies provide tribes that requested notification an opportunity to consult at the commencement of the CEQA process to identify TCRs. Furthermore, because a significant effect on a TCR is considered a significant impact on the environment under CEQA, consultation is used to develop appropriate avoidance, impact minimization, and mitigation measures.

4.17.3 Summary of AB 52 Consultation

On November 14, 2017, the City initiated environmental review under CEQA for the Proposed Project. On November 22, 2017, the City sent project notification letters to the following California Native American tribes, which had previously submitted general consultation request letters pursuant to 21080.3.1(d) of the Public Resources Code:

- Agua Caliente Band of Cahuilla Indians
- Morongo Band of Mission Indians
- Pechanga Temecula Band of Luiseño Mission Indians
- San Manuel Band of Mission Indians
- Soboba Band of Luiseño Indians
- Torres Martinez Desert Cahuilla Indians
- Rincon Band of Luiseño Indians

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Each recipient was provided a brief description of the project and its location, the lead agency contact information, and a notification that the tribe has 30 days to request consultation. The 30-day response period concluded on December 27, 2017.

As a result of the initial notification letters, the City received the following responses:

- Agua Caliente Band of Cahuilla Indians – responded by email on December 18, 2017 stating that they did not request consultation.
- Pechanga Temecula Band of Luiseño Indians – responded by letter dated December 4, 2017 to accept the consultation invitation;
- San Manuel Band of Mission Indians – responded by email on November 28, 2017 to request a copy of the geotechnical and cultural resources reports; and
- Soboba Band of Luiseño Indians – responded by letter on December 28, 2017 to accept the consultation invitation.

No response was received from the Morongo Band of Mission Indians, Torres Martinez Desert Cahuilla Indians, and Rincon Band of Luiseño Indians.

The City sent emails to the Pechanga Temecula Band of Luiseño Indians and the San Manuel Band of Mission Indians on December 20, 2017 and to the Soboba Band of Luiseño Indians on January 2, 2018 to establish consultation.

Pechanga Temecula Band of Mission Indians. On January 30 and 31, 2018, the City provided a copy of the cultural report prepared for the Proposed Project to the Pechanga Temecula Band of Mission Indians via email. On March 5, 2018, the Pechanga Band of Mission Indians submitted a letter with comments on the Proposed Project via email to the City. Comments included: disagreement with the prehistory description regarding Encinitas Tradition or Milling Stone Period/Middle Holocene (8,500 - 1,250 BP) and Palomar Tradition (1,250 - 150 BP); disagreement with the ethnohistory description of the Luiseño; and comments to the recommended mitigation measures included in the cultural report. As a result of the comment letter, the cultural report was revised accordingly and provided via email to the Pechanga Tribe on March 12, 2018. The Pechanga Tribe responded via email on March 14, 2018 stating that the Tribe was in agreement with the revised cultural report and that the Tribe did not have any further requests for the Proposed Project's cultural report. On March 26, 2018, the Pechanga Tribe provided edits to the draft mitigation measures provided in the cultural report via email. The City responded to the Pechanga Tribe on March 26, 2018 via email stating that the City agreed with the edits to the draft mitigation measures except for the inclusion of "Pechanga Tribal Monitor" in CR-2 and instead would refer to "consulting tribes" in the measure. On April 2, 2018 the City provided the Pechanga Tribe the final draft mitigation measures via email. The Pechanga Tribe responded on April 10, 2018 via email stating that they were in agreement with the proposed mitigation measures. On April 10, 2018 the Pechanga Tribe concluded consultation with the City via email.

San Manuel Band of Mission Indians. On January 30, 2018, the City provided a copy of the cultural report prepared for the Proposed Project to the San Manuel Band of Mission Indians via email. On January

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30, 2018 the San Manuel Band of Mission Indians responded via email stating that the project area is moderately sensitive for TCRs and recommended either archaeological testing or monitoring. On February 15, 2018 the City responded to the San Manuel Band of Mission Indians via email stating that archaeological monitoring would be the best option considering the likelihood that other consulting tribes would also request tribal monitoring. On April 2, 2018 the City provided draft mitigation measures concerning TCRs for the Proposed Project to the San Manuel Band of Mission Indians via email. The San Manuel Band of Mission Indians replied via email on April 3, 2018 concurring with the mitigation measures provided by the City. On April 3, 2018 the San Manuel Band of Mission Indians concluded consultation with the City via email.

Soboba Band of Luiseño Indians. On January 30, 2018, the City provided a copy of the cultural report prepared for the Proposed Project to the Soboba Band of Luiseño Indians via email. On March 27, 2018 the Soboba Band of Luiseño Indians responded via email stating that based on the presence of prehistoric resources within a one mile radius of the project site they recommended mitigation measures to address unanticipated discoveries. On April 2, 2018 the City provided draft mitigation measures concerning TCRs for the Proposed Project to the Soboba Band of Luiseño Indians via email. The Soboba Band of Luiseño Indians responded on April 17, 2018 via email stating that they concurred with the proposed mitigation measures. The email also included an attached letter reiterating that they concurred with the proposed mitigation measures and stating that the letter served as formal conclusion to consultation under AB 52.

4.17.4 Tribal Cultural Resources (XVII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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	☐	☐	☐	☒
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	☐	☒	☐	☐

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Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
lead agency shall consider the significance of the resource to a California Native American Tribe.				

i) A cultural resources records search, including a Historic Property Data File (HPDF) search, did not find any CRHR or NHRP-eligible resources within the project site (ECORP 2018b). As such, no impact would occur.

ii) No TCRs were identified within the project area during AB 52 consultation. The Proposed Project would not result in significant impacts to known TCRs. However, as a result of the AB 52 consultation the project area was identified as being sensitive and has the potential to contain unknown TCRs. Significant impacts may occur from the discovery of unknown TCRs during ground disturbing activities from project construction. Impacts to unknown TCRs would be less than significant with the implementation of Mitigation Measures CUL-1 to CUL-6 (see Section 4.5, Cultural Resources).

4.17.5 Mitigation Measures

Mitigation Measures CUL-1 to CUL-6 are listed in Section 4.5 Cultural Resources of this Initial Study.

4.18 Utilities and Service Systems

4.18.1 Environmental Setting

Water Service

The Eastern Municipal Water District (EMWD) and Box Springs Mutual Water Company provide water service for City of Moreno Valley. Approximately 85% of the planning areas water supply is provided by EMWD. EMWD was established with the purpose of importing Colorado River water to its service area in order to augment local water supplies (EMWD 2018). Most of the water provided by EMWD is imported via the California Aqueduct from northern and central California by the Metropolitan Water District (MWD) of Southern California (City of Moreno Valley 2006b).

Wastewater

Wastewater services for the City of Moreno Valley are provided by the EMWD and the Edgemont Community Services District. EMWD is the primary service provider in the City of Moreno Valley planning area operating over 356 miles of sewer mains and six sewage lift stations. Wastewater collected within the City of Moreno Valley is collected and transported to the Moreno Valley Regional Water Reclamation Facility (MVRWRF). MVRWRF has the capacity to treat 16 million gallons of wastewater per day and the capability to expand to 41 million gallons per day (City of Moreno Valley 2006b).

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Solid Waste

The City Moreno Valley solid waste and refuse services are provided by *Waste Management*. Waste management provides services for the disposal of trash, recyclables, and green waste. Primary disposal of solid waste for the City of Moreno Valley occurs at Badlands Landfill. However, the City of Moreno Valley's trash hauler can dispose of waste within other County landfills (Lamb Canyon landfill and El Sobrante landfill) (City of Moreno Valley 2006b).

4.18.2 Utilities and Service Systems (XVIII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒

The Proposed Project consists of the construction of new stormwater drainage facilities. The Proposed Project would improve water management and would not produce wastewater. Due to the nature of the Proposed Project, exceedance of wastewater treatment requirements is not anticipated. No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒

The Proposed Project is the construction of stormwater drainage facilities and does not include new water or wastewater treatment facilities or expansion. No impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☒	☐	☐

The Proposed Project is the construction of stormwater drainage facilities to prevent sediment accumulation in the Discovery Church parking lot. The Proposed Project has the potential to adversely affect air quality and biological and cultural resources, as discussed in this Initial Study. With the implementation of project specific mitigation measures, including BIO-1 through BIO-5 and CUL-1

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through CUL-6, and mitigation measures from the Moreno MDP Revision Final PEIR, including MM Air-1 through MM Air-4 and MM CR 4 through MM CR 7, impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐

The Proposed Project does not involve uses that would require permanent water supplies. The Proposed Project would require water temporarily during construction; however, the Proposed Project would not require water during operation. As such, sufficient water supplies would be available to serve the Proposed Project. Impacts would be less than significant.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) 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?	☐	☐	☐	☒

The Proposed Project consists of the construction of new stormwater drainage facilities. These facilities would not generate wastewater. No impacts would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐

Construction waste would be disposed of at the Badlands Sanitary Landfill. The minimal increase in waste would not be expected to affect the permitted capacity of this landfill. The Proposed Project would not generate solid waste during operation. A less than significant impact would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

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Waste generated by the Proposed Project would comply with all applicable federal, state, and local statutes and regulations related to solid waste. No impact would occur.

4.18.3 Mitigation Measures

Mitigation measures are listed in other sections of this Initial Study.

4.19 Mandatory Findings of Significance

4.19.1 Mandatory Findings of Significance (XIX.) Environmental Checklist and Discussion

Does the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

The Proposed Project would construct an inlet structure at the northwest corner of the intersection of Alessandro Boulevard and Oliver Street, install one or two RCP culverts beneath Alessandro Boulevard, and construct an earthen channel from Alessandro Boulevard to Brodiaea Avenue. The Proposed Project has the potential to adversely affect biological and cultural resources. Impacts to biological and cultural resources are discussed in detail in Sections 4.4 and 4.5 of this Initial Study. With the implementation of project specific mitigation measures, including BIO-1 through BIO-5 and CUL-1 through CUL-6, impacts would be less than significant.

Does the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐

The Proposed Project is consistent with the Moreno MDP Revision, the cumulative impacts of which were adequately addressed and mitigated for the in the Final PEIR with the exception of short-term emissions. The Final PEIR determined that because the Moreno MDP's short-term emissions exceed SCAQMD

Attachment: Initial Study and Mitigated Negative Declaration and Responses to Comments (3151 : ADOPT A RESOLUTION CERTIFYING A

thresholds after implementation of mitigation, the incremental contribution to criteria pollutant emissions is considered to contribute to a cumulatively considerable impact to air quality. However as discussed in Section 5.3 of this IS, with the implementation of mitigation measures short-term emissions associated with construction of the Proposed Project would be less than significant. Therefore, short-term emissions would not incrementally contribute to a significant effect.

Does the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

The construction of the proposed storm drainage facility would not cause a substantial adverse effect on human beings. The proposed improvements would protect life and property by reducing sediment buildup within the Discovery Church parking lot. A beneficial impact would occur.

Attachment: Initial Study and Mitigated Negative Declaration and Responses to Comments (3151 : ADOPT A RESOLUTION CERTIFYING A

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SECTION 5.0 LIST OF PREPARERS

5.1 City of Moreno Valley

Lead Agency

Margery Lazarus, P.E., Senior Engineer

Mark Gross, Senior Planner

Joy Chen, Planning Intern

5.2 ECORP Consulting, Inc.

CEQA Documentation/Biological Resources/Cultural Resources

Alfredo Aguirre, AICP, Staff Environmental Scientist/Project Manager

Anne Surdzial, AICP, QA/QC

Jerry Aguirre, Associate Environmental Scientist

Lauren Simpson, Associate Biologist

Kristen Wasz, Senior Biologist

Scott Taylor, Senior Biological/Regulatory Specialist

Wendy Blumel, Archaeologist

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SECTION 6.0 BIBLIOGRAPHY

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Attachment: Initial Study and Mitigated Negative Declaration and Responses to Comments (3151 : ADOPT A RESOLUTION CERTIFYING A

Attachment: Resolution [Revision 2] (3151 : ADOPT A RESOLUTION CERTIFYING A MITIGATED NEGATIVE DECLARATION FOR THE MORENO

RESOLUTION NO. 2018-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, CERTIFYING A MITIGATED NEGATIVE DECLARATION FOR THE MORENO MASTER DRAINAGE PLAN LINE H-2 INTERIM STORM DRAIN PROJECT No. 804 0016

WHEREAS, the City considered and analyzed the Moreno Master Drainage Plan Line H-2 Interim Storm Drain Project and determined that the project was subject to the California Environmental Quality Act (CEQA); and

WHEREAS, ECORP Consulting, the environmental consultant for the City, prepared the Initial Study, which was reviewed by the Community Development Department - Planning Division, and concluded that the mitigation measures identified in the Initial Study/Mitigated Negative Declaration will reduce environmental impacts to a less than significant level; and

WHEREAS, a Mitigation Monitoring and Reporting Program (MMRP) was prepared to ensure compliance with the identified mitigation measures during project implementation, pursuant to the CEQA Guidelines; and

WHEREAS, the City completed the required public notice for the Mitigated Negative Declaration as described in the CEQA Guidelines, and the Mitigated Negative Declaration and MMRP were available to the public during the review period; and

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

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

1. The Initial Study and Mitigated Negative Declaration was prepared in compliance with the California Environmental Quality Act and City Guidelines implementing CEQA.

2. The Initial Study evaluated and analyzed the consistency of the project with the Western Riverside County Multi-species Habitat Conservation Plan (WRC-MSHCP), and concluded that the project will be consistent with the MSHCP. Furthermore, the project will be required to pay MSHCP mitigation fees if applicable.

3. Based on the whole record, there is no substantial evidence that the Moreno Master Drainage Plan Line H-2 Interim Storm Drain Project as proposed and mitigated will have a significant impact on the environment.

Furthermore, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City.

BE IT FURTHER RESOLVED that the CITY COUNCIL HEREBY ADOPTS Resolution No. 2018-XX, based on the preparation of an Initial Study and consideration of any public comments received on the Initial Study/Mitigated Negative Declaration:

CERTIFY a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Moreno Master Drainage Plan Line H-2 Interim Storm Drain Project as identified in the attached Mitigated Negative Declaration/Initial Study and Mitigation Monitoring and Reporting Program.

APPROVED AND ADOPTED this _____ day of _____, 2018.

_____
Mayor of the City of Moreno Valley

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

Attachment: Resolution [Revision 2] (3151 : ADOPT A RESOLUTION CERTIFYING A MITIGATED NEGATIVE DECLARATION FOR THE MORENO

RESOLUTION JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Pat Jacquez-Nares, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2018 - XX was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 21st day of August, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

_____

CITY CLERK

(SEAL)

Report to City Council

TO: Mayor and City Council

FROM: Michael L. Wolfe, P.E., Public Works Director/City Engineer

AGENDA DATE: August 21, 2018

TITLE: RATIFY THE BASELINE AGREEMENT FOR THE TRADE CORRIDOR ENHANCEMENT PROGRAM AWARD WITH THE CALIFORNIA TRANSPORTATION COMMISSION AND THE CALIFORNIA DEPARTMENT OF TRANSPORTATION, AND APPROVE DESIGN AND CONSTRUCTION COOPERATIVE AGREEMENTS WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR THE STATE ROUTE 60/MORENO BEACH PHASE 2 INTERCHANGE IMPROVEMENTS - PROJECT NO. 801 0021

RECOMMENDED ACTION

Recommendations:

1. Ratify the Baseline Agreement for the Trade Corridor Enhancement Program Award with the California Transportation Commission and the California Department of Transportation for the State Route 60/Moreno Beach Phase 2 Interchange Improvements;

2. Authorize the City Manager to execute the Design Cooperative Agreement (District Agreement No. 08-1685) with the California Department of Transportation when it is finalized;

3. Authorize the City Manager to execute the Construction Cooperative Agreement with the California Department of Transportation when it is received;

4. Authorize the City Manager to execute any future amendments to the Baseline Agreement and the Cooperative Agreements subject to the approval of the City Attorney;

5. Authorize the Public Works Director/City Engineer to regularly update Exhibits A and B of the Baseline Agreement.

SUMMARY

This report acknowledges that the California Transportation Commission (CTC) has approved a Senate Bill 1 (SB 1) Trade Corridor Enhancement Program (TCEP) Award of $16.8 million for the SoCal Freight Gateway: SR-60 Truck Safety and Efficiency Project Phase 1A, also known as SR-60/Moreno Beach Phase 2 Interchange Improvements. The report requests ratification of the Baseline Agreement amongst the City, CTC and the California Department of Transportation (Caltrans). This report also recommends approval of the design phase and construction phase Cooperative Agreements with Caltrans.

DISCUSSION

On January 16, 2018, City Council approved submission of the TCEP grant application. The objective of the TCEP is to fund infrastructure improvements on federally designated Trade Corridors of National and Regional Significance, on the Primary Freight Network, and on other high freight volume corridors as determined by CTC. City staff identified a suite of projects along SR-60 that met these criteria, with the SR-60/Moreno Beach Phase 2 Interchange Improvements best meeting the funding, readiness (design 85% complete and right of way secure), and other relevant criteria. The City Council approved this location as the recommended candidate. The project would replace the existing bridge with a seven-lane bridge, reconfigure the westbound ramps, add a westbound auxiliary lane on the freeway, and complete associated drainage facilities. On May 16, 2018, the CTC adopted the TCEP Program and included the grant funding for this location in the program. The City of Moreno Valley will receive $16.8 million of state funding for the construction phase allocated in Fiscal Year 2019/2020. The $16.8 million represents 70% of the anticipated construction cost, which is the maximum contribution and a substantial percentage. The City and other agencies will provide the remaining 30% match.

As part of the grant process, the CTC prepares a three-party Baseline Agreement for the CTC, Caltrans, and the grant recipient (City) to complete and sign within four months of fund approval. The Agreement outlines the roles, funding plan, and reporting commitments. The City Council is requested to ratify the City Manager's signature on the Baseline Agreement. The CTC anticipates approving the Baseline Agreement at their October regular meeting. Caltrans and the CTC will request regular progress updates on the project. The City can also update matching fund sources. Updates are typically done through updates to Exhibits A and B of the Baseline Agreement. Therefore, the Public Works Director/City Engineer is requested to have authority to update and submit to Caltrans and/or the CTC.

Caltrans is required to oversee the design and construction of the project. Therefore, Caltrans will require the City to enter into two project-specific Cooperative Agreements, one for completion of the design phase, and one for the construction phase. These

agreements contain typical clauses based on the phase, and will be reviewed by staff and the City Attorney. City Council is requested to delegate authority to the City Manager to approve these agreements, subject to the approval of the City Attorney, in order for the City to move quickly on this project. The City needs to be in position to bring the Caltrans team on-board for engineering and construction oversight, as well as define all the services needed to complete the design.

Approval of the recommended actions would support Objective 4 of the Momentum MoVal Strategic Plan: "Manage and maximize Moreno Valley's public infrastructure to ensure an excellent quality of life, develop and implement innovative, cost effective infrastructure maintenance programs, public facilities management strategies, and capital improvement programming and project delivery."

ALTERNATIVES

1. Approve and authorize the recommended actions as presented in this staff report. *This alternative will allow the City to receive grant funds for the construction of the interchange.*

2. Do not approve nor authorize the recommended actions as presented in this staff report. *This alternative will cause the City to lose the grant funds.*

FISCAL IMPACT

The completion of the interchange is estimated to cost $24 million, including soft costs. SB 1 TCEP funding of $16.8 million represents 70% of the anticipated construction cost, which is the maximum TCEP contribution. The 30% match is currently identified as $7.2 million of Transportation Uniform Mitigation Fee (TUMF) funds pursuant to the letter received by the City from the Western Riverside Council of Governments (WRCOG) which is attached for reference. The TCEP program allows updates to matching funding sources, as long as the maximum TCEP contribution does not change. Staff anticipates receiving additional funding of up to $1.875 million from the Federal Emergency Management Agency (FEMA) as part of a disaster relief declaration for the project's drainage facilities. Additional local sources may be available such as Development Impact Fee (DIF) at the time the City receives the funds in the program year, which is Fiscal Year 2019/2020. Funding will be included in the upcoming Capital Improvement Plan. In the event matching funds cannot be secured in conjunction with the program year of the TCEP grant, the City Council can decide to decline the grant.

The design phase is currently funded by TUMF and DIF funds. There is no impact to the General Fund.

AVAILABLE BUDGET FOR DESIGN PHASE – FISCAL YEAR 2018/2019:
TUMF Funds
(Account 3003-70-77-80001) (Project No. 801 0021-3003-99) $1,161,200
DIF Interchange Funds

(Account 3311-70-77-80001) (Project No. 801 0021-3311-99) $48,872
Total FY 2018/2019 Project Budget $1,210,072

REMAINING COST FOR DESIGN PHASE:
Estimated Design Consultant Costs…….. ..... $ 900,000
Project Administration* ..... .$ 200,000
Total Estimated Cost…….. ..... $1,120,000
**Includes City project administration, application fees, mitigation fees and other related costs.*

ANTICIPATED PROJECT SCHEDULE:
Complete Design .....Fall 2019
Start of Construction..... Spring 2020

NOTIFICATION

All utilities, adjacent property owners, business owners, law enforcement, fire department, and other emergency services responders in the area will be notified in a timely manner prior to the start of construction work.

PREPARATION OF STAFF REPORT

Prepared By:
Margery A. Lazarus, P.E.
Senior Engineer

Department Head Approval:
Michael L. Wolfe, P.E.
Public Works Director/City Engineer

Concurred By:
Henry Ngo, P.E.
Capital Projects Division Manager

CITY COUNCIL GOALS

Public Safety. Provide a safe and secure environment for people and property in the community, control the number and severity of fire and hazardous material incidents, and provide protection for citizens who live, work and visit the City of Moreno Valley.

Public Facilities and Capital Projects. Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

Community Image, Neighborhood Pride and Cleanliness. Promote a sense of community pride and foster an excellent image about our City by developing and executing programs which will result in quality development, enhanced neighborhood preservation efforts, including home rehabilitation and neighborhood restoration.

CITY COUNCIL STRATEGIC PRIORITIES

1. **Economic Development**
2. **Public Safety**
3. **Library**

4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

ATTACHMENTS

1. Baseline Agreement 8-2-18
2. Agreement 08-1685 Draft- 8-6-18
3. Funding Letter from WRCOG

APPROVALS

Budget Officer Approval	✓ Approved	8/13/18 5:33 PM
City Attorney Approval	✓ Approved	8/14/18 4:44 PM
City Manager Approval	✓ Approved	8/14/18 5:00 PM

ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017
PROJECT BASELINE AGREEMENT
SoCal Freight Gateway: SR-60 Truck Safety and Efficiency Project

Resolution _____
(will be completed by CTC)

1. FUNDING PROGRAM

- ☐ Active Transportation Program
- ☐ Local Partnership Program (Competitive)
- ☐ Solutions for Congested Corridors Program
- ☐ State Highway Operation and Protection Program
- ☒ Trade Corridor Enhancement Program

2. PARTIES AND DATE

2.1 This Project Baseline Agreement (Agreement) for the *SoCal Freight Gateway: SR-60 Truck Safety and Efficiency Project*, effective on,_____(will be completed by CTC), is made by and between the California Transportation Commission (Commission), the California Department of Transportation (Caltrans), the Project Applicant, *City of Moreno Valley* , and the Implementing Agency, *City of Moreno Valley* , sometimes collectively referred to as the "Parties".

3. RECITAL

3.2 Whereas at its May 16, 2018 meeting the Commission adopted the Trade Corridor Enhancement Program, and included in this progra of projects the *SoCal Freight Gateway: SR-60 Truck Safety and Efficiency Project*, the parties are entering into this Project Baseline Agreement to document the project cost, schedule, scope and benefits, as detailed on the Project Programming Request Form attached hereto as Exhibit A and the Project Report attached hereto as Exhibit B, as the baseline for project monitoring by the Commission.

3.3 The undersigned Project Applicant certifies that the funding sources cited are committed and expected to be available; the estimated c represent full project funding; and the scope and description of benefits is the best estimate possible.

4. GENERAL PROVISIONS

The Project Applicant, Implementing Agency, and Caltrans agree to abide by the following provisions:

4.1 To meet the requirements of the Road Repair and Accountability Act of 2017 (Senate Bill [SB] 1, Chapter 5, Statutes of 2017) which provides the first significant, stable, and on-going increase in state transportation funding in more than two decades.

4.2 To adhere, as applicable, to the provisions of the Commission:

- ☐ Resolution *Insert Number* , "Adoption of Program of Projects for the Active Transportation Program", dated
- ☐ Resolution *Insert Number* , "Adoption of Program of Projects for the Local Partnership Program", dated
- ☐ Resolution *Insert Number* , "Adoption of Program of Projects for the Solutions for Congested Corridors Program", dated
- ☐ Resolution *Insert Number* , "Adoption of Program of Projects for the State Highway Operation and Protection Program", dated
- ☒ Resolution TCEP-P-1718-01, "Adoption of Program of Projects for the Trade Corridor Enhancement Program", dated May 16, 2018

Attachment: Baseline Agreement 8-2-18 (3153 : RATIFY THE BASELINE AGREEMENT FOR THE TRADE CORRIDOR ENHANCEMENT PROGRAM

4.3 All signatories agree to adhere to the Commission's Trade Corridor Enhancement Program, Guidelines. Any conflict between programs will be resolved at the discretion of the Commission.

4.4 All signatories agree to adhere to the Commission's SB 1 Accountability and Transparency Guidelines and policies, and program and project amendment processes.

4.5 The City of Moreno Valley agrees to secure funds for any additional costs of the project.

4.6 The City of Moreno Valley agrees to report to Caltrans on a quarterly basis; after July 2019, reports will be on a semi-annual basis on t progress made toward the implementation of the project, including scope, cost, schedule, outcomes, and anticipated benefits.

4.7 Caltrans agrees to prepare program progress reports on a quarterly basis; after July 2019, reports will be on a semi-annual basis and include information appropriate to assess the current state of the overall program and the current status of each project identified in the program report.

4.8 The City of Moreno Valley agrees to submit a timely Completion Report and Final Delivery Report as specified in the Commission's S 1 Accountability and Transparency Guidelines.

4.9 All signatories agree to maintain and make available to the Commission and/or its designated representative, all work related documen including without limitation engineering, financial and other data, and methodologies and assumptions used in the determination of project benefits during the course of the project, and retain those records for four years from the date of the final closeout of the projec Financial records will be maintained in accordance with Generally Accepted Accounting Principles.

4.10 The Transportation Inspector General of the Independent Office of Audits and Investigations has the right to audit the project records, including technical and financial data, of the Department of Transportation, the Project Applicant, the Implementing Agency, and any consultant or sub-consultants at any time during the course of the project and for four years from the date of the final closeout of the project, therefore all project records shall be maintained and made available at the time of request. Audits will be conducted in accordance with Generally Accepted Government Auditing Standards.

5. SPECIFIC PROVISIONS AND CONDITIONS

5.1 Project Schedule and Cost
See Project Programming Request Form, attached as Exhibit A.

5.2 Project Scope
See Project Report or equivalent, attached as Exhibit B. At a minimum, the attachment shall include the cover page, evidence of approval, executive summary, and a link to or electronic copy of the full document.

5.3 Other Project Specific Provisions and Conditions

Attachments:

Exhibit A: Project Programming Request Form
Exhibit B: Project Report

Attachment: Baseline Agreement 8-2-18 (3153 : RATIFY THE BASELINE AGREEMENT FOR THE TRADE CORRIDOR ENHANCEMENT PROGRAM

SIGNATURE PAGE
TO
PROJECT BASELINE AGREEMENT

SoCal Freight Gateway: SR-60 Truck Safety and Efficiency Project

Resolution _____

Thomas M. DeSantis — Date: 7.31.18

City Manager, City of Moreno Valley

Project Applicant

Thomas M. DeSantis — Date: 7.31.18

City Manager, City of Moreno Valley

Implementing Agency

CITY ATTORNEY
Approved as to Form
By: _____ Date: 7.31.18

John Bulinski — Date

District Director

California Department of Transportation

Laurie Berman — Date

Director

California Department of Transportation

Susan Bransen — Date

Executive Director

California Transportation Commission

Attachment: Baseline Agreement 8-2-18 (3153 : RATIFY THE BASELINE AGREEMENT FOR THE TRADE CORRIDOR ENHANCEMENT PROGRAM

Exhibit A

STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION
PROJECT PROGRAMMING REQUEST
DTP-0001 (Revised July 2017)

General Instructions

Amendment (Existing Project)	No			Date:	8/2/18
District	**EA**	**Project ID**	**PPNO**	**MPO ID**	**Alt Proj. ID**
08	32303	0812000059	3010T	RIV041052	

County	**Route/Corridor**	**PM Bk**	**PM Ahd**	**Project Sponsor/Lead Agency**	
RIV	60	18.8	19.6	City of Moreno Valley	
				MPO	**Element**
				SCAG	

Project Manager/Contact	**Phone**	**E-mail Address**
Margery Lazarus	(951) 413-3133	margeryl@moval.org

Project Title

SoCal Freight Gateway: SR-60 Truck Safety and Efficiency Project—Phase 1A

Location (Project Limits), Description (Scope of Work)

This project is located on State Route 60 and Moreno Beach Drive in the City of Moreno Valley, County of Riverside. This specific project component is the second phase of an interchange project that will replace a 50-year old 2-lane bridge with a new 6-lane bridge, reconfigure the north side of SR 60/Moreno Beach Drive Interchange, and build an associated freeway auxiliary lane. Because the bridge is so narrow, trucks are restricted on the eastbound offramp to right-hand (southerly) turns only.

Component	**Implementing Agency**
PA&ED	City of Moreno Valley
PS&E	City of Moreno Valley
Right of Way	City of Moreno Valley
Construction	City of Moreno Valley

Legislative Districts					
Assembly:	61	**Senate:**	31	**Congressional:**	41

Project Benefits

Planned improvements along this corridor will support the safe and efficient movement of goods and people, as well as support the continuing development of logistics facilities along SR-60. This improvement of the freight infrastructure will reduce cargo delays, improve reliability of the movement of goods, and improve access to jobs. Furthermore, this Project complements other phases of SR-60 improvements, as well as major projects occurring along SR-60 in neighboring communities (Continued)

Purpose and Need

This Project addresses a major freight mobility constraint along one of the nation's busiest trade corridors. The Project includes raising the height of the Moreno Beach Drive bridge and modernizing the interchange to improve access to existing and planned high-cube industrial warehousing and distribution centers, which support vital interstate commerce. State Route (SR) 60, a major trade corridor, carries goods moving through the nation's largest seaport complex of the ports of (Continued)

Category	**Outputs/Outcomes**	**Unit**	**Total**
Local streets and roads	Modified / Improved Interchanges	each	1

ADA Improvements Yes	Bike/Ped Improvements Yes	Reversible Lane analysis Yes
Includes Sustainable Communities Strategy Goals Yes		Reduces Greenhouse Gas Emissions Yes

Project Milestone	**Existing**	**Proposed**
Project Study Report Approved	1991	
Begin Environmental (PA&ED) Phase		2004
Circulate Draft Environmental Document (**Document Type** ND/CE)		2007
Draft Project Report		2007
End Environmental Phase (PA&ED Milestone)		2007
Begin Design (PS&E) Phase		2008
End Design Phase (Ready to List for Advertisement Milestone)		06/30/19
Begin Right of Way Phase		2009
End Right of Way Phase (Right of Way Certification Milestone)		2013
Begin Construction Phase (Contract Award Milestone)		12/01/19
End Construction Phase (Construction Contract Acceptance Milestone)		12/01/21
Begin Closeout Phase		01/30/22
End Closeout Phase (Closeout Report)		07/20/22

ADA Notice For individuals with sensory disabilities, this document is available in alternate formats. For information call (916) 654-6410 or TDD (916) 654-3880 or write Records and Forms Management, 1120 N Street, MS-89, Sacramento,

Attachment: Baseline Agreement 8-2-18 (3153 : RATIFY THE BASELINE AGREEMENT FOR THE TRADE CORRIDOR ENHANCEMENT PROGRAM

STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION

PROJECT PROGRAMMING REQUEST

DTP-0001 (Revised July 2017) **Date:** 8/2/18

Additional Information

Project Benefits (Continued): , such as the SR-60 Truck Climbing Lanes just east of Moreno Valley and the SR-60/SR-57 Convergence to the west. This TCEP grant funding will allow the first phase of this Project to move forward and bring about local and regional trade benefits, including emissions reductions, enhanced safety, and economic growth.

Purpose and Need (Continued): Los Angeles and Long Beach, goods moving in and out of Mexico via Interstates 15 and 215, and goods handled, processed, and produced at the nation's largest cluster of logistics facilities.

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Attachment: Baseline Agreement 8-2-18 (3153 : RATIFY THE BASELINE AGREEMENT FOR THE TRADE CORRIDOR ENHANCEMENT PROGRAM

STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION

PROJECT PROGRAMMING REQUEST

DTP-0001 (Revised July 2017)

Date: 8/2/18

District	County	Route	EA	Project ID	PPNO	Alt Proj. ID
08	RIV	60	32303	0812000059	3010T	
Project Title:	SoCal Freight Gateway: SR-60 Truck Safety and Efficiency Project—Phase 1A					

Existing Total Project Cost ($1,000s)

Component	Prior	18/19	19/20	20/21	21/22	22/23	23/24+	Total	Implementing Agency
E&P (PA&ED)									City of Moreno Valley
PS&E									City of Moreno Valley
R/W SUP (CT)									City of Moreno Valley
CON SUP (CT)									City of Moreno Valley
R/W									City of Moreno Valley
CON									City of Moreno Valley
TOTAL									

Proposed Total Project Cost ($1,000s)

									Notes
E&P (PA&ED)									CON SUP costs are City of Moreno Valley costs.
PS&E	1,173							1,173	
R/W SUP (CT)									
CON SUP (CT)			4,080					4,080	
R/W									
CON			19,920					19,920	
TOTAL	1,173		24,000					25,173	

Fund No. 1:	TUMF	Program Code

Existing Funding ($1,000s)

Component	Prior	18/19	19/20	20/21	21/22	22/23	23/24+	Total	Funding Agency
E&P (PA&ED)									WRCOG
PS&E									
R/W SUP (CT)									
CON SUP (CT)									
R/W									
CON									
TOTAL									

Proposed Funding ($1,000s)

									Notes
E&P (PA&ED)									
PS&E	1,173							1,173	
R/W SUP (CT)									
CON SUP (CT)			1,224					1,224	
R/W									
CON			5,976					5,976	
TOTAL	1,173		7,200					8,373	

Fund No. 2:	TCEP	Program Code

Existing Funding ($1,000s)

Component	Prior	18/19	19/20	20/21	21/22	22/23	23/24+	Total	Funding Agency
E&P (PA&ED)									CTC
PS&E									
R/W SUP (CT)									
CON SUP (CT)									
R/W									
CON									
TOTAL									

Proposed Funding ($1,000s)

									Notes
E&P (PA&ED)									
PS&E									
R/W SUP (CT)									
CON SUP (CT)			2,856					2,856	
R/W									
CON			13,944					13,944	
TOTAL			16,800					16,800	

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Exhibit B

NEPA/CEQA RE-VALIDATION FORM

DIST./CO./RTE.	08/RIV/SR-60
PM/PM	18.8/19.6
E.A. or Fed-Aid Project No.	32303
Other Project No. (specify)	
PROJECT TITLE	SR-60/Moreno Beach Drive Interchange Improvement Project (**Phase 2**)
ENVIRONMENTAL APPROVAL TYPE	Initial Study/Negative Declaration and NEPA CE/CEQA Re-Validation
DATE APPROVED	11/29/2007 (original) and 9/8/2010 (NEPA CE & CEQA Re-Validation)
REASON FOR CONSULTATION (23 CFR 771.129)	*Check reason for consultation:* ☐ *Project proceeding to next major federal approval* ☒ *Change in scope, setting, effects, mitigation measures, requirements* ☐ *3-year timeline (EIS only)* ☐ *NA (Re-Validation for CEQA only)*
DESCRIPTION OF CHANGED CONDITIONS	The SR-60/Moreno Beach Drive Interchange Improvement Project (Moreno Project) scope has been modified and the project will be constructed in two (2) separate phases – resulting in two stand-alone projects at SR-60/Moreno Beach Drive. The subject of this Re-Validation is Phase 2 (EA 32303). See Exhibit A – Project Vicinity Map for limits of Phase 1 and Phase 2).

NEPA CONCLUSION - VALIDITY

Based on an examination of the changed conditions and supporting information: [*Check ONE of the three statements below, regarding the validity of the original document/determination (23 CFR 771.129). If document is no longer valid, indicate whether additional public review is warranted and whether the type of environmental document will be elevated.]*

☒ **The original environmental document or CE remains valid. No further documentation will be prepared.**

☐ **The original environmental document or CE is in need of updating; further documentation has been prepared and ☐ is included on the continuation sheet(s) or ☐ is attached. With this additional documentation, the original ED or CE remains valid.**

Additional public review is warranted (23 CFR 771.111(h)(3)) Yes ☐ No ☐

☐ **The original document or CE is no longer valid.**

Additional public review is warranted (23 CFR 771.111(h)(3)) Yes ☐ No ☐

Supplemental environmental document is needed. Yes ☐ No ☐

New environmental document is needed. Yes ☐ No ☐ (If "Yes," specify type: _____)

CONCURRENCE WITH NEPA CONCLUSION

I concur with the NEPA conclusion above.

8-18-11 — Signature: Environmental Branch Chief — Date

Signature: Project Manager/DLAE — 8/18/11 — Date

CEQA CONCLUSION : *(Only mandated for projects on the State Highway System.)*

Based on an examination of the changed conditions and supporting information, the following conclusion has been reached regarding appropriate CEQA documentation: *(Check ONE of the five statements below, indicating whether any additional documentation will be prepared, and if so, what kind. If additional documentation is prepared, attach a copy of this signed form and any continuation sheets.)*

☒ **Original document remains valid. No further documentation is necessary.**

☐ **Only minor technical changes or additions to the previous document are necessary. An addendum has been or will be ☐ prepared and is ☐ included on the continuation sheets or ☐ will be attached. It need not be circulated for public review. *(CEQA Guidelines, §15164)***

☐ **Changes are substantial, but only minor additions or changes are necessary to make the previous document adequate. A Supplemental environmental document will be prepared, and it will be circulated for public review. *(CEQA Guidelines, §15163)***

☐ **Changes are substantial, and major revisions to the current document are necessary. A Subsequent environmental document will be prepared, and it will be circulated for public review. *(CEQA Guidelines, §15162)***
(Specify type of subsequent document, e.g., Subsequent FEIR:)

_____

☐ **The CE is no longer valid. New CE is needed. Yes ☐ No ☐**

CONCURRENCE WITH CEQA CONCLUSION

I concur with the CEQA conclusion above.

8-18-11 — Signature: Environmental Branch Chief — Date

Signature: Project Manager — 8/18/11 — Date

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NEPA/CEQA RE-VALIDATION FORM

CONTINUATION SHEET(S)

Moreno Project "Phase 2" would consist of reconstruction of the Westbound freeway ramps, replacement of the existing 2-lane bridge over SR-60 with a new 6-lane bridge, westbound auxiliary lanes on SR-60, and completion of the Line K-1 Master Plan Drainage improvements along Ironwood Avenue.

Changes in project design, e.g., substantial scope change; a new alternative; change in project alignment

The SR-60/Moreno Beach Drive Interchange Improvement Project (Moreno Project) scope has been modified and the project will be constructed in two (2) separate phases – resulting in two stand-alone projects at SR-60/Moreno Beach Drive. The subject of this Re-Validation is Phase 2 (EA 32303). Phase 1 (EA 32301) is the subject of a separate Re-Validation. See Exhibit A – Project Vicinity Map for limits of Phase 1 and Phase 2).

An Initial Study/Negative Declaration (IS/ND) for the Moreno Project was completed in November of 2007; at that time the project included both the Moreno Project and the SR-60/Nason Street Overcrossing Improvement Project (Nason Project) as a single project. In September of 2010, a CEQA Re-Validation was completed to address separating the Moreno Project and the Nason Project into two (2) separate projects. At that time a NEPA CE was also prepared for both projects.

Moreno Project "Phase 2" would consist of reconstruction of the Westbound freeway ramps, replacement of the existing 2-lane bridge over SR-60 with a new 6-lane bridge, westbound auxiliary lanes on SR-60, and completion of the Line K-1 Master Plan Drainage improvements along Ironwood Avenue.

Changes in environmental setting, e.g., new development affecting traffic or air quality;

There are no changes in the environmental setting with regard to the proposed improvements associated with the SR-60/Moreno Beach Drive Interchange Improvement Project as described above.

Changes in environmental circumstances, e.g., a new law or regulation; change in the status of a listed species.

The analysis for GHG and climate change was done in the Initial Study approved November 29, 2007; however, in terms of analysis, there is no change.

Changes to environmental impacts of the project, e.g., a new type of impact, or a change in the magnitude of an existing impact.

There are no changes to the environmental impacts with regard to the proposed improvements associated with the SR-60/Moreno Beach Drive Interchange Improvement Project as described above.

Changes to avoidance, minimization, and/or mitigation measures since the environmental document was approved.

There are no changes to the avoidance, minimization, and/or mitigation measures with regard to the proposed improvements associated with the SR-60/Moreno Beach Drive Interchange Improvement Project as described above.

Changes to environmental commitments since the environmental document was approved, e.g., the addition of new conditions in permits or approvals. When this applies, append a revised Environmental Commitments Record (ECR) as one of the Continuation Sheets.

All environmental commitments identified in the technical studies prepared for the SR-60/Moreno Beach Drive Interchange Improvement Project would remain in place for this project. Please see ECR (Exhibit D).

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Exhibit A

Vicinity Map

Attachment: Baseline Agreement 8-2-18 (3153 : RATIFY THE BASELINE AGREEMENT FOR THE TRADE CORRIDOR ENHANCEMENT PROGRAM

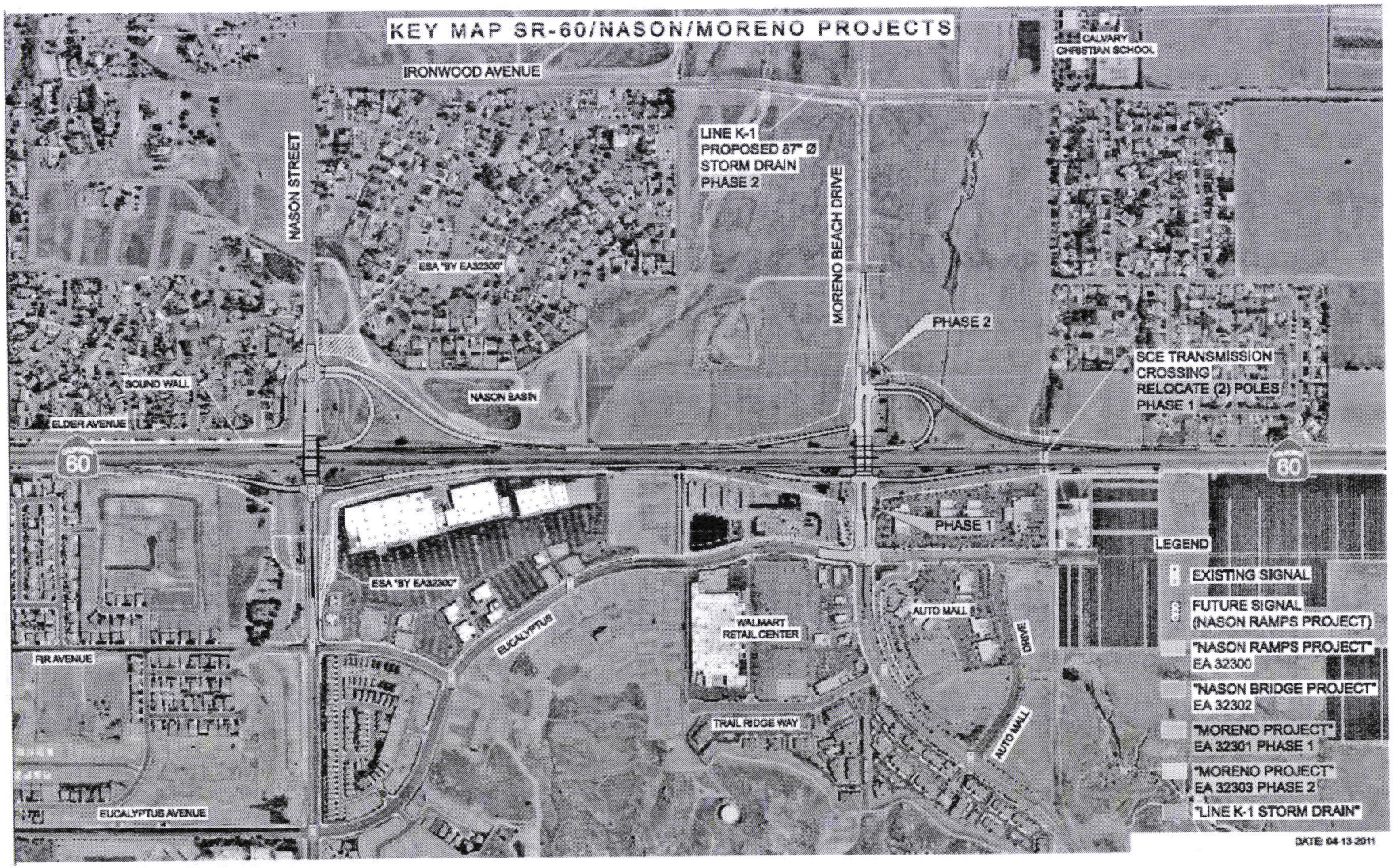

Exhibit A – Project Vicinity Map

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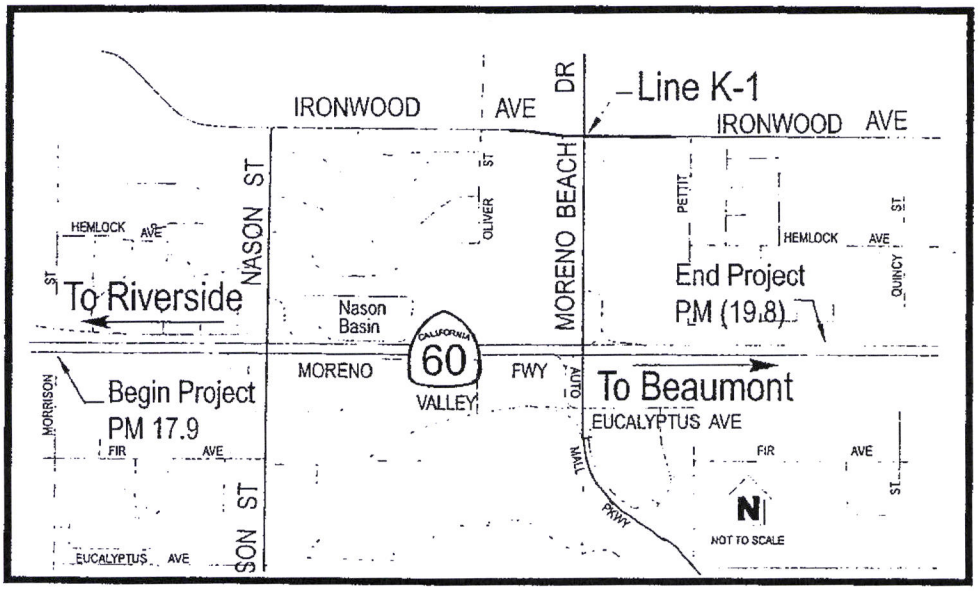
08-RIV-60, (PM 17.9/19.8)
224 – 323010
400.000 HE11
November, 2007

SUPPLEMENTAL PROJECT REPORT



FOR STATE ROUTE 60 / MORENO BEACH DRIVE INTERCHANGE AND NASON STREET OVERCROSSING IMPROVEMENTS MORENO VALLEY, CALIFORNIA

On SR-60 from 0.47 miles (PM 17.9) west of Nason Street Overcrossing (Br. No. 56-0485) to 0.68 miles (PM 19.8) east of Moreno Beach Drive Overcrossing (Br. No. 56-0486)

I have reviewed the right-of-way information contained in this Supplemental Project Report and the Right-of-Way Data Sheet attached hereto, and find the data to be complete, current, and accurate:

for *Patricia L. Smith*
RIGHT-OF-WAY - PROJECT DELIVERY MANAGER – SAN BERNARDINO OFFICE – SOUTHERN R/W REGION

APPROVAL RECOMMENDED:

Mark Lancaster
PROJECT MANAGER

Patricia Romo
DEPUTY DISTRICT DIRECTOR – DESIGN / ENGINEERING SERVICES

Ernest A. Figueroa
DEPUTY DISTRICT DIRECTOR – ENVIRONMENTAL PLANNING

APPROVED:

Michael A. Perovich Date 12/10/07
DISTRICT DIRECTOR

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08-RIV-60, (PM 17.9/19.8)
224 – 323010
400.000 HE11
November, 2007

This Supplemental Project Report has been prepared under the direction of the following registered civil engineer. The registered civil engineer attests to the technical information contained herein and the engineering data upon which recommendations, conclusions, and decisions are based.

Stephen P.A. Crouch
Registered Civil Engineer

11/16/07
Date

Prepared By:
PARSONS
for
The City of Moreno Valley

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1. INTRODUCTION

This Supplemental Project Report (SPR) supplements the Project Report (PR) that was prepared by a consultant and approved by the California Department of Transportation (Department) in 1991. The original scope included reconstruction of the State Route 60 (SR-60)/Nason Street and Moreno Beach Drive interchanges. The proposed scope of this project includes Moreno Beach Drive interchange modifications, the Nason Street overcrossing replacement, and drainage improvements at Ironwood Avenue.

The City of Moreno Valley (City) proposes to make operational improvements at the SR-60/Moreno Beach Drive Interchange and the Nason Street Overcrossing (project). The purpose of the project is to provide operational improvements, alleviate congestion, address existing roadway and bridge deficiencies, and increase capacity at local intersections (e.g., SR-60/Moreno Beach Drive and SR-60/Nason Street). The cost of the project is estimated at $60 million, inclusive of construction, right-of-way (ROW), design, and construction management costs. The project is proposed to be funded through the Western Riverside County Transportation Uniform Mitigation Fee (TUMF). This project has been assigned Project Development Processing Category 4B. Project location and vicinity maps are included in Attachment A. Project plans are provided in Attachment B.

The Preferred Alternative would provide auxiliary lanes on SR-60 between Nason Street and Moreno Beach Drive, replace the two existing bridges at Nason Street and Moreno Beach Drive, reconfigure the existing interchange at Moreno Beach Drive, and provide off-site drainage improvements at Ironwood Avenue north of SR-60.

2. RECOMMENDATION

It is recommended that the project be approved using the Preferred Alternative and that the project proceed to the design phase.

The affected local agencies have been consulted with respect to the recommended plan. Their views have been taken into account and they are in general accord with the plan as presented. In particular, the City of Moreno Valley, as the sponsoring agency of the project, has been closely involved with its planning, coordination, and development.

3. BACKGROUND

The SR-60/Moreno Beach Drive and SR-60/Nason Street interchanges and SR-60 were constructed in 1962. Both interchanges provide "hook" ramps that connect to local streets. SR-60 consisted of two lanes in each direction and an unpaved median. Since that time, median improvements have been constructed to provide high-occupancy vehicle (HOV) lanes on SR-60 in each direction with paved median shoulders. This construction in the median of SR-60 was completed in 2005.

Project History

Improvements to both the SR-60/Nason Street and SR-60/Moreno Beach Drive interchanges were originally initiated with a Project Study Report (PSR) that was approved in 1990 (Department, 1990). It was followed by a PR that was approved in 1991 (Department, 1991). This approved PR included a California Environmental Quality Act (CEQA) Categorical Exemption (CE). Due to a lack of funding, the project was not

advanced to the design phase at that time; however, in 1998 the City initiated a portion of the approved project defined in the 1991 PR at Nason Street.

Nason Street Interchange Project (Nason Project)

The City initiated the Nason Project (EA 08-323001) to provide improvements at the Nason Street/SR-60 interchange so that local access to surrounding developments, such as the hospital on Nason Street at Cactus Road, would be enhanced. *Replacement of the Nason Street overcrossing was not included as part of the Nason Project.* The Nason Project includes the reconstruction and realignment of the existing interchange ramps at SR-60/Nason Street and grading to improve the profile along Nason Street near SR-60. The Nason Project also provides widening along SR-60 in both directions east of Nason Street to allow for the auxiliary lanes that will be completed during the SR-60/Moreno Beach Drive Interchange and Nason Street Overcrossing Improvements Project. An SPR (Department, 2004) for the Nason Project was prepared and approved with a signed Categorical Exemption/Categorical Exclusion (CE/CE) in March 2004. The City is currently developing the final design for the Nason Project and anticipates that its construction will be completed prior to the subject SR-60/Moreno Beach Drive Interchange and Nason Street Overcrossing Improvements Project.

SR-60/Moreno Beach Drive Interchange and Nason Street Overcrossing Improvements Project

In 2005, the City and the Department initiated the subject project to complete the remaining work proposed in the 1991 PR. This project is similar in scope to the project that was approved in 1991, with the exception that the Nason Street interchange ramps, as part of the Nason Project (EA 08-323001), have already been approved, and will be existing when the subject project is constructed.

In consultation with the Department, it was determined that a SPR is the appropriate project document for the subject project. Based on coordination with the Department, a CEQA Initial Study (IS), along with pertinent technical studies, is the appropriate environmental approval documentation for this project. There is no federal funding, and there are no Federal Highway Administration (FHWA) actions required for this project; hence, a National Environmental Policy Act (NEPA) document is not currently being prepared. If federal funding is obtained in the future, then a NEPA document will be prepared.

Community Interaction

This project is supported by the City and the Department. As part of the environmental process, a public review of the project documents has been provided, and a public meeting was held on August 1, 2007 (see Section 7.A.).

Existing Facilities

The segment of SR-60 within the project limits is a six-lane facility with two general purpose lanes and one HOV lane in each direction, separated by a concrete barrier. This section of SR-60 follows a straight east-west alignment. The terrain is gently rolling, with the vertical alignment varying from -1.10 percent to +1.11 percent.

Each of the existing interchanges at Nason Street and Moreno Beach Drive currently has ramps in the northeast and southwest quadrants. The Nason Project (EA 08-

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323001), by others, is proposed to reconfigure the ramp layout at Nason Street to provide an eastbound diamond ramp configuration with improved westbound ramps; it is currently in final design. It is anticipated that the Nason Project will be under construction prior to the completion of the SR-60/Moreno Beach Drive Interchange and the Nason Street Overcrossing Improvement Project approvals and final design.

The existing Nason Street overcrossing has a nonstandard width of 30 feet with a 5-foot-wide sidewalk on the west side of Nason Street. The minimum vertical clearance noted on the as-built plans (October 22, 1962) is a nonstandard 15 feet 3 inches above the south roadbed. The existing Moreno Beach Drive overcrossing has a nonstandard width of 30 feet with a 5-foot-wide sidewalk on the east side of Moreno Beach Drive. The minimum vertical clearance noted on the as-built plans (October 22, 1962) is a 15 feet 3 inches above the south roadbed.

4. NEED AND PURPOSE

A. Problem, Deficiencies, and Justification

The project is needed because the existing roadway configuration would be deficient in accommodating the future traffic volumes created by the increased economic development within and around the project area. Also, the existing configuration is comprised of hook ramps (with nonstandard curvature and shoulder widths). Additionally, both of the existing bridge overcrossings were built more than 40 years ago and have nonstandard vertical clearances and horizontal widths. The proposed drainage feature (Line K-1) is needed to divert a portion of the projected 100-year storm flows from SR-60 at Moreno Beach Drive to the existing Nason Street Detention Basin (Nason Basin) located in the northeast corner of the SR-60/Nason Street interchange.

The purpose of the project is to:

- Provide operational improvements to facilitate traffic movement at and near the SR-60/Moreno Beach Drive and SR-60/Nason Street intersections
- Alleviate existing traffic congestion
- Increase storage capacity at the local intersections (e.g., SR-60/Moreno Beach Drive and SR-60/Nason Street)
- Enhance safety of traffic operations
- Bring the roadway and bridge features up to current design standards
- Improve capacity at the SR-60/Moreno Beach Drive interchange
- Accommodate future traffic volumes
- Provide drainage improvement to divert flows from SR-60 to the Nason Basin

B. Regional and System Planning

Federal and State Systems

Within the project limits, SR-60 is included as part of the National Highway System, the National Network for Federal Surface Transportation Assistance Act (STAA) for Oversized Trucks, and the California Freeway and Expressway System.

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COOPERATIVE AGREEMENT DRAFT

This AGREEMENT, effective on _____, is between the State of California, acting through its Department of Transportation, referred to as CALTRANS, and:

City of Moreno Valley, a body politic and municipal corporation or chartered city of the State of California, referred to hereinafter as CITY.

RECITALS

1. PARTIES are authorized to enter into a cooperative agreement for improvements to the State Highway System per the California Streets and Highways Code, Sections 114 and 130.

2. For the purpose of this AGREEMENT, *On SR-60 in Moreno Valley, replace Moreno Beach overcrossing, add WB auxiliary lane, reconfigure WB on and off-ramps, and add Line K-1 drainage system in Ironwood Avenue* will be referred to hereinafter as PROJECT. The PROJECT scope of work is defined in the project initiation and approval documents (e.g. Project Study Report, Permit Engineering Evaluation Report, or Project Report).

3. All obligations and responsibilities assigned in this AGREEMENT to complete the following PROJECT COMPONENT will be referred to hereinafter as WORK:

   - PLANS, SPECIFICATIONS, AND ESTIMATE (PS&E)

   Each PROJECT COMPONENT is defined in the CALTRANS Workplan Standards Guide as a distinct group of activities/products in the project planning and development process.

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4. The term AGREEMENT, as used herein, includes this document and any attachments, exhibits, and amendments.

   This AGREEMENT is separate from and does not modify or replace any other cooperative agreement or memorandum of understanding between the PARTIES regarding the PROJECT.

   PARTIES intend this AGREEMENT to be their final expression that supersedes any oral understanding or writings pertaining to the WORK. The requirements of this AGREEMENT will preside over any conflicting requirements in any documents that are made an express part of this AGREEMENT.

   If any provisions in this AGREEMENT are found by a court of competent jurisdiction to be, or are in fact, illegal, inoperative, or unenforceable, those provisions do not render any or all other AGREEMENT provisions invalid, inoperative, or unenforceable, and those provisions will be automatically severed from this AGREEMENT.

   Except as otherwise provided in the AGREEMENT, PARTIES will execute a written amendment if there are any changes to the terms of this AGREEMENT.

   PARTIES agree to sign a CLOSURE STATEMENT to terminate this AGREEMENT. However, all indemnification, document retention, audit, claims, environmental commitment, legal challenge, maintenance and ownership articles will remain in effect until terminated or modified in writing by mutual agreement or expire by the statute of limitations.

5. The following work associated with this PROJECT has been completed or is in progress:

   - CALTRANS approved the Mitigated Negative Declaration on November 29, 2007 (Cooperative Agreement No. 1314).
   - CALTRANS approved the Categorical Exclusion on November 29, 2007.
   - CITY completed the R/W Certification on May 18, 2012.

6. In this AGREEMENT capitalized words represent defined terms, initialisms, or acronyms.

7. PARTIES hereby set forth the terms, covenants, and conditions of this AGREEMENT.

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RESPONSIBILITIES

Sponsorship

8. A SPONSOR is responsible for establishing the scope of the PROJECT and securing the financial resources to fund the WORK. A SPONSOR is responsible for securing additional funds when necessary or implementing PROJECT changes to ensure the WORK can be completed with the funds obligated in this AGREEMENT.

   PROJECT changes, as described in the CALTRANS Project Development Procedures Manual, will be approved by CALTRANS as the owner/operator of the State Highway System.

9. CITY is the SPONSOR for the WORK in this AGREEMENT.

Implementing Agency

10. The IMPLEMENTING AGENCY is the PARTY responsible for managing the scope, cost, schedule, and quality of the work activities and products of a PROJECT COMPONENT.

    - CITY is the Plans, Specifications, and Estimate (PS&E) IMPLEMENTING AGENCY.

      PS&E includes the development of the plans, specifications, and estimate; obtaining any resource agency permits; and the advertisement/award of the construction contract.

11. The IMPLEMENTING AGENCY for a PROJECT COMPONENT will provide a Quality Management Plan (QMP) for the WORK in that component. The Quality Management Plan describes the IMPLEMENTING AGENCY's quality policy and how it will be used. The Quality Management Plan will include a process for resolving disputes between the PARTIES at the team level. The Quality Management Plan is subject to CALTRANS review and approval.

12. Any PARTY responsible for completing WORK will make its personnel and consultants that prepare WORK available to help resolve WORK-related problems and changes for the entire duration of the PROJECT including PROJECT work that may occur under separate agreements.

Funding

13. The WORK does not use funds administered by CALTRANS. PARTIES will amend this AGREEMENT should this condition change.

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14. Each PARTY is responsible for the costs they incur in performing the WORK unless otherwise stated in this AGREEMENT.

CALTRANS' Quality Management

15. CALTRANS, as the owner/operator of the State Highway System (SHS), will perform quality management work including Independent Quality Assurance (IQA) and owner/operator approvals for the portions of WORK within the existing and proposed SHS right-of-way.

16. CALTRANS' independent quality assurance (IQA) efforts are to ensure that CITY's quality assurance results in WORK that is in accordance with the applicable standards and the PROJECT's quality management plan (QMP). An IQA does not include any efforts necessary to develop or deliver WORK or any validation by verifying or rechecking WORK.

    When CALTRANS performs IQA it does so for its own benefit. No one can assign liability to CALTRANS due to its IQA.

17. CALTRANS, as the owner/operator of the State Highway System, will approve WORK products in accordance with CALTRANS policies and guidance and as indicated in this AGREEMENT.

18. CITY will provide WORK-related products and supporting documentation upon CALTRANS' request for the purpose of CALTRANS' quality management work.

19. The cost of CALTRANS' quality management work is to be borne by CALTRANS.

CEQA/NEPA Lead Agency

20. CALTRANS is the CEQA Lead Agency for the PROJECT.

21. CALTRANS is the NEPA Lead Agency for the PROJECT.

Environmental Permits, Approvals and Agreements

22. CITY will comply with the commitments and conditions set forth in the environmental documentation, environmental permits, approvals, and applicable agreements as those commitments and conditions apply to CITY's responsibilities in this AGREEMENT.

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23. Unless otherwise assigned in this AGREEMENT, the IMPLEMENTING AGENCY for a PROJECT COMPONENT is responsible for all PROJECT COMPONENT WORK associated with coordinating, obtaining, implementing, renewing, and amending the PROJECT permits, agreements, and approvals whether they are identified in the planned project scope of work or become necessary in the course of completing the PROJECT.

24. The PROJECT requires the following environmental permits/approvals:

ENVIRONMENTAL PERMITS/REQUIREMENTS
404, US Army Corps of Engineers
1602 California Department of Fish and Wildlife
401, Regional Water Quality Control Board

Plans, Specifications, and Estimate (PS&E)

25. As the PS&E IMPLEMENTING AGENCY, CITY is responsible for all PS&E WORK except those activities and responsibilities that are assigned to another PARTY and those activities that are excluded under this AGREEMENT.

26. CALTRANS will be responsible for completing the following PS&E activities:

CALTRANS Work Breakdown Structure Identifier (If Applicable)
100.15.10.xx Quality Management
255.15 Environmental Re-evaluation

27. CITY will prepare Utility Conflict Maps identifying the accommodation, protection, relocation, or removal of any existing utility facilities that conflict with construction of the PROJECT or that violate CALTRANS' encroachment policy.

    CITY will provide CALTRANS a copy of Utility Conflict Maps for CALTRANS' concurrence prior to issuing the Notices to Owner and executing the utility agreement. All utility conflicts will be addressed in the PROJECT plans, specifications, and estimate.

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28. CITY will determine the cost to positively identify and locate, accommodate, protect, relocate, or remove any utility facilities whether inside or outside the State Highway System right-of-way in accordance with federal and California laws and regulations, and CALTRANS' policies, procedures, standards, practices, and applicable agreements including but not limited to Freeway Master Contracts.

29. CALTRANS will not issue the Acceptance of Final Plans, Specifications, and Estimate to CITY until the following conditions are met:

    - Any new or amended Maintenance Agreement required for the WORK is executed.
    - Any new or amended Freeway Agreement required for the WORK is executed.

Schedule

30. PARTIES will manage the WORK schedule to ensure the timely use of obligated funds and to ensure compliance with any environmental permits, right-of-way agreements, construction contracts, and any other commitments. PARTIES will communicate schedule risks or changes as soon as they are identified and will actively manage and mitigate schedule risks.

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Additional Provisions

Standards

31. PARTIES will perform all WORK in accordance with federal and California laws, regulations, and standards; FHWA standards; and CALTRANS standards. CALTRANS standards include, but are not limited to, the guidance provided in the:

- CADD User's Manual
- CALTRANS policies and directives
- Plans Preparation Manual
- Project Development Procedures Manual
- Workplan Standards Guide
- Standard Environmental Reference
- Highway Design Manual
- Right of Way Manual

Qualifications

32. Each PARTY will ensure that personnel participating in WORK are appropriately qualified or licensed to perform the tasks assigned to them.

Consultant Selection

33. CITY will invite CALTRANS to participate in the selection of any consultants that participate in the WORK.

Encroachment Permits

34. CALTRANS will issue, upon proper application, the encroachment permits required for WORK within State Highway System (SHS) right-of-way. PARTIES, their contractors, consultants, agents and utility owners will not work within the SHS right-of-way without an encroachment permit issued in their name. CALTRANS will provide encroachment permits to PARTIES, their contractors, consultants, agents, and utility owners at no cost. If the encroachment permit and this AGREEMENT conflict, the requirements of this AGREEMENT will prevail.

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35. The IMPLEMENTING AGENCY for a PROJECT COMPONENT will coordinate, prepare, obtain, implement, renew, and amend any encroachment permits needed to complete the WORK.

Protected Resources

36. If any PARTY discovers unanticipated cultural, archaeological, paleontological, or other protected resources during WORK, all WORK in that area will stop and that PARTY will notify all PARTIES within 24 hours of discovery. WORK may only resume after a qualified professional has evaluated the nature and significance of the discovery and CALTRANS approves a plan for its removal or protection.

Disclosures

37. PARTIES will hold all administrative drafts and administrative final reports, studies, materials, and documentation relied upon, produced, created, or utilized for the WORK in confidence to the extent permitted by law and where applicable, the provisions of California Government Code, Section 6254.5(e) will protect the confidentiality of such documents in the event that said documents are shared between PARTIES.

    PARTIES will not distribute, release, or share said documents with anyone other than employees, agents, and consultants who require access to complete the WORK without the written consent of the PARTY authorized to release them, unless required or authorized to do so by law.

38. If a PARTY receives a public records request pertaining to the WORK, that PARTY will notify PARTIES within five (5) working days of receipt and make PARTIES aware of any disclosed public documents. PARTIES will consult with each other prior to the release of any public documents related to the WORK.

Hazardous Materials

39. HM-1 is hazardous material (including, but not limited to, hazardous waste) that may require removal and disposal pursuant to federal or state law, irrespective of whether it is disturbed by the PROJECT or not.

    HM-2 is hazardous material (including, but not limited to, hazardous waste) that may require removal and disposal pursuant to federal or state law only if disturbed by the PROJECT.

    The management activities related to HM-1 and HM-2, including and without limitation, any necessary manifest requirements and disposal facility designations are referred to herein as HM-1 MANAGEMENT and HM-2 MANAGEMENT respectively.

40. If HM-1 or HM-2 is found the discovering PARTY will immediately notify all other PARTIES.

41. CALTRANS, independent of the PROJECT, is responsible for any HM-1 found within the existing State Highway System right-of-way. CALTRANS will undertake, or cause to be undertaken, HM-1 MANAGEMENT with minimum impact to the PROJECT schedule.

    CALTRANS, independent of the PROJECT will pay, or cause to be paid, the cost of HM-1 MANAGEMENT related to HM-1 found within the existing State Highway System right-of-way.

42. CITY, independent of the PROJECT, is responsible for any HM-1 found within the PROJECT limits and outside the existing State Highway System right-of-way. CITY will undertake, or cause to be undertaken, HM-1 MANAGEMENT with minimum impact to the PROJECT schedule.

    CITY, independent of the PROJECT, will pay, or cause to be paid, the cost of HM-1 MANAGEMENT for HM-1 found within the PROJECT limits and outside of the existing State Highway System right-of-way.

43. The CONSTRUCTION IMPLEMENTING AGENCY is responsible for HM-2 MANAGEMENT within the PROJECT limits.

44. CALTRANS' acquisition or acceptance of title to any property on which any HM-1 or HM-2 is found will proceed in accordance with CALTRANS' policy on such acquisition.

Claims

45. CITY may accept, reject, compromise, settle, or litigate claims of any consultants or contractors hired to complete WORK without concurrence from the other PARTY.

46. PARTIES will confer on any claim that may affect the WORK or PARTIES' liability or responsibility under this AGREEMENT in order to retain resolution possibilities for potential future claims. No PARTY will prejudice the rights of another PARTY until after PARTIES confer on the claim.

47. If the WORK expends state or federal funds, each PARTY will comply with the Federal Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards of 2 CFR, Part 200. PARTIES will ensure that any for-profit consultant hired to participate in the WORK will comply with the requirements in 48 CFR, Chapter 1, Part 31. When state or federal funds are expended on the WORK these principles and requirements apply to all funding types included in this AGREEMENT.

Attachment: Agreement 08-1685 Draft- 8-6-18 (3153 : RATIFY THE BASELINE AGREEMENT FOR THE TRADE CORRIDOR ENHANCEMENT

48. If the WORK expends state or federal funds, each PARTY will undergo an annual audit in accordance with the Single Audit Act in the Federal Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards as defined in 2 CFR, Part 200.

49. When a PARTY reimburses a consultant for WORK with state or federal funds, the procurement of the consultant and the consultant overhead costs will be in accordance with the Local Assistance Procedures Manual, Chapter 10.

Interruption of Work

50. If WORK stops for any reason, IMPLEMENTING AGENCY will place the PROJECT right-of-way in a safe and operable condition acceptable to CALTRANS.

51. If WORK stops for any reason, each PARTY will continue to implement the obligations of this AGREEMENT, including the commitments and conditions included in the environmental documentation, permits, agreements, or approvals that are in effect at the time that WORK stops, and will keep the PROJECT in environmental compliance until WORK resumes.

Penalties, Judgements and Settlements

52. Any PARTY who action or lack of action causes the levy of fines, interest, or penalties will indemnify and hold all other PARTIES harmless per the terms of this AGREEMENT.

Project Files

53. CITY will furnish CALTRANS with the Project History Files related to the PROJECT facilities on State Highway System within sixty (60) days following the completion of each PROJECT COMPONENT. CITY will prepare the Project History File in accordance with the Project Development Procedures Manual, Chapter 7. All material will be submitted neatly in a three-ring binder and on a CD ROM in PDF format.

Environmental Compliance

54. If during performance of WORK additional activities or environmental documentation is necessary to keep the PROJECT in environmental compliance, PARTIES will amend this AGREEMENT to include completion of those additional tasks.

Attachment: Agreement 08-1685 Draft- 8-6-18 (3153 : RATIFY THE BASELINE AGREEMENT FOR THE TRADE CORRIDOR ENHANCEMENT

Attachment: Agreement 08-1685 Draft- 8-6-18 (3153 : RATIFY THE BASELINE AGREEMENT FOR THE TRADE CORRIDOR ENHANCEMENT

GENERAL CONDITIONS

Venue

55. PARTIES understand that this AGREEMENT is in accordance with and governed by the Constitution and laws of the State of California. This AGREEMENT will be enforceable in the State of California. Any PARTY initiating legal action arising from this AGREEMENT will file and maintain that legal action in the Superior Court of the county in which the CALTRANS district office that is signatory to this AGREEMENT resides, or in the Superior Court of the county in which the PROJECT is physically located.

Exemptions

56. All CALTRANS' obligations under this AGREEMENT are subject to the appropriation of resources by the Legislature, the State Budget Act authority, programming of funds by the California Transportation Commission (CTC) and the allocation thereof by the CTC.

Indemnification

57. Neither CALTRANS nor any of their officers and employees, are responsible for any injury, damage, or liability occurring by reason of anything done or omitted to be done by CITY, its contractors, sub-contractors, and/or its agents under or in connection with any work, authority, or jurisdiction conferred upon CITY under this AGREEMENT. It is understood and agreed that CITY, to the extent permitted by law, will defend, indemnify, and save harmless CALTRANS and all of their officers and employees from all claims, suits, or actions of every name, kind, and description brought forth under, but not limited to, tortious, contractual, inverse condemnation, or other theories and assertions of liability occurring by reason of anything done or omitted to be done by CITY, its contractors, sub-contractors, and/or its agents under this AGREEMENT.

58. Neither CITY nor any of their officers and employees, are responsible for any injury, damage, or liability occurring by reason of anything done or omitted to be done by CALTRANS, its contractors, sub-contractors, and/or its agents under or in connection with any work, authority, or jurisdiction conferred upon CALTRANS under this AGREEMENT. It is understood and agreed that CALTRANS, to the extent permitted by law, will defend, indemnify, and save harmless CITY and all of their officers and employees from all claims, suits, or actions of every name, kind, and description brought forth under, but not limited to, tortious, contractual, inverse condemnation, or other theories and assertions of liability occurring by reason of anything done or omitted to be done by CALTRANS, its contractors, sub-contractors, and/or its agents under this AGREEMENT.

Attachment: Agreement 08-1685 Draft- 8-6-18 (3153 : RATIFY THE BASELINE AGREEMENT FOR THE TRADE CORRIDOR ENHANCEMENT

Non-parties

59. PARTIES do not intend this AGREEMENT to create a third party beneficiary or define duties, obligations, or rights for entities not signatory to this AGREEMENT. PARTIES do not intend this AGREEMENT to affect their legal liability by imposing any standard of care for fulfilling the WORK different from the standards imposed by law.

60. PARTIES will not assign or attempt to assign obligations to entities not signatory to this AGREEMENT without an amendment to this AGREEMENT.

Ambiguity and Performance

61. CITY will not interpret any ambiguity contained in this AGREEMENT against CALTRANS. CITY waives the provisions of California Civil Code, Section 1654.

    A waiver of a PARTY's performance under this AGREEMENT will not constitute a continuous waiver of any other provision.

62. A delay or omission to exercise a right or power due to a default does not negate the use of that right or power in the future when deemed necessary.

Defaults

63. If any PARTY defaults in its performance of the WORK, a non-defaulting PARTY will request in writing that the default be remedied within thirty (30) calendar days. If the defaulting PARTY fails to do so, the non-defaulting PARTY may initiate dispute resolution.

Dispute Resolution

64. PARTIES will first attempt to resolve AGREEMENT disputes at the PROJECT team level as described in the Quality Management Plan. If they cannot resolve the dispute themselves, the CALTRANS district director and the executive officer of CITY will attempt to negotiate a resolution. If PARTIES do not reach a resolution, PARTIES' legal counsel will initiate mediation. PARTIES agree to participate in mediation in good faith and will share equally in its costs.

    Neither the dispute nor the mediation process relieves PARTIES from full and timely performance of the WORK in accordance with the terms of this AGREEMENT. However, if any PARTY stops fulfilling its obligations, any other PARTY may seek equitable relief to ensure that the WORK continues.

Except for equitable relief, no PARTY may file a civil complaint until after mediation, or forty-five (45) calendar days after filing the written mediation request, whichever occurs first.

PARTIES will file any civil complaints in the Superior Court of the county in which the CALTRANS district office signatory to this AGREEMENT resides or in the Superior Court of the county in which the PROJECT is physically located.

65. PARTIES maintain the ability to pursue alternative or additional dispute remedies if a previously selected remedy does not achieve resolution.

Prevailing Wage

66. When WORK falls within the Labor Code § 1720(a)(1) definition of "public works" in that it is construction, alteration, demolition, installation, or repair; or maintenance work under Labor Code § 1771, PARTIES will conform to the provisions of Labor Code §§ 1720-1815, and all applicable provisions of California Code of Regulations, Title 8, Division 1, Chapter 8, Subchapter 3, Articles 1-7. PARTIES will include prevailing wage requirements in contracts for public work and require contractors to include the same prevailing wage requirements in all subcontracts.

Work performed by a PARTY's own employees is exempt from the Labor Code's Prevailing Wage requirements.

If WORK is paid for, in whole or part, with federal funds and is of the type of work subject to federal prevailing wage requirements, PARTIES will conform to the provisions of the Davis-Bacon and Related Acts, 40 U.S.C. §§ 3141-3148.

When applicable, PARTIES will include federal prevailing wage requirements in contracts for public works. WORK performed by a PARTY's employees is exempt from federal prevailing wage requirements.

Attachment: Agreement 08-1685 Draft- 8-6-18 (3153 : RATIFY THE BASELINE AGREEMENT FOR THE TRADE CORRIDOR ENHANCEMENT

Attachment: Agreement 08-1685 Draft- 8-6-18 (3153 : RATIFY THE BASELINE AGREEMENT FOR THE TRADE CORRIDOR ENHANCEMENT

DEFINITIONS

PARTY – Any individual signatory party to this AGREEMENT.

PARTIES – The term that collectively references all of the signatory agencies to this AGREEMENT.

WORK BREAKDOWN STRUCTURE (WBS) – A WBS is a standardized hierarchical listing of project work activities/products in increasing levels of detail. The CALTRANS WBS defines each PROJECT COMPONENT as a group of work activities/products. The CALTRANS Work Breakdown Structure is defined in the CALTRANS Workplan Standards Guide.

Attachment: Agreement 08-1685 Draft- 8-6-18 (3153 : RATIFY THE BASELINE AGREEMENT FOR THE TRADE CORRIDOR ENHANCEMENT

SIGNATURES

PARTIES are empowered by California Streets and Highways Code to enter into this AGREEMENT and have delegated to the undersigned the authority to execute this AGREEMENT on behalf of the respective agencies and covenants to have followed all the necessary legal requirements to validly execute this AGREEMENT.

Signatories may execute this AGREEMENT through individual signature pages provided that each signature is an original. This AGREEMENT is not fully executed until all original signatures are attached.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

John Bulinski
District Director

VERIFICATION OF FUNDS AND AUTHORITY:

Mary Risaliti
District Budget Manager

CERTIFIED AS TO FINANCIAL TERMS AND POLICIES:

Darwin Salmos
HQ Accounting Supervisor

CITY OF MORENO VALLEY

Tom M. Desantis
City Manager

Attest:

Patricia Jacquez-Nare
City Clerk

Approved as to form and procedure:

Martin D. Koczanowicz
City Attorney

CLOSURE STATEMENT INSTRUCTIONS

Did PARTIES complete all scope, cost and schedule commitments included in this AGREEMENT and any amendments to this AGREEMENT?

YES / NO

Did CALTRANS accept and approve all final deliverables submitted by other PARTIES?

YES / NO

Did the CALTRANS HQ Office of Accounting verify that all final accounting for this AGREEMENT and any amendments to this AGREEMENT were completed?

YES / NO

If construction is involved, did the CALTRANS District Project Manager verify that all claims and third party billings (utilities, etc.) have been settled before termination of the AGREEMENT?

YES / NO

Did PARTIES complete and transmit the As-Built Plans, Project History File, and all other required contract documents?

YES / NO

If ALL answers are “YES”, this form may be used to TERMINATE this AGREEMENT.

Attachment: Agreement 08-1685 Draft- 8-6-18 (3153 : RATIFY THE BASELINE AGREEMENT FOR THE TRADE CORRIDOR ENHANCEMENT

CLOSURE STATEMENT

PARTIES agree that they have completed all scope, cost, and schedule commitments included in Agreement 08-1685 and any amendments to the agreement. The final signature date on this document terminates agreement 08-1685 except survival articles. All survival articles in agreement 08-1685 will remain in effect until expired by law, terminated or modified in writing by the PARTIES' mutual agreement, whichever occurs earlier.

The people signing this agreement have the authority to do so on behalf of their public agencies.

CALTRANS

Name
District Director

Date

CITY OF MORENO VALLEY

Name
City Manager

Date

Attachment: Agreement 08-1685 Draft- 8-6-18 (3153 : RATIFY THE BASELINE AGREEMENT FOR THE TRADE CORRIDOR ENHANCEMENT

Western Riverside Council of Governments

County of Riverside • City of Banning • City of Beaumont • City of Calimesa • City of Canyon Lake • City of Corona • City of Eastvale • City of Hemet
City of Jurupa Valley • City of Lake Elsinore • City of Menifee • City of Moreno Valley • City of Murrieta • City of Norco • City of Perris • City of Riversic
City of San Jacinto • City of Temecula • City of Wildomar • Eastern Municipal Water District • Western Municipal Water District • Morongo Band of Mis
Indians • Riverside County Superintendent of Schools

January 12, 2018

Susan Bransen, Executive Director
California Transportation Commission
1120 N Street, MS 52
Sacramento, CA 95814

Subject: Letter of Commitment—2018 Trade Corridor Enhancement Program
SoCal Freight Gateway: SR-60 Truck Safety and Efficiency Project—Phase 1A

Dear Ms. Bransen:

Western Riverside Council of Governments (WRCOG) is pleased to submit this letter of commitment for the City of Moreno Valley's application for the California Transportation Commission's Trade Corridor Enhancement Program (TCEP) through Senate Bill 1 for the SoCal Freight Gateway: SR-60 Truck Safety and Efficiency Project (Project)—Phase 1A.

This Project addresses a major freight mobility constraint along one of the nation's busiest trade corridors. The Project includes raising the height of the Moreno Beach Drive bridge and modernizing the interchange to improve access to existing and planned high-cube industrial warehousing and distribution centers, which support vital interstate commerce. State Route (SR) 60, a major trade corridor, carries goods moving through the nation's largest seaport complex of the ports of Los Angeles and Long Beach, goods moving in and out of Mexico via Interstates 15 and 215, and goods handled, processed, and produced at the nation's largest cluster of logistics facilities.

Planned improvements along this corridor will support the safe and efficient movement of goods and people, as well as support the continuing development of logistics facilities along SR-60. This improvement of the freight infrastructure will reduce cargo delays, improve reliability of the movement of goods, and improve access to jobs. Furthermore, this Project complements other phases of SR-60 improvements, as well as major projects occurring along SR-60 in neighboring communities, such as the SR-60 Truck Climbing Lanes just east of Moreno Valley and the SR-60/SR-57 Convergence to the west. This TCEP grant funding will allow the first phase of this Project to move forward and bring about local and regional trade benefits, including emissions reductions, enhanced safety, and economic growth.

As evidence of the Project's and corridor's importance, WRCOG will make available Transportation Uniform Mitigation Fees (TUMF) in the amount of $7,200,000 from existing City programmed TUMF as matching funds. Established in 2003, the TUMF Program assesses transportation mitigation fees on new development. The TUMF Program generates approximately $40 million per year in transportation funds, which are collected by WRCOG's member agencies and are then remitted to WRCOG. Since its inception the TUMF Program has collected over $700 million in fees, which have been leveraged to fund nearly 100 transportation projects in the Western Riverside County region. WRCOG distributes these funds to partner organizations, such as the Riverside County Transportation Commission (RCTC), the Riverside Transit Agency (RTA), the Riverside Conservation Authority (RCA), and to member agencies such as the City of Moreno Valley. As a participant in the TUMF Program, the City of Moreno Valley can request funding for facilities such as interchange improvements along SR-60 through a collaborative process in which all of the participating agencies agree to allocate funding.

Attachment: Funding Letter from WRCOG [Revision 1] (3153 : RATIFY THE BASELINE AGREEMENT FOR THE TRADE CORRIDOR

Upon notification of funding from the TCEP, programming the matching funds will take place, subject to existing processes and procedures, including approvals by the WRCOG Central Zone and Executive Committee. Matching funds are reasonably expected to be available and will be sufficient to complete the project.

WRCOG hopes the California Transportation Commission recognizes this Project's value and strongly considers it for TCEP funding.

Sincerely,

Christopher Gray
Director of Transportation

Attachment: Funding Letter from WRCOG [Revision 1] (3153 : RATIFY THE BASELINE AGREEMENT FOR THE TRADE CORRIDOR

Report to City Council

TO: Mayor and City Council

FROM: Marshall Eyerman, Chief Financial Officer

AGENDA DATE: August 21, 2018

TITLE: PAYMENT REGISTER - JUNE 2018

RECOMMENDED ACTION

Recommendation:

1. Receive and file the Payment Register.

SUMMARY

The Payment Register is an important report providing transparency of financial transactions and payments for City activity for review by the City Council and the residents and businesses in Moreno Valley. The report is posted to the City's website as soon as it is available. The report is included in the City Council agenda as an additional means of distributing the report.

The payment register lists in alphabetical order all checks and wires in the amount of $25,000 or greater, followed by a listing in alphabetical order of all checks and wires less than $25,000. The payment register also includes the fiscal year-to-date (FYTD) amount paid to each vendor.

PREPARATION OF STAFF REPORT

Prepared By:
Dena Heald
Financial Operations Division Manager

Department Head Approval:
Marshall Eyerman
Chief Financial Officer/City Treasurer

CITY COUNCIL GOALS

None

CITY COUNCIL STRATEGIC PRIORITIES

1. **Economic Development**
2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

ATTACHMENTS

1. June 2018 Payment Register

APPROVALS

Budget Officer Approval	✓ Approved	7/25/18 5:18 PM
City Attorney Approval	✓ Approved	8/06/18 10:34 AM
City Manager Approval	✓ Approved	8/06/18 2:25 PM

City of Moreno Valley

Payment Register

For Period 6/1/2018 through 6/30/2018

CHECKS IN THE AMOUNT OF $25,000 OR GREATER

Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description	Payment Amount
AERO-GRAPHICS, INC.	22599	06/04/2018	20537	DIGITAL ORTHOPHOTOGRAPHY LANDBASE	$25,630.00
Remit to: SOUTH SALT LAKE, UT				FYTD:	$43,725.00
BRIGHTVIEW LANDSCAPE DBA MARINA LANDSCAPE, INC	22603	06/04/2018	5641292	IRRIGATION REPAIRS-ZONES D, M & S	$28,107.48
		06/04/2018	5727181	IRRIGATION CAGE INSTALLATION-ZONE D	
		06/04/2018	5545022-1	IRRIGATION REPAIRS-ZONE D	
		06/04/2018	5547921-1	IRRIGATION REPAIRS-ZONE D	
		06/04/2018	5640620	IRRIGATION REPAIRS-ZONES D, M & S	
		06/04/2018	5697506	LANDSCAPE MAINT-VARIOUS LOCATIONS	
		06/04/2018	5719581	TREE INSTALLATION-ZONE D	
		06/04/2018	5719582	TREE INSTALLATION-ZONE S	
		06/04/2018	5719584	SPRAY WEEDS-ZONE D	
		06/04/2018	5756680	MULCH INSTALLATION-ZONE D	
		06/04/2018	5762692	PLANT MATERIAL REMOVAL-ZONE D	
		06/04/2018	5719583	TREE INSTALLATION-ZONE M	
		06/04/2018	5633378	IRRIGATION REPAIRS-ZONES D & M	
Remit to: RIVERSIDE, CA				FYTD:	$202,233.72
CHASTANG FORD	22690	06/18/2018	37000	2018 FORD TRANSIT CONNECT CARGO VAN (NM0LS6F72J1374083)	$97,216.00
		06/18/2018	37023	2018 FORD TRANSIT SWAT VAN (VIN#1FTBW3XM7JKA69047)	
	22728	06/25/2018	37067	2018 FORD TRANSIT CONNECT CARGO VAN (VIN#NM0LS7F71J1374646)	$55,964.00
		06/25/2018	37066	2018 FORD TRANSIT CONNECT CARGO VAN (VIN#NM0LS7F73J1374647)	
Remit to: HOUSTON, TX				FYTD:	$270,199.00

Attachment: June 2018 Payment Register (3170 : PAYMENT REGISTER - JUNE 2018)

City of Moreno Valley

Payment Register

For Period 6/1/2018 through 6/30/2018

CHECKS IN THE AMOUNT OF $25,000 OR GREATER

Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description		Payment Amount
COUNTY OF RIVERSIDE SHERIFF	22604	06/04/2018	SH0000032688	CONTRACT LAW ENFORCEMENT BILLING #9 (2/1-2/28/18)		$2,814,710.20
	22638	06/11/2018	SH0000032799	CONTRACT LAW ENFORCEMENT BILLING #10 (3/1-3/28/18)		$2,855,073.36
	22729	06/25/2018	SH0000032974	FY17/18 RMS/CLETS BILLING 7/1/17-6/30/18		$372,702.00
Remit to: RIVERSIDE, CA					FYTD:	$38,646,868.08
COUNTY OF RIVERSIDE, AUDITOR- CONTROLLER	234251	06/11/2018	87386/FEB-18	TRANSMITTAL OF AB544 FROM PARKING CONTROL FEES		$102,874.24
		06/11/2018	83920_2/OCT-17	TRANSMITTAL OF AB544 FROM PARKING CONTROL FEES		
		06/11/2018	85588/DEC-17	TRANSMITTAL OF AB544 FROM PARKING CONTROL FEES		
		06/11/2018	88206/MAR-18	TRANSMITTAL OF AB544 FROM PARKING CONTROL FEES		
Remit to: RIVERSIDE, CA					FYTD:	$440,086.69
COWBOY CHRYSLER DODGE JEEP RAM	22639	06/11/2018	G120595	2018 DODGE RAM 3500 (VIN#3C7WR8CJ4JG120595)		$123,199.50
		06/11/2018	G124947	2018 DODGE RAM 3500 (VIN#3C7WR8CJ7JG124947)		
	22692	06/18/2018	G120594	2018 DODGE RAM 3500 CREW CAB CHASSIS (VIN#3C7WR8CJ2JG120594)		$184,799.25
		06/18/2018	G124948	2018 DODGE RAM 3500 (VIN#3C7WR8CJ9JG124948)		
		06/18/2018	G133362	2018 DODGE RAM 3500 (VIN#3C7WR8CJ2JG133362)		
Remit to: SILSBEE, TX					FYTD:	$1,577,616.42

Attachment: June 2018 Payment Register (3170 : PAYMENT REGISTER - JUNE 2018)

City of Moreno Valley

Payment Register

For Period 6/1/2018 through 6/30/2018

CHECKS IN THE AMOUNT OF $25,000 OR GREATER

Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description	Payment Amount
DATA TICKET, INC.	22641	06/11/2018	85332	ADMIN CITATION PROCESSING-CODE-DEC17	$89,226.67
		06/11/2018	83920_2	PARKING CITATION PROCESSING-CODE-OCT17	
		06/11/2018	87386	PARKING CITATION PROCESSING-CODE-FEB18	
		06/11/2018	88206TPC	THIRD PARTY COLLECTIONS-CODE-MAR18	
		06/11/2018	88206	PARKING CITATION PROCESSING-CODE-MAR18	
		06/11/2018	2017Handhel	PARKING HANDHELD DEVICES LEASE, AIR TIME-CODE-JUN17 THRU AUG17	
		06/11/2018	83422	ADMIN CITATION PROCESSING-CODE-OCT17	
		06/11/2018	84563_2	PARKING CITATION PROCESSING-CODE-NOV17	
		06/11/2018	86613	ADMIN CITATION PROCESSING-CODE/RED-JAN18	
		06/11/2018	84892	ADMIN CITATION PROCESSING-CODE-NOV17	
		06/11/2018	87293	ADMIN CITATION PROCESSING-CODE/RED-FEB18	
		06/11/2018	87827	ADMIN CITATION PROCESSING-CODE/RED-MAR18	
		06/11/2018	87609	ADMIN CITATION PROCESSING-CODE-FEB18	
		06/11/2018	86701	ADMIN CITATION PROCESSING-CODE-JAN18	
		06/11/2018	85588	PARKING CITATION PROCESSING-CODE-DEC17	
Remit to: IRVINE, CA				FYTD:	$332,318.94
DIRECT ENERGY BUSINESS MARKETING LLC.	22644	06/11/2018	773163	RESOURCE ADEQUACY-MAY 2018/MV UTILITY	$42,900.00
Remit to: HOUSTON, TX				FYTD:	$198,900.31

Attachment: June 2018 Payment Register (3170 : PAYMENT REGISTER - JUNE 2018)

City of Moreno Valley

Payment Register

For Period 6/1/2018 through 6/30/2018

CHECKS IN THE AMOUNT OF $25,000 OR GREATER

Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description	Payment Amount
DMS FACILITY SERVICES	22606	06/04/2018	RC-L112419	JANITORIAL SVCS-EMPLOYMENT RES CTR-MAY18	$28,359.21
		06/04/2018	RC-L112417	JANITORIAL SVCS-CONFERENCE & REC CTR-MAY18	
		06/04/2018	RC-L112415	JANITORIAL SVCS-CITY HALL-MAY18	
		06/04/2018	RC-L112420	JANITORIAL SVCS-LIBRARY-MAY18	
		06/04/2018	RC-L112413	JANITORIAL SVCS-ANIMAL SHELTER-MAY18	
		06/04/2018	RC-L112428	JANITORIAL SVCS-TOWNGATE COMM CTR-MAY18	
		06/04/2018	RC-L112418	JANITORIAL SVCS-EMERGENCY OP'S CTR-MAY18	
		06/04/2018	RC-L112414	JANITORIAL SVCS-ANNEX 1-MAY18	
		06/04/2018	RC-L112421	JANITORIAL SVCS-MARCH FIELD COMM CTR-MAY18	
		06/04/2018	RC-L112425	JANITORIAL SVCS-SENIOR CTR-MAY18	
		06/04/2018	RC-L112429	JANITORIAL SVCS-TRANSPORTATION TRAILER-MAY18	
		06/04/2018	RC-L112430	JANITORIAL SVCS-COTTONWOOD GOLF CTR-MAY18	
		06/04/2018	RC-L112433	JANITORIAL SVCS-CITY YARD/SANTIAGO OFFICE-MAY18	
		06/04/2018	RC-L112416	JANITORIAL SVCS-CITY YARD/PERRIS OFFICE-MAY18	
		06/04/2018	RC-L112422	JANITORIAL SVCS-PUBLIC SAFETY BLDG-MAY18	
Remit to: SOUTH PASADENA, CA				FYTD:	$382,423.14
EASTERN MUNICIPAL WATER DISTRICT	234201	06/04/2018	MAY-18 6/4/18	WATER CHARGES	$43,659.44
		06/04/2018	APR-18 6/4/18	WATER CHARGES	
	234330	06/25/2018	MAY-18 6/25/18	WATER CHARGES	$25,496.04
Remit to: LOS ANGELES, CA				FYTD:	$1,896,812.75

Attachment: June 2018 Payment Register (3170 : PAYMENT REGISTER - JUNE 2018)

City of Moreno Valley

Payment Register

For Period 6/1/2018 through 6/30/2018

CHECKS IN THE AMOUNT OF $25,000 OR GREATER

Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description	Payment Amount
ENCO UTILITY SERVICES MORENO VALLEY LLC	22695	06/18/2018	40-366B-10	WA# 40-366B-RSI COMMUNITIES-CM INSPECTION SERVICES	$46,337.70
		06/18/2018	40-400A-02	WA# 40-400A-CITY HALL CARPORT AND BATTERY STORAGE	
		06/18/2018	40-394A-03	WA# 40-394A-DUKE REALTY	
		06/18/2018	40-391B-03	WA# 40-391B-SRG MORENO VALLEY INDUSTRIAL PHASE II-DECKERS	
		06/18/2018	40-387B-02	WA# 40-387B-FIRST NANDINA LOGISTICS CENTER	
		06/18/2018	40-387A-06	WA# 40-387A-FIRST NANDINA LOGISTICS CENTER	
		06/18/2018	40-379B-05	WA# 40-379B-NANDINA DISTRIBUTION CENTER BUILDING A	
		06/18/2018	40-396A-02	WA# 40-396A-EUCALYPTUS INDUSTRIAL PROLOGIS PARK	
		06/18/2018	40-369B-07	WA# 40-369B-TRACT 36436	
		06/18/2018	40-365A-11	WA# 40-365A CROSSTOWN TIE-HEACOCK ST.	
		06/18/2018	40-364A-12	WA# 40-364A CROSSTOWN TIE-ALESSANDRO BLVD.	
		06/18/2018	40-360B-03	WA# 40-360B-MORENO VALLEY INDUSTRIAL	
		06/18/2018	40-347B-06	WA# 40-347B-MODULAR LOGISTICS CENTER	
		06/18/2018	40-328-19	WA# 40-328-KITCHING SUBSTATION DESIGN	
		06/18/2018	40-373A-03	WA# 40-373A-CACTUS COMMERCE, LP	
		06/18/2018	40-383B-05	WA# 40-383B-BEAZER HOMES-PHASE1	
		06/18/2018	40-359B-11	WA# 40-359B-RSI COMMUNITIES-TRACTS 22180-2,22180-3	
	22736	06/25/2018	0402-MF-02139	SOLAR SYSTEM INSPECTION	$381,016.96
		06/25/2018	0402-MF-02138	SOLAR SYSTEM INSPECTION	
		06/25/2018	0402-MF-02142	SOLAR SYSTEM INSPECTION	
		06/25/2018	0405-1-234	DISTRIBUTION CHARGES 4/27-5/29/18	
		06/25/2018	0405-MTS1-SP150	METER FEES	
		06/25/2018	0406-TEMP MF-137	TEMPORARY METER FEES	

Remit to: ANAHEIM, CA

FYTD: $6,049,405.60

Attachment: June 2018 Payment Register (3170 : PAYMENT REGISTER - JUNE 2018)

City of Moreno Valley

Payment Register

For Period 6/1/2018 through 6/30/2018

CHECKS IN THE AMOUNT OF $25,000 OR GREATER

Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description		Payment Amount
ESI ACQUISITION, INC.	22772	06/28/2018	INVESi1012	WEBEOC RAVE ALERT SYSTEM ADD ON		$29,500.00
Remit to: ATLANTA, GA					FYTD:	$56,944.58
EXELON GENERATION COMPANY, LLC	22647	06/11/2018	MVEU-00062A	POWER PURCHASE 5/1-5/31/18		$566,806.88
Remit to: BALTIMORE, MD					FYTD:	$8,302,262.66
FIELDTURF USA, INC	22609	06/04/2018	651139	SYNTHETIC TURF REPLACEMENT PROJECT-MV COMMUNITY PARK		$285,162.84
Remit to: CALHOUN, GA					FYTD:	$2,145,898.80
HOT LINE CONSTRUCTION, INC	22653	06/11/2018	RETENTION	KITCHING SUBSTATION CIRCUIT #2-8 (RETENTION RELEASE)		$128,886.50
Remit to: IRVING, TX					FYTD:	$2,018,593.30
JEREMY HARRIS CONSTRUCTION, INC.	234203	06/04/2018	3111	INTERIM COTTONWOOD BASIN-CONSTRUCTION SVCS		$49,937.70
Remit to: RIVERSIDE, CA					FYTD:	$49,937.70
MORENO VALLEY UTILITY	234256	06/11/2018	JUN-18 6/11/18	ELECTRICITY CHARGES		$72,500.56
Remit to: HEMET, CA					FYTD:	$962,990.89
MOSS BROS. CHEVROLET	234418	06/25/2018	59487189/C815311	2016 TOYOTA SIENNA (VIN# 5TDKK3DC7GS703580)		$26,664.10
Remit to: MORENO VALLEY, CA					FYTD:	$26,664.10

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NATIONWIDE COST RECOVERY SERVICES, LLC	22618	06/04/2018	MV M29-A	CONSULTANT SVCS-FORECLOSURE REGISTRATION PROGRAM-JAN18	$27,520.00
		06/04/2018	MV M30-A	CONSULTANT SVCS-FORECLOSURE REGISTRATION PROGRAM-FEB18	
	22754	06/25/2018	MV M31-A	CONSULTANT SVCS-FORECLOSURE REGISTRATION PROGRAM-MAR18	$43,520.00
		06/25/2018	MV M32-A	CONSULTANT SVCS-FORECLOSURE REGISTRATION PROGRAM-APR18	
		06/25/2018	MV M33-A	CONSULTANT SVCS-FORECLOSURE REGISTRATION PROGRAM-MAY18	
Remit to: DIAMOND BAR, CA				FYTD:	$197,513.91
O'DUFFY BROS, INC.	22619	06/04/2018	15-6	HUBBARD ST STORM DRAIN-CONSTRUCTION SVCS	$149,361.12
Remit to: ROMOLAND, CA				FYTD:	$2,108,856.02
PSOMAS	22622	06/04/2018	140940	JUAN BAUTISTA TRAIL/EL PORTRERO PARK TO IRIS AVE-CONSULTANT SVCS	$33,541.28
Remit to: LOS ANGELES, CA				FYTD:	$96,340.44
RE ASTORIA 2 LLC	22712	06/18/2018	00021-V2	RENEWABLE ENERGY-MV UTILITY-MAY18	$39,403.84
Remit to: SAN FRANCISCO, CA				FYTD:	$326,780.01
ROBERTSON'S READY MIX LTD	22721	06/18/2018	MAR17-MAR18	SALES TAX REIMBURSEMENT PER APPROVED DOF ROPS-MAR17-MAR18	$368,808.00
Remit to: CORONA, CA				FYTD:	$393,842.00
SAM PACK'S FIVE STAR FORD	234416	06/25/2018	1023181 -1	2018 FORD TAURUS (VIN# 1FAHP2E84JG127325)	$29,407.50
Remit to: CARROLLTON, TX				FYTD:	$29,407.50

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SOUTHERN CALIFORNIA EDISON 1	234261	06/11/2018	587-9520/MAY-18	ELECTRICITY-FERC CHARGES/MVU	$44,369.39
		06/11/2018	721-3449/MAY-18	IFA CHARGES-SUBSTATION	
		06/11/2018	026-1608/MAY-18	IFA & DISTRIBUTION UPGRADE CHARGES-KITCHING SUBSTATION	
		06/11/2018	MAY-18 6/11/18	ELECTRICITY CHARGES	
	234262	06/11/2018	7500894017	WDAT CHARGES-MVU/IRIS AVE-APR18	$46,141.87
		06/11/2018	7500894022	WDAT CHARGES-MVU/FREDERICK AVE-APR18	
		06/11/2018	7500894018	WDAT CHARGES-MVU/GRAHAM ST-APR18	
		06/11/2018	7500894023	WDAT CHARGES-MVU/SUBSTATION 115 KV INTERCONNECTION-APR18	
		06/11/2018	7500894000	WDAT CHARGES-MVU/17160 KITCHING ST SUBSTATION-APR18	
		06/11/2018	7500894208	RELIABILITY SERVICE-DLAP_SCE_TS10-FEB18	
		06/11/2018	7500894019	WDAT CHARGES-MVU/GLOBE ST-APR18	
		06/11/2018	7500894020	WDAT CHARGES-MVU/NANDINA AVE-APR18	
		06/11/2018	7500894025	WDAT CHARGES-MVU/24417 NANDINA AVE SUBSTATION-APR18	
	234300	06/18/2018	707-6081/MAY-18	ELECTRICITY CHARGES	$148,100.50
		06/18/2018	MAY-18 6/18/18	ELECTRICITY CHARGES	
Remit to: ROSEMEAD, CA				FYTD:	$3,283,266.15
STATE BOARD OF EQUALIZATION 1	22863	06/26/2018	061518	SALES & USE TAX REPORT FOR MAY 1-JUN 15, 2018	$48,061.00
Remit to: SACRAMENTO, CA				FYTD:	$181,929.00
THE ADVANTAGE GROUP/ FLEX ADVANTAGE	22675	06/11/2018	201806	RETIREE MEDICAL BENEFIT BILLING-JUN18	$42,632.29
		06/11/2018	104071	FLEX AND COBRA ADMIN FEES-MAY18	
Remit to: TEMECULA, CA				FYTD:	$539,121.25

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Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description		Payment Amount
U.S. BANK/CALCARDS	22626	06/04/2018	05-28-18	MAY 2018 CALCARD ACTIVITY		$288,625.40
Remit to: ST. LOUIS, MO					FYTD:	$2,840,994.93
UNION BANK OF CALIFORNIA	22773	06/27/2018	W180602	CASH INVESTMENTS WITH CHANDLER ASSET MGMT		$2,500,000.00
Remit to: MONTEREY PARK, CA					FYTD:	$2,500,000.00
WELLS FARGO CORPORATE TRUST	22634	06/05/2018	W180601	DEBT SERVICE SPECIAL TAXES/TAX INCREMENT-2ND INSTALLMNT		$1,096,767.00
Remit to: LOS ANGELES, CA					FYTD:	$11,488,937.21
WHITNEY POINT SOLAR, LLC	22681	06/11/2018	428244	RENEWABLE ENERGY-MV UTILITY-APR18		$48,495.16
	22766	06/25/2018	432979	RENEWABLE ENERGY-MV UTILITY-MAY18		$62,222.45
Remit to: JUNO BEACH, FL					FYTD:	$382,110.72
WRCOG - WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	22683	06/11/2018	MAY-2018 TUMF	TUMF FEES COLLECTED 5/1-5/31/18 - RESIDENTIAL & COMMERCIAL		$549,150.92
Remit to: RIVERSIDE, CA					FYTD:	$6,169,351.07
WRCRCA	234304	06/18/2018	MAY-2018 MSHCP	MSHCP FEES COLLECTED MAY 2018-RESIDENTIAL SINGLE/MULTI-FAMILY		$275,622.00
Remit to: RIVERSIDE, CA					FYTD:	$2,529,015.32

TOTAL AMOUNTS OF $25,000 OR GREATER **$14,318,480.3**

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KENNEDY, DEYLAN	234350	06/25/2018	RCT104759	REFUND-BUSINESS CARDS (OFFICER D. KENNEDY)		$27.92
Remit to: MORENO VALLEY, CA					FYTD:	$227.92
A. M. BEST COMPANY, INC	22723	06/25/2018	2018 RENEWAL	2018 BEST KEY RATING GUIDE		$613.00
Remit to: PHILADELPHIA, PA					FYTD:	$1,209.50
AARVIG AND ASSOCIATES, APC	234192	06/04/2018	33404-APR18	LEGAL SVCS-CLAIM MV1761 (K. PIEHL)		$2,660.62
Remit to: RIVERSIDE, CA					FYTD:	$40,789.59
ADLERHORST INTERNATIONAL LLC	22597	06/04/2018	100412	BASIC HANDLERS COURSE FOR K9 RICO 4/2-5/11/18		$5,514.01
		06/04/2018	100451	MISC SUPPLIES FOR K-9 ARKAN		
	22685	06/18/2018	100549	MISC SUPPLIES FOR K-9 RICO		$253.21
Remit to: RIVERSIDE, CA					FYTD:	$58,850.36
ADVANCE REFRIGERATION & ICE SYSTEMS, INC	22598	06/04/2018	44274	ICE MACHINE REPAIR-FIRE STATION 2		$669.95
	22724	06/25/2018	44507	ICE MACHINE MAINT & WATER FILTER-PUBLIC SAFETY BLDG		$4,444.54
		06/25/2018	44512	ICE MACHINE MAINT & WATER FILTER-CONFERENCE & REC CTR		
		06/25/2018	3284-458	NEW ICE MACHINE-EMERGENCY OP'S CTR		
		06/25/2018	44506	ICE MACHINE MAINT & WATER FILTER-EMERGENCY OP'S CTR		
Remit to: RIVERSIDE, CA					FYTD:	$14,850.97
ADVANCED ELECTRIC	234324	06/25/2018	12919	ELECTRICAL WORK-ANNEX 1 TS WAR ROOM PROJECTOR		$256.00
Remit to: RIVERSIDE, CA					FYTD:	$51,917.64
AEI-CASC ENGINEERING	22635	06/11/2018	0039146	PLAN CHECK SVCS-PWQMP		$13,921.00
Remit to: COLTON, CA					FYTD:	$46,079.75

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Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description	Payment Amount
AGUILAR, MARTHA	234217	06/04/2018	2000278.047	TOWNGATE COMM. CTR. RENTAL REFUND	$53.00
Remit to: MORENO VALLEY, CA				FYTD:	$53.00
ALDI, INC.	234264	06/11/2018	MVU 7014047-01	SOLAR PBI INCENTIVE REBATE	$14,601.36
Remit to: MORENO VALLEY, CA				FYTD:	$158,487.33
ALL MAGIC	234354	06/25/2018	RECEIPT 162-0008	REFUND OF COMMERCIAL CANNABIS BUSINESS PERMIT FEES	$10,451.00
Remit to: NORCO, CA				FYTD:	$10,451.00
ALLIANT INSURANCE SERVICES	234281	06/18/2018	1ST QTR-CY2018	SPECIAL EVENT INSURANCE (JAN-MAR 2018 PREMIUMS)	$7,221.00
Remit to: NEWPORT BEACH, CA				FYTD:	$84,498.72
AM, NATIONAL	234218	06/04/2018	2000260.047	SUNNYMEAD PARK RENTAL REFUND	$298.00
Remit to: MORENO VALLEY, CA				FYTD:	$298.00
AMERICAN FORENSIC NURSES	22600	06/04/2018	70810	PHLEBOTOMY SVCS	$420.00
		06/04/2018	70791	PHLEBOTOMY SVCS	
	22686	06/18/2018	70871	PHLEBOTOMY SVCS	$880.00
		06/18/2018	70855	PHLEBOTOMY SVCS	
Remit to: LA QUINTA, CA				FYTD:	$17,755.00
AMTECH ELEVATOR SERVICES	22725	06/25/2018	DVB05046618	ELEVATOR ROUTINE MAINT-EMERGENCY OP'S CTR-JUN 2018	$295.00
		06/25/2018	DVB05044618	ELEVATOR ROUTINE MAINT-CITY HALL-JUN 2018	
Remit to: PASADENA, CA				FYTD:	$6,590.00
ANIMAL EMERGENCY CLINIC, INC.	22687	06/18/2018	MAY 2018	AFTER HOURS EMERGENCY VETERINARY SVCS-ANIMAL SHELTER	$876.00
Remit to: GRAND TERRACE, CA				FYTD:	$4,719.00

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Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description		Payment Amount
ANIMAL HEALTH AND SANITARY SUPPLY	234193	06/04/2018	INV8943	MISC KENNEL SUPPLIES		$377.73
Remit to: RIVERSIDE, CA					FYTD:	$3,950.57
ANIMAL MEDICAL CENTER	234325	06/25/2018	302119	BOARDING FOR POLICE K-9 MADDOX 3/24-4/2/18		$180.00
Remit to: SAN JACINTO, CA					FYTD:	$180.00
ARAGUNDI, AZALEA	234355	06/25/2018	R18-121444	ANIMAL SERVICES REFUND-SPAY/NEUTER AND RABIES DEPOSITS		$95.00
Remit to: MORENO VALLEY, CA					FYTD:	$95.00
ARCHITERRA DESIGN GROUP	22636	06/11/2018	24462	CONCEPTUAL DESIGN OF AMPHITHEATER 4/25-5/24/18		$4,720.57
		06/11/2018	24461	CONCEPTUAL DESIGN OF AMPHITHEATER-REIMB. EXPENSES		
Remit to: RANCHO CUCAMONGA, CA					FYTD:	$5,500.00
ARROYO, PABLO	234326	06/25/2018	SPRING 2018	TUITION REIMBURSEMENT-ACCOUNTING CLASS		$336.00
Remit to: ONTARIO, CA					FYTD:	$1,587.58
ASCHIM, EGIL	234307	06/18/2018	R18-122289	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: YORBA LINDA, CA					FYTD:	$75.00
AUTOMATIC STOREFRONT SERVICE/E-Z AUTOMATED SYSTEMS	234194	06/04/2018	0030188	SLIDING GLASS DOORS PREVENTATIVE MAINT-PUBLIC SAFETY BLDG		$792.00
Remit to: CHINO, CA					FYTD:	$14,651.54
AVANT GARDE	22601	06/04/2018	4859_Revised	HOME FUNDING COMPLIANCE SVCS-APR 2018		$170.00
Remit to: POMONA, CA					FYTD:	$67,902.50

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AYER, DEAN R.	234242	06/11/2018	5/7-5/11/18	TRAVEL PER DIEM, AIRPORT PARKING, ETC. FOR CAISO TRAINING		$354.05
Remit to: RIVERSIDE, CA					FYTD:	$761.97
BACA, VICTORIA	234356	06/25/2018	444389 REFUND	2016 CANDIDATE STATEMENT REIMBURSEMENT		$158.81
Remit to: MORENO VALLEY, CA					FYTD:	$1,250.96
BARBA, JEFFERY	234357	06/25/2018	R18-122434	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: MENIFEE, CA					FYTD:	$75.00
BAUTISTA, P. FRANCISCO	234358	06/25/2018	R18-122139	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: MORENO VALLEY, CA					FYTD:	$75.00
BAXTER, DONALD	234308	06/18/2018	R18-123041	ANIMAL SERVICES REFUND-TRAP RENTAL DEPOSIT		$50.00
Remit to: MORENO VALLEY, CA					FYTD:	$50.00
BELLEGIA, DENISE	234309	06/18/2018	R18-122102	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: MORENO VALLEY, CA					FYTD:	$75.00
BLISS, BILLY JO	234359	06/25/2018	R18-122646	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: BEAUMONT, CA					FYTD:	$75.00
BMW MOTORCYCLES OF RIVERSIDE	22726	06/25/2018	6018900	MAINT & REPAIRS-TRAFFIC MOTORCYCLE		$2,135.69
		06/25/2018	6018908	MAINT & REPAIRS-TRAFFIC MOTORCYCLE		
		06/25/2018	6018916	MAINT & REPAIRS-TRAFFIC MOTORCYCLE		
Remit to: RIVERSIDE, CA					FYTD:	$129,019.49
BOAZ, ELIZABETH	234360	06/25/2018	R18-122031	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: CALIMESA, CA					FYTD:	$75.00

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BOSCO LEGAL SERVICE, INC.	22602	06/04/2018	STMT44753	LEGAL COURIER SVCS 4/6-5/3/18		$429.80
Remit to: RIVERSIDE, CA					FYTD:	$12,520.71
BOX SPRINGS MUTUAL WATER COMPANY	234195	06/04/2018	721-1 5/24/18	WATER USAGE (MAY INV)-SD LMD ZN 01-TOWNGATE		$33.68
	234243	06/11/2018	189-13 5/24/18	WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY		$272.00
		06/11/2018	1087-1 5/24/18	WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY		
		06/11/2018	80-4 5/24/18	WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY		
		06/11/2018	195-5 5/24/18	WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY		
		06/11/2018	1086-1 5/24/18	WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY		
		06/11/2018	45-4 5/24/18	WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY		
		06/11/2018	1084-1 5/24/18	WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY		
		06/11/2018	1085-1 5/24/18	WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY		
		06/11/2018	1088-1 5/24/18	WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY		
		06/11/2018	204-9 5/24/18	WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY		
Remit to: MORENO VALLEY, CA					FYTD:	$4,777.58
BRAUN BLAISING SMITH WYNNE, P.C.	234327	06/25/2018	17356	LEGAL SVCS-MV UTILITY-MAY 2018		$1,134.35
Remit to: SACRAMENTO, CA					FYTD:	$38,472.06

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BRIGHTVIEW LANDSCAPE DBA MARINA LANDSCAPE, INC	22688	06/18/2018	5662301	IRRIGATION REPAIRS-ZONES D, M & S	$3,592.00
		06/18/2018	5640622	IRRIGATION REPAIRS-ZONES D, M & S	
Remit to: RIVERSIDE, CA				FYTD:	$202,233.72
BRIXTON-ALTO SHOPPING CENTER, LLC	234196	06/04/2018	CAM-053118	CAM ADJUSTMENT OF PRIOR MONTHS PAID-JUL17 THRU JUN18	$4,512.35
	234328	06/25/2018	JUL 2018 RENT	RENT (INCLUDING CAM)-EMPLOYMENT RESOURCE CTR-JUL18	$7,652.70
Remit to: SAN DIEGO, CA				FYTD:	$92,859.18
BROWN, LAQUISHA	234219	06/04/2018	2000232.047	REFUND - SUMMER CAMP	$92.00
Remit to: MORENO VALLEY, CA				FYTD:	$92.00
BUCIO, DESTINY	234310	06/18/2018	R18-122070	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT	$75.00
Remit to: MORENO VALLEY, CA				FYTD:	$75.00
BUREAU OF OFFICE SERVICES, INC	22689	06/18/2018	88471	TRANSCRIPTION SVCS-MAY18	$517.11
Remit to: BURR RIDGE, IL				FYTD:	$5,329.17
CAGE, TODD	234361	06/25/2018	2000326.047	REFUND-SOFTBALL-CLASS	$180.00
Remit to: MORENO VALLEY, CA				FYTD:	$180.00
CALIFORNIA MUNICIPAL UTILITIES ASSOCIATION	234244	06/11/2018	17-0938A	2018 STATEWIDE SURVEY	$3,000.00
	234329	06/25/2018	17-0984	2017 TRM & BEST PRACTICE MANUAL UPDATES	$214.31
Remit to: SACRAMENTO, CA				FYTD:	$12,988.96

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Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description		Payment Amount
CALIFORNIA SHOPPING CART RETRIEVAL CORP.	22637	06/11/2018	170256	SHOPPING CART RETRIEVAL SVCS-SUPPLEMENTAL-FEB 2018		$3,600.00
		06/11/2018	170255	SHOPPING CART RETRIEVAL SVCS-SUPPLEMENTAL-JAN 2018		
		06/11/2018	170258	SHOPPING CART RETRIEVAL SVCS-SUPPLEMENTAL-APR 2018		
		06/11/2018	170254	SHOPPING CART RETRIEVAL SVCS-SUPPLEMENTAL-DEC 2017		
		06/11/2018	170033	SHOPPING CART RETRIEVAL SVCS-APR 2018		
	22727	06/25/2018	170302	SHOPPING CART RETRIEVAL SVCS-MAY 2018		$4,500.00
		06/25/2018	170257	SHOPPING CART RETRIEVAL SVCS-SUPPLEMENTAL-MAR 2018		
		06/25/2018	169743	SHOPPING CART RETRIEVAL SVCS-MAR 2018		
Remit to: LOS ANGELES, CA					FYTD:	$27,000.00
CALIFORNIA STATE CONTROLLER'S OFFICE	234197	06/04/2018	REPORT YEAR 2017	REMITTANCE OF UNCLAIMED ACCOUNTS PAYABLE CHECKS		$5,858.77
Remit to: SACRAMENTO, CA					FYTD:	$5,858.77
CAREER CARE INSTITUTE	234265	06/11/2018	2000290-1.047	CONFERENCE & REC. CTR. RENTAL REFUND		$579.00
Remit to: MORENO VALLEY, CA					FYTD:	$1,079.00
CARRANZA, JESUS	234220	06/04/2018	18034076	REFUND-FALSE ALARM OVERPAYMENT		$16.01
Remit to: MORENO VALLEY, CA					FYTD:	$16.01
CASSETTY, CHRISTINA	234311	06/18/2018	200.00	TOWNGATE COMM. CTR. RENTAL REFUND		$200.00
Remit to: MORENO VALLEY, CA					FYTD:	$200.00
CEMEX	234282	06/18/2018	9437654713	MIXED CONCRETE MATERIALS		$709.97
Remit to: PASADENA, CA					FYTD:	$8,089.42
CERVANTES, ADRIANA	234266	06/11/2018	R18-122371	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: MORENO VALLEY, CA					FYTD:	$75.00

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Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description	Payment Amount
CERVANTES, JACELYN	234221	06/04/2018	R18-119839	ANIMAL SERVICES REFUND-SPAY/NEUTER AND RABIES DEPOSITS	$95.00
Remit to: MORENO VALLEY, CA				FYTD:	$95.00
CERVANTES, KARINA	234362	06/25/2018	R18-123175	ANIMAL SERVICES REFUND-OVERPAYMENT OF LICENSE FEES	$15.00
Remit to: MORENO VALLEY, CA				FYTD:	$15.00
CHAMBERLAND, JENNIFER	234267	06/11/2018	R18-120656	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT	$75.00
Remit to: HEMET, CA				FYTD:	$75.00
CINTAS CORPORATION	234245	06/11/2018	5010433792	FIRST AID KIT SUPPLIES-ANIMAL SHELTER	$166.39
	234283	06/18/2018	5010729732	FIRST AID KIT SUPPLIES-CITY YARD OFFICES	$1,498.63
		06/18/2018	5010729731	FIRST AID KIT SUPPLIES-CITY YARD MECHANIC SHOP	
		06/18/2018	5010729730	FIRST AID KIT SUPPLIES-CITY YARD WAREHOUSE	
		06/18/2018	5010729728	FIRST AID KIT SUPPLIES-CITY YARD TRANSPORTATION TRAILER	
		06/18/2018	5010729724	FIRST AID KIT SUPPLIES-VALLEY SKATE PARK	
		06/18/2018	5010729707	FIRST AID KIT SUPPLIES-ANNEX 1	
		06/18/2018	5010729723	FIRST AID KIT SUPPLIES-MARCH FIELD ANNEX	
		06/18/2018	5010729722	FIRST AID KIT SUPPLIES-MARCH FIELD PARK COMM CENTER	
		06/18/2018	5010729720	FIRST AID KIT SUPPLIES-FACILITIES & BREAKROOM	
		06/18/2018	5010729710	FIRST AID KIT SUPPLIES-COTTONWOOD GOLF COURSE	
		06/18/2018	5010729708	FIRST AID KIT SUPPLIES-CITY HALL	
		06/18/2018	5010729714	FIRST AID KIT SUPPLIES-SENIOR CENTER	
		06/18/2018	5010729709	FIRST AID KIT SUPPLIES-CONFERENCE & RECREATION CENTER	
		06/18/2018	5010729712	FIRST AID KIT SUPPLIES-EMPLOYMENT RESOURCE CENTER	
Remit to: CINCINNATI, OH				FYTD:	$4,075.58

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Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description		Payment Amount
CITY OF IRVINE-POLICE DEPARTMENT	234312	06/18/2018	18-JUNE20	TUITION FOR COMMERCIAL ENFORCEMENT COURSE-6/20/18 (OFFICER J. SLOVER)		$80.00
Remit to: IRVINE, CA					FYTD:	$80.00
COGENT COMMUNICATIONS, INC	22691	06/18/2018	612018	SECONDARY INTERNET CONNECTION 6/1-6/30/18		$1,726.00
Remit to: BALTIMORE, MD					FYTD:	$20,737.89
COLONIAL SUPPLEMENTAL INSURANCE	234246	06/11/2018	7133069-0601440	EMPLOYEE SUPPLEMENTAL INSURANCE		$6,386.77
Remit to: COLUMBIA, SC					FYTD:	$74,211.65
CORODATA MEDIA STORAGE INC.	234198	06/04/2018	DS1282992	OFF-SITE MEDIA STORAGE-MAR 2018		$633.84
		06/04/2018	DS1283488	OFF-SITE MEDIA STORAGE-APR 2018		
	234247	06/11/2018	DS1283902	OFF-SITE MEDIA STORAGE-MAY 2018		$337.77
Remit to: LOS ANGELES, CA					FYTD:	$971.61
COSTAR REALTY INFORMATION, INC	234248	06/11/2018	106652352-1	COMMERCIAL REAL ESTATE DATABASE SVC-JUN 2018		$1,436.00
Remit to: BALTIMORE, MD					FYTD:	$14,788.45
COUNSELING TEAM, THE	234249	06/11/2018	45268	CONSULTING SVCS-SENIOR CTR ADVISORY BOARD		$3,900.00
	234284	06/18/2018	46191	CONSULTING SVCS-SENIOR CTR ADVISORY BOARD		$1,900.00
Remit to: SAN BERNARDINO, CA					FYTD:	$36,070.00
COUNTRY SQUIRE ESTATES	234250	06/11/2018	APRIL MAY 2018	UUT REFUND FOR APR-MAY 2018		$40.24
	234285	06/18/2018	MARCH-APRIL 2018	UUT REFUND FOR MAR-APR 2018		$35.42
Remit to: ONTARIO, CA					FYTD:	$439.42

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COUNTY OF RIVERSIDE	234199	06/04/2018	18-139995	RECORDATION-MAP ASSESSMENT/BOUNDARY		$87.00
	234214	06/04/2018	INV NO. 7	EXPLORER ACADEMY-EXPLORER FEE (13) & POST FEE (1)		$2,575.00
Remit to: RIVERSIDE, CA					FYTD:	$169,046.89
COUNTY OF RIVERSIDE 1	234286	06/18/2018	PU0000004380	JANITORIAL SUPPLIES-POLICE STATION		$893.75
Remit to: MORENO VALLEY, CA					FYTD:	$8,073.75
CRESCITELLI, LUIS M	234222	06/04/2018	BL#34113-YR2018	REFUND OF OVERPAYMENT FOR BL#34113		$65.00
Remit to: ORANGE, CA					FYTD:	$65.00
CRIME SCENE STERI-CLEAN, LLC	22605	06/04/2018	38280	BIO HAZARD REMOVAL SVC		$750.00
Remit to: RANCHO CUCAMONGA, CA					FYTD:	$15,900.00
CROSSROADS SOFTWARE	234200	06/04/2018	6741	TABLET CITATION SYSTEM/SITE LICENSE		$2,000.00
Remit to: BREA, CA					FYTD:	$2,000.00
CUTWATER INVESTOR SERVICES CORP	22640	06/11/2018	22243A	INVESTMENT MANAGEMENT SVCS-APR 2018		$2,762.94
Remit to: DENVER, CO					FYTD:	$33,157.34
D&D SERVICES DBA D&D DISPOSAL, INC.	234287	06/18/2018	96520	DECEASED ANIMAL REMOVAL SVC-MAY 2018		$745.00
Remit to: VALENCIA, CA					FYTD:	$8,940.00
DANE CONSTRUCTION	22730	06/25/2018	06012018-01	GOLF COURSE PUMP HOUSE-CONSTRUCTION SVCS		$17,150.00
		06/25/2018	06012018-02	GOLF COURSE PUMP HOUSE-CONSTRUCTION SVCS		
Remit to: RIVERSIDE, CA					FYTD:	$93,236.77

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DANFORDJOHN, KENDRA	234268	06/11/2018	R18-118714	ANIMAL SERVICES REFUND-SPAY/NEUTER AND RABIES DEPOSITS	$95.00
Remit to: MORENO VALLEY, CA				FYTD:	$95.00
DATA TICKET, INC.	22731	06/25/2018	1120032018	ADMIN CITATION PROCESSING-NPDES-MAR 2018	$11,329.75
		06/25/2018	90389	ADMIN CITATION PROCESSING-ANIMAL SVCS-MAY 2018	
		06/25/2018	86623	ADMIN CITATION PROCESSING-NPDES-JAN 2018	
		06/25/2018	90389TPC	THIRD PARTY COLLECTIONS-ANIMAL SVCS-MAY 2018	
		06/25/2018	89418	ADMIN CITATION PROCESSING-ANIMAL SVCS-APR 2018	
		06/25/2018	87303	ADMIN CITATION PROCESSING-NPDES-FEB 2018	
		06/25/2018	88419	ADMIN CITATION PROCESSING-ANIMAL SVCS-MAR 2018	
		06/25/2018	89418TPC	THIRD PARTY COLLECTIONS-ANIMAL SVCS-APR 2018	
		06/25/2018	88419TPC	THIRD PARTY COLLECTIONS-ANIMAL SVCS-MAR 2018	
Remit to: IRVINE, CA				FYTD:	$332,318.94
DECKERS OUTDOOR CORPORATION	22732	06/25/2018	QTR ENDING MAR18	SALES TAX PAYMENT PER OPERATING COVENANT AGREEMENT	$11,145.60
Remit to: GOLETA, CA				FYTD:	$56,461.80
DELTA DENTAL OF CALIFORNIA	22642	06/11/2018	BE002814959	EMPLOYEE DENTAL INSURANCE-PPO	$12,052.69
Remit to: SAN FRANCISCO, CA				FYTD:	$143,244.56
DELTACARE USA	22643	06/11/2018	BE002815746	EMPLOYEE DENTAL INSURANCE-HMO	$4,851.77
Remit to: DALLAS, TX				FYTD:	$55,535.49
DEPARTMENT OF ENVIRONMENTAL HEALTH	234252	06/11/2018	JAN-MAR 2018	VECTOR CONTROL SVCS-CODE	$539.16
	234288	06/18/2018	IN0320653	HEALTH PERMIT-COTTONWOOD GOLF CTR GRAND VALLEY BALLROOM 7/1/18-6/30/19	$1,085.00
Remit to: RIVERSIDE, CA				FYTD:	$29,223.47

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Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description	Payment Amount
DIAZ, LILYANNA	234313	06/18/2018	05.16.18 REIMB	REIMBURSE PURCHASES-"A CHILD'S PLACE" MOTHER'S DAY EVENT	$112.38
Remit to: MORENO VALLEY, CA				FYTD:	$112.38
DMS FACILITY SERVICES	22645	06/11/2018	L45325	SPECIAL CLEANINGS FOR FEB 2018 EVENT RENTALS-CONFERENCE & REC CTR	$1,650.00
	22693	06/18/2018	L45873	SPECIAL CLEANINGS FOR MAY 2018 EVENT RENTALS-CONFERENCE & REC CTR	$4,931.18
		06/18/2018	L45130	SPECIAL CLEANINGS FOR JAN 2018 EVENT RENTALS-CONFERENCE & REC CTR	
		06/18/2018	L45876	SPECIAL CLEANINGS FOR MAY 2018 EVENT RENTALS-COTTONWOOD GOLF CTR	
		06/18/2018	RC-L112707	JANITORIAL SERVICES-SUNNYMEAD PD SUBSTATION JUN18	
		06/18/2018	L45875	SPECIAL CLEANINGS FOR MAY 2018 EVENT RENTALS-TOWNGATE COMM CTR	
	22733	06/25/2018	L45874	SPECIAL CLEANINGS FOR MAY 2018 EVENT RENTALS-SENIOR CTR	$700.00
Remit to: SOUTH PASADENA, CA				FYTD:	$382,423.14
DRAYTON, TAMI JANOHNE	22607	06/04/2018	MAY-2018	INSTRUCTOR SERVICES-SOUL LINE DANCING CLASSES	$133.65
	22734	06/25/2018	JUN-2018	INSTRUCTOR SERVICES-SOUL LINE DANCING CLASSES	$162.00
Remit to: MORENO VALLEY, CA				FYTD:	$1,864.65
DUQUE, JENNIFER	234363	06/25/2018	R18-122922	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT	$75.00
Remit to: MORENO VALLEY, CA				FYTD:	$75.00
EASTERN MUNICIPAL WATER DISTRICT	234253	06/11/2018	MAY-18 6/11/18	WATER CHARGES	$11,801.29
	234289	06/18/2018	MAY-18 6/18/18	WATER CHARGES	$4,628.19
Remit to: LOS ANGELES, CA				FYTD:	$1,896,812.75

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Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description	Payment Amount
ECORP CONSULTING, INC.	22735	06/25/2018	84321	STORM DRAIN LINE H-2 DISCOVERY CHURCH-ENVIRONMENTAL SVCS	$1,679.88
Remit to: ROCKLIN, CA				FYTD:	$63,778.06
EDERAINE, PATIENCE	234269	06/11/2018	2000288.047	COTTONWOOD GOLF CTR. RENTAL REFUND	$147.50
Remit to: MORENO VALLEY, CA				FYTD:	$347.50
EMERGENT BATTERY TECHNOLOGIES, INC.	22694	06/18/2018	33125	REPLACEMENT BATTERIES (60) FOR BATTERY BACKUP SYSTEMS	$8,270.55
Remit to: ANAHEIM, CA				FYTD:	$49,291.66
EMPIRE MOWER	234290	06/18/2018	186617	TREE TRIMMING EQUIPMENT PARTS	$140.18
		06/18/2018	186622	TREE TRIMMING EQUIPMENT LABOR & PARTS	
Remit to: MORENO VALLEY, CA				FYTD:	$3,346.53
EMPIRE SHEET METAL, INC	234223	06/04/2018	BL#08691-YR2018	REFUND OF OVERPAYMENT FOR BL#08691	$59.50
Remit to: ONTARIO, CA				FYTD:	$59.50
ENCO UTILITY SERVICES MORENO VALLEY LLC	22646	06/11/2018	0402-MF-02125	SOLAR SYSTEM INSPECTION	$1,175.00
		06/11/2018	0402-MF-02103	SOLAR SYSTEM INSPECTION	
		06/11/2018	0402-MF-02129	SOLAR SYSTEM INSPECTION	
		06/11/2018	0402-MF-02134	SOLAR SYSTEM INSPECTION	
		06/11/2018	0402-MF-02128	SOLAR SYSTEM INSPECTION	
Remit to: ANAHEIM, CA				FYTD:	$6,049,405.60

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Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description		Payment Amount
EXCEL LANDSCAPE, INC	22608	06/04/2018	93177A	IRRIGATION REPAIRS-WQB/NPDES		$14,071.53
		06/04/2018	93225	LANDSCAPE MAINT-WQB/NPDES-MAR 2018		
		06/04/2018	93360A	IRRIGATION REPAIRS-WQB/NPDES		
		06/04/2018	93423	LANDSCAPE MAINT-WQB/NPDES-APR 2018		
		06/04/2018	93610	IRRIGATION REPAIRS-WQB/NPDES		
	22737	06/25/2018	93682	LANDSCAPE MAINT-WQB/NPDES-MAY 2018		$6,950.14
Remit to: CORONA, CA					FYTD:	$91,804.63
EXCLUSIVE TOWING	234291	06/18/2018	9015	EVIDENCE TOWING FOR PD		$318.00
		06/18/2018	9028	EVIDENCE TOWING FOR PD		
Remit to: RIVERSIDE, CA					FYTD:	$3,347.54
EXTRA SPACE MANAGEMENT	234224	06/04/2018	BL#16633-YR2018	REFUND OF OVERPAYMENT FOR BL#16633		$65.00
Remit to: SALT LAKE CITY, UT					FYTD:	$65.00
FAIR HOUSING COUNCIL OF RIVERSIDE COUNTY, INC.	22696	06/18/2018	APR-18 (FH)	FAIR HOUSING DISCRIMINATION SVCS-CDBG		$4,315.25
		06/18/2018	APR-18 (LT)	LANDLORD/TENANT MEDIATION SVCS-CDBG		
Remit to: RIVERSIDE, CA					FYTD:	$58,707.45
FIRST AMERICAN DATA TREE, LLC	234292	06/18/2018	20027760518	ONLINE SOFTWARE SUBSCRIPTION-MAY 2018		$99.00
Remit to: PASADENA, CA					FYTD:	$1,188.00
FIRST CHOICE SERVICES	22648	06/11/2018	628844	WATER PURIF UNIT RENTAL-FIRE STATION 99		$22.95
Remit to: ONTARIO, CA					FYTD:	$5,737.50
FISHELL, YEKATERINA	234225	06/04/2018	R18-121843	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: RIVERSIDE, CA					FYTD:	$75.00

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FLEMMING, DENISE	234364	06/25/2018	443321 REFUND	2016 CANDIDATE STATEMENT REIMBUREMENT		$314.53
Remit to: MORENO VALLEY, CA					FYTD:	$314.53
FLOOD, MARCIA	234365	06/25/2018	R18-122929	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: LONG BEACH, CA					FYTD:	$75.00
FORM PRINT COMPANY FPC GRAPHICS	234202	06/04/2018	92809	PRINTING SVCS-ANIMAL SHELTER NOTICE OF SEIZURE/ IMPOUNDMENT (500)		$311.40
Remit to: RIVERSIDE, CA					FYTD:	$2,757.11
FRANCE PUBLICATIONS, INC.	22610	06/04/2018	WR92850	ADVERTISEMENT-WESTERN REAL ESTATE BUSINESS-5/1/18		$2,900.00
	22738	06/25/2018	93187	SPECIAL NEWSLETTERS/INSIGHTS 5/1/18 ISSUE		$8,045.00
		06/25/2018	CA92981	FULL PAGE COVER-CALIFORNIA CENTERS 5/1/18 ISSUE		
		06/25/2018	SB93590	FULL PAGE AD-SHOPPING CENTER BUSINESS 6/1/18 ISSUE		
Remit to: ATLANTA, GA					FYTD:	$29,745.00
FRANKLIN, L. C.	22739	06/25/2018	JUN-2018	MILEAGE REIMBURSEMENT		$338.45
		06/25/2018	MAY-2018	MILEAGE REIMBURSEMENT		
Remit to: PERRIS, CA					FYTD:	$2,141.03
FRIENDS OF THE MORENO VALLEY SENIOR CENTER	22697	06/18/2018	02-2018	SENIOR MOVAN PROGRAM-CDBG REIMBURSEMENT		$8,749.98
		06/18/2018	03-2018	SENIOR MOVAN PROGRAM-CDBG REIMBURSEMENT		
		06/18/2018	04-2018	SENIOR MOVAN PROGRAM-CDBG REIMBURSEMENT		
Remit to: MORENO VALLEY, CA					FYTD:	$35,772.00

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FRONTIER COMMUNICATIONS/FORMERLY VERIZON	22740	06/25/2018	7002Z183-S-18156	BACKBONE COMMUNICATIONS SVC 6/5-7/4/18		$2,115.70
Remit to: ROCHESTER, NY					FYTD:	$24,300.09
FRONTIER COMMUNICATIONS/FORMERLY VERIZON CALIF.	234331	06/25/2018	082109-5/JUN18	PHONE SVCS-EMPLOYMENT RESOURCE CTR 6/4-7/3/18		$616.00
Remit to: CINCINNATI, OH					FYTD:	$8,862.33
FUEL PROS, INC	22698	06/18/2018	35899	FUEL PUMP REPAIRS-CITY YARD		$243.75
Remit to: CHINO, CA					FYTD:	$14,129.59
G/M BUSINESS INTERIORS, INC.	22741	06/25/2018	0242294-IN	BOOKSHELF-CONFERENCE & REC CTR (S. BRIENO)		$138.35
Remit to: RIVERSIDE, CA					FYTD:	$23,630.09
GALVEZ, NADIR	234226	06/04/2018	18043273	REFUND-FALSE ALARM OVERPAYMENT		$3.00
Remit to: MORENO VALLEY, CA					FYTD:	$3.00
GARCIA , ASTRID	234366	06/25/2018	R18-121991	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: SAN JACINTO, CA					FYTD:	$75.00
GARCIA, CHANTEL	22649	06/11/2018	MAY-2018	INSTRUCTOR SERVICES-ART EXPRESSION CLASS		$84.00
Remit to: MORENO VALLEY, CA					FYTD:	$471.60
GIBBS, SOU	234227	06/04/2018	R18-122387	ANIMAL SERVICES REFUND-RABIES DEPOSIT		$20.00
Remit to: MORENO VALLEY, CA					FYTD:	$20.00

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GONZALEZ, CONSUELO	234367	06/25/2018	R18-122143	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: FONTANA, CA					FYTD:	$75.00
GOZDECKI, DAN	22650	06/11/2018	MAY-2018	INSTRUCTOR SERVICES-KUNG FU ADULT & YOUTH CLASSES		$388.80
	22699	06/18/2018	JUN-2018	INSTRUCTOR SERVICES-KUNG FU ADULT & YOUTH CLASSES		$162.00
Remit to: MORENO VALLEY, CA					FYTD:	$3,263.10
GRAVES & KING, LLP	22611	06/04/2018	1804-0009953-01	LEGAL SVCS-CLAIM MV1674 (B. CONTRERAS)		$5,657.40
		06/04/2018	1804-0009936-02	LEGAL SVCS-CLAIM MV1707 (T. HUFF)		
Remit to: RIVERSIDE, CA					FYTD:	$252,371.27
GUTIERREZ, ANGEL	22742	06/25/2018	5/11-6/6/18	MILEAGE REIMBURSEMENT FOR MEETINGS/EVENTS		$151.40
Remit to: MORENO VALLEY, CA					FYTD:	$2,640.94
GUTIERREZ, YXSTIAN	234215	06/04/2018	6/8-6/12/18	TRAVEL PER DIEM-U.S. CONFERENCE OF MAYORS 2018 ANNUAL MEETING		$310.50
Remit to: MORENO VALLEY, CA					FYTD:	$1,754.80
GUTIERREZ, YXSTIAN A	234368	06/25/2018	443960 REFUND	2016 CANDIDATE STATEMENT REIMBURSEMENT		$308.03
Remit to: MORENO VALLEY, CA					FYTD:	$308.03
GUVEA, LILIA	234228	06/04/2018	2000279.047	COTTONWOOD GOLF CTR. RENTAL REFUND		$150.00
Remit to: MORENO VALLEY, CA					FYTD:	$150.00
H S SAMSON CONSTRUCTION INC.	234369	06/25/2018	05880 BL	REFUND-PARKING CONTROL FEES		$115.00
Remit to: SAN CLEMENTE, CA					FYTD:	$115.00

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Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description		Payment Amount
HABITAT FOR HUMANITY RIVERSIDE	22651	06/11/2018	CDBG MV-02	CDBG-"A BRUSH WITH KINDNESS" PROGRAM-MAR 2018		$1,562.93
Remit to: RIVERSIDE, CA					FYTD:	$33,191.19
HDL/HINDERLITER DE LLAMAS & ASSOCIATES	234293	06/18/2018	0029266-IN	SALES TAX AUDIT SVCS-4TH QUARTER 2017		$9,395.97
Remit to: DIAMOND BAR, CA					FYTD:	$52,824.51
HENDERSON, KEVIN	234370	06/25/2018	R18-120963	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: MORENO VALLEY, CA					FYTD:	$95.00
HERNANDEZ, STEPHANIE	234270	06/11/2018	R18-121966	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: BEAUMONT, CA					FYTD:	$75.00
HILLTOP GEOTECHNICAL, INC.	22700	06/18/2018	16446	HUBBARD ST STORM DRAIN-GEOTECHNICAL SVCS		$1,200.00
Remit to: SAN BERNARDINO, CA					FYTD:	$63,077.75
HINDU, CESAR	234229	06/04/2018	18082122	REFUND OVERPAYMENT OF CUSTOMER		$3.00
Remit to: MORENO VALLEY, CA					FYTD:	$3.00
HLP, INC.	22652	06/11/2018	14719	WEB LICENSE MONTHLY SVC FEE		$63.70
	22701	06/18/2018	14823	WEB LICENSE MONTHLY SVC FEE		$49.70
Remit to: LITTLETON, CO					FYTD:	$19,774.20
HOUSTON, PATRICIA	234230	06/04/2018	R18-122225	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: MORENO VALLEY, CA					FYTD:	$75.00

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HR GREEN PACIFIC INC.	22743	06/25/2018	118318	PLAN CHECK SVCS-JAN 2018		$9,759.81
		06/25/2018	118319	PLAN CHECK SVCS-FEB 2018		
		06/25/2018	118320	PLAN CHECK SVCS-MAR 2018		
		06/25/2018	118313	PLAN CHECK SVCS-AUG-OCT 2017		
		06/25/2018	118410	PLAN CHECK SVCS-NOV 2017		
		06/25/2018	119167	PLAN CHECK SVCS-MAY 2018		
		06/25/2018	118317	PLAN CHECK SVCS-DEC 2017		
Remit to: DES MOINES, IA					FYTD:	$49,591.61
ICE ENERGY HOLDINGS	22654	06/11/2018	INV363	PREVENTATIVE MAINTENANCE SVCS-ICE BEAR UNITS 1/1-12/31/18		$7,500.00
	22744	06/25/2018	INV369	HVAC SERVICE-CFM CAPACITOR REPLACEMENT-KOHL'S		$300.00
Remit to: SANTA BARBARA, CA					FYTD:	$15,300.00
ICMA-INTERNATIONAL CITY/COUNTY MANAGEMENT ASSOCIATION	234314	06/18/2018	913203 FY18/19	MEMBERSHIP RENEWAL FOR R. SANDZIMIER 7/1/18-6/30/19		$200.00
Remit to: BALTIMORE, MD					FYTD:	$200.00
IES COMMERCIAL, INC	22612	06/04/2018	142859	REPLACEMENT OF KEYPAD-PUBLIC SAFETY BLDG		$4,588.21
		06/04/2018	142827	INSTALLATION OF S2 NODE & READERS-SENIOR CTR		
Remit to: TEMPE, AZ					FYTD:	$47,581.31
INLAND EMPIRE PROPERTY SERVICE, INC	22655	06/11/2018	18101	NUISANCE ABATEMENT SVCS-APN 292-032-011		$8,572.81
Remit to: MORENO VALLEY, CA					FYTD:	$203,947.59
INSIDE PLANTS, INC.	22702	06/18/2018	70199	INSIDE PLANTS MAINT SVC-JUN 2018		$125.00
Remit to: CORONA, CA					FYTD:	$1,500.00

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INTERPRETERS UNLIMITED	22613	06/04/2018	M18M4-13197	LANGUAGE INTERPRETATION SVCS		$198.00
Remit to: SAN DIEGO, CA					FYTD:	$464.00
INTERWEST CONSULTING GROUP	22656	06/11/2018	40444	CONSTRUCTION INSPECTION SVCS-APR 2018		$15,120.00
Remit to: BOULDER, CO					FYTD:	$19,224.00
IRON MOUNTAIN, INC	22614	06/04/2018	9FJ1805	OFF-SITE STORAGE OF CITY RECORDS-MAY 2018		$2,594.20
Remit to: PASADENA, CA					FYTD:	$36,488.78
JAUREGUI, EVELYN	234371	06/25/2018	R18-122297	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: PERRIS, CA					FYTD:	$75.00
JEMPSON, DOLORES LADONNA	234372	06/25/2018	443908 REFUND	2016 CANDIDATE STATEMENT REIMBURSEMENT		$158.06
Remit to: MORENO VALLEY, CA					FYTD:	$158.06
JOHNSON , TRACY	22657	06/11/2018	MAY-2018	INSTRUCTOR SVCS - SHITO-RYU KARATE CLASSES		$364.60
Remit to: MORENO VALLEY, CA					FYTD:	$4,172.55
JOHNSON, SHAUWNALYNN	234271	06/11/2018	R18-122611	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: MENIFEE, CA					FYTD:	$75.00
JTB SUPPLY CO., INC.	234415	06/25/2018	104418	TRAFFIC MAINTENANCE SUPPLIES		$578.92
Remit to: ORANGE, CA					FYTD:	$23,216.95
KIMLEY-HORN & ASSOC., INC.	22703	06/18/2018	11247956	ROAD SAFETY AUDIT-IRONWOOD AVE-DESIGN SVCS		$8,375.89
Remit to: SAN DIEGO, CA					FYTD:	$45,331.79

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KUSTOM SIGNALS, INC.	22745	06/25/2018	553175	ANTENNA ASSEMBLY FOR PD MOTORCYCLE	$598.63
		06/25/2018	20187	APPLY CREDIT BALANCE-OVERPAYMENT FROM INV#20187	
Remit to: CHICAGO, IL				FYTD:	$32,825.50
LAKESHORE LEARNING MATERIALS	234417	06/25/2018	1257920618	FURNITURE FOR CHILD CARE PROGRAM	$6,897.29
Remit to: CARSON, CA				FYTD:	$6,897.29
LANDCARE USA, LLC	22615	06/04/2018	140017	LANDSCAPE MAINT-ZONES 01, 01A, E-7 & 8-APR 2018	$11,557.35
Remit to: RIVERSIDE, CA				FYTD:	$379,851.92
LARA-TELLEZ, DAVID	234373	06/25/2018	444575 REFUND	2016 CANDIDATE STATEMENT REIMBURSEMENT	$173.37
Remit to: MORENO VALLEY, CA				FYTD:	$173.37
LATITUDE GEOGRAPHICS	234332	06/25/2018	INV0008997	GEOCORTEX TECHNICAL SUPPORT HOURS-MAY 2018	$376.25
Remit to: VICTORIA, BC				FYTD:	$17,734.15
LEE, JERI	234254	06/11/2018	MAY-2018	INSTRUCTOR SERVICES-ADAPTIVE ZUMBA CLASS	$69.00
Remit to: MORENO VALLEY, CA				FYTD:	$1,171.80
LEE, JONATHAN	234351	06/25/2018	5/21-5/23/18	MILEAGE REIMBURSEMENT-CRIME FREE INSTRUCTOR TRAINING	$102.46
Remit to: MORENO VALLEY, CA				FYTD:	$302.46
LEE, MIKE	22704	06/18/2018	REIMB. 5/19-5/23	REIMBURSEMENT FOR TRANSPORTATION COSTS-ICSC RECON CONFERENCE 2018	$241.00
Remit to: CHINO HILLS, CA				FYTD:	$1,011.26
LEE-MCDUFFIE, PRECIOUS	22746	06/25/2018	JUN-2018	INSTRUCTOR SERVICES-ACTING, SPEECH, & SINGING CLASSES	$774.00
Remit to: MORENO VALLEY, CA				FYTD:	$6,126.60

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LEIDOS ENGINEERING, LLC	22658	06/11/2018	INV-0004582165	ORGANIZATIONAL SVCS/STRATEGIC PLAN 3/5-5/6/18		$12,388.51
Remit to: TUCSON, AZ					FYTD:	$90,100.00
LEVEL 3 COMMUNICATIONS/FORMERLY TW TELCOM	22705	06/18/2018	70626558	TELEPHONE SVCS-LOCAL/LONG DISTANCE CALLS 5/17-6/16/18		$5,071.76
		06/18/2018	70626558a	INTERNET & DATA SVCS 5/17-6/16/18		
Remit to: BROOMFIELD, CO					FYTD:	$60,175.73
LEVI, SALLY	234374	06/25/2018	R18-122542	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: LOS ANGELES, CA					FYTD:	$75.00
LEWIS, ERIC	234305	06/18/2018	6/24-6/27/18	TRAVEL PER DIEM-ITE JOINT WESTERN/TEXAS DISTRICT MEETING		$160.00
Remit to: RIVERSIDE, CA					FYTD:	$160.00
LEXISNEXIS PRACTICE MANAGEMENT	22747	06/25/2018	3091502157	LEGAL RESEARCH TOOLS-MAY 2018		$1,111.00
Remit to: CHICAGO, IL					FYTD:	$12,124.00
LIENHARD, DORI A.	234255	06/11/2018	SPRING 2018	TUITION REIMBURSEMENT-ACCOUNTING CLASS		$365.88
Remit to: RANCHO MIRAGE, CA					FYTD:	$1,314.07
LILLY, ANA	22706	06/18/2018	00024	GRAPHICS/WEB DESIGN SVCS 5/21-5/30/18		$731.85
	22748	06/25/2018	00025	GRAPHICS/WEB DESIGN SVCS 6/5-6/15/18		$1,142.10
Remit to: RIVERSIDE, CA					FYTD:	$18,734.85
LISHEY, PHILIP	234231	06/04/2018	R18-120585	ANIMAL SERVICES REFUND-SPAY/NEUTER AND RABIES DEPOSITS		$95.00
Remit to: MORENO VALLEY, CA					FYTD:	$95.00

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LOWELL, BRIAN ROBERT	234375	06/25/2018	444255 REFUND	2016 CANDIDATE STATEMENT REIMBURSEMENT	$168.37
Remit to: MORENO VALLEY, CA				FYTD:	$168.37
LOWITZ, GAVIN	234376	06/25/2018	R18-121496	ANIMAL SERVICES REFUND-SPAY/NEUTER AND RABIES DEPOSITS	$95.00
Remit to: MORENO VALLEY, CA				FYTD:	$95.00
LOWRY JR, STEVE	234232	06/04/2018	R18-118885	ANIMAL SERVICES REFUND-SPAY/NEUTER AND RABIES DEPOSITS	$95.00
Remit to: MORENO VALLEY, CA				FYTD:	$95.00
LYONS SECURITY SERVICE, INC	22659	06/11/2018	24851	SECURITY GUARD SVCS-CITY HALL-MAY 2018	$7,301.68
		06/11/2018	24855	SECURITY GUARD SVCS-LIBRARY-MAY 2018	
	22707	06/18/2018	24857	SECURITY GUARD SVCS-TOWNGATE COMM CTR SPECIAL EVENTS-MAY 2018	$1,587.00
		06/18/2018	24854	SECURITY GUARD SVCS-COTTONWOOD GOLF CTR SPECIAL EVENTS-MAY 2018	
	22749	06/25/2018	24858	SECURITY GUARD SVCS-MV UTILITY-MAY 2018	$207.00
Remit to: ANAHEIM, CA				FYTD:	$177,315.61
MACIAS JR, MIGUEL	234272	06/11/2018	R18-122958	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT	$75.00
Remit to: MORENO VALLEY, CA				FYTD:	$75.00
MAGANA'S AUTO UPHOLSTERY	234280	06/11/2018	10743	REUPHOLSTER 200 CHAIRS-CONFERENCE & REC CTR	$11,386.00
Remit to: MORENO VALLEY, CA				FYTD:	$11,386.00
MAGIC JUMP RENTALS, LLC	234294	06/18/2018	ORDER 9709	RENTALS OF BUNGEE & FOOSBALL GAME FOR SPRINGTASTIC EVENT 3/31/18	$1,725.00
Remit to: SAN BERNARDINO, CA				FYTD:	$1,725.00

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MAJESTIC MASONRY, INC	234233	06/04/2018	BL#29071-YR2018	REFUND OF OVERPAYMENT FOR BL#29071		$86.60
Remit to: UPLAND, CA					FYTD:	$86.60
MALCOLM SMITH MOTORCYCLES, INC.	22750	06/25/2018	5139215	MAINT./REPAIRS-PD TRAFFIC MOTORCYCLE		$351.73
Remit to: RIVERSIDE, CA					FYTD:	$17,937.67
MANZO, MARIA	234377	06/25/2018	R18-121914	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: PERRIS, CA					FYTD:	$75.00
MARCH JOINT POWERS AUTHORITY	234295	06/18/2018	45579	GAS CHARGES-M.A.R.B. BUILDING 823-APR18		$5.17
		06/18/2018	45582	GAS CHARGES-M.A.R.B. BUILDING 938-APR18		
Remit to: RIVERSIDE, CA					FYTD:	$36,418.40
MARCH MOUNTAIN HIGH SCHOOL	234273	06/11/2018	2000003.016	MOBILE STAGE RENTAL REFUND		$100.00
Remit to: MORENO VALLEY, CA					FYTD:	$100.00

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MARIPOSA LANDSCAPES, INC.	22660	06/11/2018	80972	LANDSCAPE MAINT.-AQUEDUCT BIKEWAY/VANDENBERG DR. TO FAY AVE.-MAY18	$13,023.97
		06/11/2018	80980	LANDSCAPE MAINT.-CITY YARD-MAY18	
		06/11/2018	80983	LANDSCAPE MAINT.-LIBRARY-MAY18	
		06/11/2018	80985	LANDSCAPE MAINT.-SENIOR CENTER-MAY18	
		06/11/2018	80973	LANDSCAPE MAINT.-NORTH AQUEDUCT-MAY18	
		06/11/2018	80968	LANDSCAPE MAINT.-TOWNGATE COMMUNITY CENTER-MAY18	
		06/11/2018	80969	LANDSCAPE MAINT.-TOWNGATE AQUEDUCT BIKEWAY-MAY18	
		06/11/2018	80971	LANDSCAPE MAINT.-AQUEDUCT BIKEWAY-DELPHINIUM AVE./ PERHAM DR. TO JFK DR.-MAY18	
		06/11/2018	80974	LANDSCAPE MAINT.-PAN AM SECTION AQUEDUCT-MAY18	
		06/11/2018	80975	LANDSCAPE MAINT.-SOUTH AQUEDUCT A-MAY18	
		06/11/2018	80991	LANDSCAPE MAINT.-CITY YARD SANTIAGO OFFICE-MAY18	
		06/11/2018	80981	LANDSCAPE MAINT.-CONFERENCE & REC. CENTER-MAY18	
		06/11/2018	80970	LANDSCAPE MAINT.-AQUEDUCT BIKEWAY/BAY AVE. TO GRAHAM ST.-MAY18	
		06/11/2018	80976	LANDSCAPE MAINT.-SOUTH AQUEDUCT B-MAY18	
		06/11/2018	80984	LANDSCAPE MAINT.-PUBLIC SAFETY BUILDING-MAY18	
		06/11/2018	80979	LANDSCAPE MAINT.-MARCH ANNEX BUILDING-MAY18	
		06/11/2018	80977	LANDSCAPE MAINT.-AQUEDUCT/SCE & OLD LAKE DR.-MAY18	
		06/11/2018	80986	LANDSCAPE MAINT.-UTILITY FIELD OFFICE-MAY18	
		06/11/2018	80978	LANDSCAPE MAINT.-ANIMAL SHELTER-MAY18	
		06/11/2018	80982	LANDSCAPE MAINT.-ELECTRIC SUBSTATION-MAY18	
	22708	06/18/2018	80780	LANDSCAPE EXTRA WORK-APR18-ZONE 04-REPAIR/REPLACE IRRIGATION PARTS	$1,110.37
		06/18/2018	80781	LANDSCAPE EXTRA WORK-APR18-ZONE 04-REPAIR IRRIGATION BROKEN WIRES	

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MARIPOSA LANDSCAPES, INC.	22751	06/25/2018	80987	LANDSCAPE MAINT.-FIRE STATIONS 2, 6, 48, 58, 65, 91, & 99-MAY18		$4,631.60
		06/25/2018	80988	LANDSCAPE MAINT.-CITY HALL-MAY18		
		06/25/2018	80990	LANDSCAPE MAINT.-VETERAN'S MEMORIAL-MAY18		
		06/25/2018	80989	LANDSCAPE MAINT.-ANNEX 1-MAY18		
Remit to: IRWINDALE, CA					FYTD:	$398,265.21
MARQUEZ, DAVID	234378	06/25/2018	444106 REFUND	2016 CANDIDATE STATEMENT REIMBURSEMENT		$169.87
Remit to: MORENO VALLEY, CA					FYTD:	$1,250.03
MATCO TOOLS	234234	06/04/2018	BL#29944-YR2018	REFUND OF OVERPAYMENT FOR BL#29944		$89.86
Remit to: MORENO VALLEY, CA					FYTD:	$89.86
MCCAIN TRAFFIC SUPPLY	234333	06/25/2018	INV0230288	TRAFFIC SIGNAL EQUIPMENT		$934.74
Remit to: VISTA, CA					FYTD:	$77,446.10
MCCLAIN, MELISSA	22661	06/11/2018	3/13-5/24/18	MILEAGE REIMBURSEMENT FOR MEETINGS/EVENTS		$738.48
Remit to: APPLE VALLEY, CA					FYTD:	$3,192.59
MCCLURE, SANDRA	234379	06/25/2018	R18-123025	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: WESTMINSTER, CA					FYTD:	$75.00
MCLELLAN, MICHAEL,	22662	06/11/2018	4/21-4/28/18	TRAVEL PER DIEM, PARKING & TRANSPORTATION COSTS-UTILITY ENERGY FORUM		$506.17
Remit to: MURRIETA, CA					FYTD:	$1,751.92

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MENDOZA, SAMUEL	22663	06/11/2018	041918	SPORTS OFFICIATING SERVICES-SOFTBALL	$147.00
		06/11/2018	050318	SPORTS OFFICIATING SERVICES-SOFTBALL	
		06/11/2018	042618	SPORTS OFFICIATING SERVICES-SOFTBALL	
Remit to: MORENO VALLEY, CA				FYTD:	$1,050.00
MENGISTU, YESHIALEM	22752	06/25/2018	JUN-2018	MILEAGE REIMBURSEMENT	$257.25
		06/25/2018	MAY-2018	MILEAGE REIMBURSEMENT	
Remit to: MORENO VALLEY, CA				FYTD:	$1,646.68
MOLINA, JESSE L	234380	06/25/2018	444577 REFUND	2016 CANDIDATE STATEMENT REIMBURSEMENT	$315.53
Remit to: MORENO VALLEY, CA				FYTD:	$315.53
MORENO VALLEY CHAMBER OF COMMERCE	234334	06/25/2018	6167	WAKE-UP MV MEETING ATTENDANCE-4/25/18	$300.00
		06/25/2018	6184	WAKE-UP MV MEETING ATTENDANCE-5/23/18	
Remit to: MORENO VALLEY, CA				FYTD:	$17,490.00
MORENO VALLEY HIGH SCHOOL	234315	06/18/2018	CK#232322	REISSUE UNCLAIMED CHECK-MV CHEER SQUAD SPONSORSHIP	$300.00
Remit to: MORENO VALLEY, CA				FYTD:	$300.00
MORENO VALLEY HISPANIC CHAMBER OF COMMER	234296	06/18/2018	6.22.18 EVENT	2018 ANNUAL AWARDS DINNER/INSTALLATION SPONSORSHIP-TABLE FOR 8	$500.00
	234335	06/25/2018	CK NO. 225225	REISSUE UNCLAIMED CHECK-5/5/15 ADELANTE MEETING ATTENDANCE	$60.00
	234336	06/25/2018	CK NO. 223314	REISSUE UNCLAIMED CHECK-12/15/14 ANNUAL DINNER/AWARD EVENT	$450.00
		06/25/2018	CK NO. 224287	REISSUE UNCLAIMED CHECK-12/19/14 PLATINUM CORP. SPONSORSHIP	
Remit to: MORENO VALLEY, CA				FYTD:	$1,110.00

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MORENO VALLEY MALL HOLDING, LLC	22753	06/25/2018	JULY 2018 RENT	RENT PAYMENT-MV MALL LIBRARY-JULY 2018		$6,874.54
Remit to: MORENO VALLEY, CA					FYTD:	$44,819.24
MULLINAX, ZACHARY	234316	06/18/2018	R18-122438	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: PERRIS, CA					FYTD:	$75.00
MURPHY, MARTIN D.	234216	06/04/2018	602	GLACIER BLUE BAND PERFORMANCE-MOVAL ARTFEST 6/2/18		$500.00
Remit to: MORENO VALLEY, CA					FYTD:	$1,000.00
MVBFSA	234274	06/11/2018	2000292.047	CONFERENCE AND REC. CTR. RENTAL REFUND		$500.00
Remit to: MORENO VALLEY, CA					FYTD:	$500.00
MWI ANIMAL HEALTH	234204	06/04/2018	10404146	ANIMAL MEDICAL SUPPLIES		$2,656.15
		06/04/2018	10521385	ANIMAL MEDICAL SUPPLIES (CREDIT OF $45.38 APPLIED)		
Remit to: BOISE, ID					FYTD:	$4,465.30
NAMEKATA, DOUGLAS	22616	06/04/2018	MAY-2018	INSTRUCTOR SERVICES - SHITO-RYU KARATE CLASSES		$364.60
Remit to: RIVERSIDE, CA					FYTD:	$3,391.75
NAMEKATA, JAMES	22617	06/04/2018	MAY-2018	INSTRUCTOR SERVICES - SHITO-RYU KARATE CLASSES		$364.60
Remit to: RIVERSIDE, CA					FYTD:	$3,391.75
NEW HORIZON MOBILE HOME PARK	22664	06/11/2018	APRIL MAY 2018	UUT REFUND FOR APRIL- MAY 2018		$6.79
Remit to: LOS ANGELES, CA					FYTD:	$71.53
NGUYEN, CLEMENT BA DUONG	22709	06/18/2018	MAY-2018	INSTRUCTOR SERVICES-VOVINAM MARTIAL ARTS CLASS		$176.40
Remit to: BEAUMONT, CA					FYTD:	$970.20

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Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description		Payment Amount
NGUYEN, MINH-CHAU	234381	06/25/2018	R18-123688	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: MORENO VALLEY, CA					FYTD:	$75.00
NICHOLS CONSULTING ENGINEERS, CHTD (NCE)	22755	06/25/2018	318023008	PAVEMENT MANAGEMENT SYSTEM		$2,130.00
Remit to: RENO, NV					FYTD:	$100,250.78
NUNLEY, PATRICIA	234382	06/25/2018	R18-123374	ANIMAL SERVICES REFUND-TRAP RENTAL DEPOSIT		$50.00
Remit to: MORENO VALLEY, CA					FYTD:	$50.00
ONESOURCE DISTRIBUTORS, INC.	22620	06/04/2018	S5771705.001	PURCHASE OF SMART METERS-MV UTILITY		$20,752.65
	22665	06/11/2018	S5813285.002	PURCHASE OF SMART METERS-MV UTILITY		$20,752.65
Remit to: OCEANSIDE, CA					FYTD:	$598,029.75
OPTION FOR YOUTH	234317	06/18/2018	1802151	REFUND-FALSE ALARM DUPLICATE PAYMENT		$32.00
Remit to: SAN BERNARDINO, CA					FYTD:	$32.00
OVERLAND PACIFIC & CUTLER, LLC	22756	06/25/2018	1805054	RIGHT-OF-WAY ACQUISITION SVCS		$1,627.50
Remit to: LONG BEACH, CA					FYTD:	$26,017.50
PACIFIC RESTORATION GROUP, INC.	234323	06/18/2018	1702901	LANDSCAPE MAINT-STATE ROUTE 60/NASON ST. INTERCHANGE 9/26/17-4/25/18		$11,951.50
Remit to: PERRIS, CA					FYTD:	$11,951.50
PALM MIDDLE SCHOOL	234318	06/18/2018	CK#232423	REISSUE UNCLAIMED CHECK-AUTISM AWARENESS PROGRAM SPONSORSHIP		$146.75
Remit to: MORENO VALLEY, CA					FYTD:	$146.75

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Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description		Payment Amount
PAW PERFECTION PET GROOMING	22621	06/04/2018	034229	GROOMING SERVICES-ANIMAL SHELTER		$279.00
		06/04/2018	034231	GROOMING SERVICES-ANIMAL SHELTER		
		06/04/2018	034230	GROOMING SERVICES-ANIMAL SHELTER		
		06/04/2018	034227	GROOMING SERVICES-ANIMAL SHELTER		
		06/04/2018	034228	GROOMING SERVICES-ANIMAL SHELTER		
	22710	06/18/2018	034234	GROOMING SERVICES-ANIMAL SHELTER		$75.00
		06/18/2018	034235	GROOMING SERVICES-ANIMAL SHELTER		
Remit to: MORENO VALLEY, CA					FYTD:	$4,174.00
PEACH HOME SERVICES, INC	234383	06/25/2018	BOM18-0243	REFUND-CANCELLED BLDG PERMIT 12490 FALCON LN		$192.20
Remit to: CORONA, CA					FYTD:	$192.20
PEDROZA, ANTHONY	234384	06/25/2018	R18-122548	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: MORENO VALLEY, CA					FYTD:	$75.00
PEEDEN, DARRELL	234385	06/25/2018	443910 REFUND	2016 CANDIDATE STATEMENT REIMBURSEMENT		$311.78
Remit to: MORENO VALLEY, CA					FYTD:	$311.78
PENCO ENGINEERING CO.	22757	06/25/2018	21780	HUBBARD ST STORM DRAIN-SURVEY SERVICES		$4,320.00
Remit to: IRVINE, CA					FYTD:	$58,039.42
PEPE'S TOWING	234205	06/04/2018	80185	EVIDENCE TOWING FOR PD		$212.00
	234338	06/25/2018	78430	EVIDENCE TOWING FOR PD		$690.00
		06/25/2018	78428	EVIDENCE TOWING FOR PD		
		06/25/2018	78429	EVIDENCE TOWING FOR PD		
Remit to: MORENO VALLEY, CA					FYTD:	$4,528.00

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Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description		Payment Amount
PERCEPTIVE ENTERPRISES, INC.	22667	06/11/2018	MVL-44	DISADVANTAGED BUSINESS ENTERPRISE CONSULTANT SVCS-MAY18		$2,460.00
Remit to: LOS ANGELES, CA					FYTD:	$36,090.00
PETERSON, RYAN	234319	06/18/2018	R18-122034	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: MORENO VALLEY, CA					FYTD:	$75.00
PETTY CASH - FINANCE	234306	06/18/2018	MAY 2018	PETTY CASH FUND REPLENISHMENT		$1,155.14
Remit to: MORENO VALLEY, CA					FYTD:	$12,490.17
PETTY CASH -PARKS & RECREATION	234352	06/25/2018	JULY 4, 2018	START UP CHANGE FOR JULY 4TH FESTIVAL ENTRY BOOTHES		$5,000.00
Remit to: MORENO VALLEY, CA					FYTD:	$5,000.00
PGI - PACIFIC GRAPHICS, INC	22668	06/11/2018	39442	PRINTING & MAILING SERVICES-CSD PUBLIC HEARING NOTICE		$2,431.19
Remit to: INDUSTRY, CA					FYTD:	$5,411.03
PINO, ANNA	234386	06/25/2018	2000328.047	REFUND-SOFTBALL CLASS		$213.00
Remit to: MORENO VALLEY, CA					FYTD:	$213.00
POOL TYME, INC	234387	06/25/2018	BFP18-0027	REFUND-CANCELLED BLDG PERMIT 11713 CHAMOMILE CIR		$628.30
Remit to: SAN BERNARDINO, CA					FYTD:	$628.30
PRESS ENTERPRISE/CALIFORNIA NEWSPAPERS PARTNERSHIP	234257	06/11/2018	0011118416	LEGAL ADVERTISING FOR ORDINANCE 934		$268.20
		06/11/2018	0011118423	LEGAL ADVERTISING FOR ORDINANCE 937		
		06/11/2018	0011118421	LEGAL ADVERTISING FOR ORDINANCE 936		
		06/11/2018	0011118419	LEGAL ADVERTISING FOR ORDINANCE 935		
Remit to: LOS ANGELES, CA					FYTD:	$3,027.00

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PRICE, GEORGE E	234388	06/25/2018	444103 REFUND	2016 CANDIDATE STATEMENT REIMBURSEMENT		$313.78
Remit to: MORENO VALLEY, CA					FYTD:	$313.78
PROFESSIONAL COMMUNICATIONS NETWORK PCN	234339	06/25/2018	154500558	LIVE ANSWERING SERVICE FOR ROTATIONAL TOW VEHICLES PROGRAM		$513.56
Remit to: RIVERSIDE, CA					FYTD:	$6,490.78

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PRUDENTIAL OVERALL SUPPLY	22669	06/11/2018	22618434	UNIFORM RENTAL & LAUNDERING SVC.-TREE MAINT. STAFF	$587.70
		06/11/2018	22611247	UNIFORM RENTAL & LAUNDERING SVC.-STREET SWEEPING STAFF	
		06/11/2018	22614829	UNIFORM RENTAL & LAUNDERING SVC.-VEHICLE/EQUIPMENT MAINT. STAFF	
		06/11/2018	22618430	UNIFORM RENTAL & LAUNDERING SVC.-STREET SWEEPING STAFF	
		06/11/2018	22614831	UNIFORM RENTAL & LAUNDERING SVC.-SIGNS & STRIPING STAFF	
		06/11/2018	22614834	UNIFORM RENTAL & LAUNDERING SVC.-STREET SWEEPING STAFF	
		06/11/2018	22614835	UNIFORM RENTAL & LAUNDERING SVC.-CONCRETE MAINT. STAFF	
		06/11/2018	22611245	UNIFORM RENTAL & LAUNDERING SVC.-TRAFFIC SIGNAL MAINT. STAFF	
		06/11/2018	22614838	UNIFORM RENTAL & LAUNDERING SVC.-TREE MAINT. STAFF	
		06/11/2018	22611249	UNIFORM RENTAL & LAUNDERING SVC.-GRAFFITI REMOVAL STAFF	
		06/11/2018	22618426	UNIFORM RENTAL & LAUNDERING SVC.-STREET MAINT. STAFF	
		06/11/2018	22618425	UNIFORM RENTAL & LAUNDERING SVC.-VEHICLE/EQUIPMENT MAINT. STAFF	
		06/11/2018	22618427	UNIFORM RENTAL & LAUNDERING SVC.-SIGNS & STRIPING STAFF	
		06/11/2018	22618432	UNIFORM RENTAL & LAUNDERING SVC.-GRAFFITI REMOVAL STAFF	
		06/11/2018	22618431	UNIFORM RENTAL & LAUNDERING SVC.-CONCRETE MAINT. STAFF	
		06/11/2018	22618428	UNIFORM RENTAL & LAUNDERING SVC.-TRAFFIC SIGNAL MAINT. STAFF	
		06/11/2018	22614836	UNIFORM RENTAL & LAUNDERING SVC.-GRAFFITI REMOVAL STAFF	
		06/11/2018	22611251	UNIFORM RENTAL & LAUNDERING SVC.-TREE MAINT. STAFF	
		06/11/2018	22611243	UNIFORM RENTAL & LAUNDERING SVC.-STREET MAINT. STAFF	
		06/11/2018	22611244	UNIFORM RENTAL & LAUNDERING SVC.-SIGNS & STRIPING STAFF	
		06/11/2018	22614830	UNIFORM RENTAL & LAUNDERING SVC.-STREET MAINT. STAFF	
		06/11/2018	22611248	UNIFORM RENTAL & LAUNDERING SVC.-CONCRETE MAINT. STAFF	

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PRUDENTIAL OVERALL SUPPLY		06/11/2018	22611242	UNIFORM RENTAL & LAUNDERING SVC.-VEHICLE/EQUIPMENT MAINT. STAFF	
	22711	06/18/2018	22593356	UNIFORM RENTAL & LAUNDERING SVC.-PARKS MAINT. STAFF	$440.03
		06/18/2018	22611250	UNIFORM RENTAL & LAUNDERING SVC.-PARKS MAINT. STAFF	
		06/18/2018	22618429	UNIFORM RENTAL & LAUNDERING SVC.-CFD #1 STAFF	
		06/18/2018	22614833	UNIFORM RENTAL & LAUNDERING SVC.-CFD #1 STAFF	
		06/18/2018	22611246	UNIFORM RENTAL & LAUNDERING SVC.-CFD #1 STAFF	
		06/18/2018	22607678	UNIFORM RENTAL & LAUNDERING SVC.-CFD #1 STAFF	
		06/18/2018	22604077	UNIFORM RENTAL & LAUNDERING SVC.-CFD #1 STAFF	
		06/18/2018	22600503	UNIFORM RENTAL & LAUNDERING SVC.-CFD #1 STAFF	
		06/18/2018	22596918	UNIFORM RENTAL & LAUNDERING SVC.-CFD #1 STAFF	
		06/18/2018	22596922	UNIFORM RENTAL & LAUNDERING SVC.-PARKS MAINT. STAFF	
		06/18/2018	22600507	UNIFORM RENTAL & LAUNDERING SVC.-PARKS MAINT. STAFF	
		06/18/2018	22604081	UNIFORM RENTAL & LAUNDERING SVC.-PARKS MAINT. STAFF	
		06/18/2018	22607682	UNIFORM RENTAL & LAUNDERING SVC.-PARKS MAINT. STAFF	

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PRUDENTIAL OVERALL SUPPLY	22758	06/25/2018	22622051	UNIFORM RENTAL & LAUNDERING SVC.-TREE MAINT. STAFF	$602.00
		06/25/2018	22614832	UNIFORM RENTAL & LAUNDERING SVC.-TRAFFIC SIGNAL MAINT. STAFF	
		06/25/2018	22622042	UNIFORM RENTAL & LAUNDERING SVC.-VEHICLE/EQUIPMENT MAINT. STAFF	
		06/25/2018	22625594	UNIFORM RENTAL & LAUNDERING SVC.-STREET MAINT. STAFF	
		06/25/2018	22622049	UNIFORM RENTAL & LAUNDERING SVC.-GRAFFITI REMOVAL STAFF	
		06/25/2018	22622048	UNIFORM RENTAL & LAUNDERING SVC.-CONCRETE MAINT. STAFF	
		06/25/2018	22622047	UNIFORM RENTAL & LAUNDERING SVC.-STREET SWEEPING STAFF	
		06/25/2018	22622044	UNIFORM RENTAL & LAUNDERING SVC.-SIGNS & STRIPING STAFF	
		06/25/2018	22625602	UNIFORM RENTAL & LAUNDERING SVC.-TREE MAINT. STAFF	
		06/25/2018	22622045	UNIFORM RENTAL & LAUNDERING SVC.-TRAFFIC SIGNAL MAINT. STAFF	
		06/25/2018	22622043	UNIFORM RENTAL & LAUNDERING SVC.-STREET MAINT. STAFF	
		06/25/2018	22625599	UNIFORM RENTAL & LAUNDERING SVC.-CONCRETE MAINT. STAFF	
		06/25/2018	22625598	UNIFORM RENTAL & LAUNDERING SVC.-STREET SWEEPING STAFF	
		06/25/2018	22625596	UNIFORM RENTAL & LAUNDERING SVC.-TRAFFIC SIGNAL MAINT. STAFF	
		06/25/2018	22625595	UNIFORM RENTAL & LAUNDERING SVC.-SIGNS & STRIPING STAFF	
		06/25/2018	22625593	UNIFORM RENTAL & LAUNDERING SVC.-VEHICLE/EQUIPMENT MAINT. STAFF	
		06/25/2018	22625600	UNIFORM RENTAL & LAUNDERING SVC.-GRAFFITI REMOVAL STAFF	
Remit to: RIVERSIDE, CA				FYTD:	$18,222.15
PUEBLA, RAQUEL	234320	06/18/2018	2000299.47	REFUND-YOUTH CAMP CLASS	$92.00
	234321	06/18/2018	2000298.047	REFUND-YOUTH CAMP CLASS	$92.00
Remit to: MORENO VALLEY, CA				FYTD:	$184.00

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Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description		Payment Amount
RAFAEL LOPEZ	234353	06/25/2018	5/30-6/8/18	MOTORCYCLE FUEL REIMBURSEMENT		$98.56
Remit to: MORENO VALLEY, CA					FYTD:	$98.56
REA, ARIANA	234389	06/25/2018	R18-122518	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: MORENO VALLEY, CA					FYTD:	$75.00
REGALADO, BLANCA E	22623	06/04/2018	MAY-2018	INSTRUCTOR SERVICES-FOLKLORIC DANCE ADULT & YOUTH CLASSES		$541.20
	22759	06/25/2018	JUN-2018	INSTRUCTOR SERVICES-FOLKLORIC DANCE ADULT & YOUTH CLASSES		$334.20
Remit to: MORENO VALLEY, CA					FYTD:	$4,470.05
REID, JORDAN	234390	06/25/2018	R18-123135	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: RIVERSIDE, CA					FYTD:	$75.00
RENE'S	22670	06/11/2018	5/28/18 EVENT	CATERING FOR 2018 MEMORIAL DAY CEREMONY		$740.78
Remit to: MORENO VALLEY, CA					FYTD:	$740.78
REPUBLIC MASTER CHEFS TEXTILE RENTAL SERVICE	22713	06/18/2018	S702119	LINENS RENTAL FOR CRC SPECIAL EVENTS		$82.77
		06/18/2018	12391044	LINENS RENTAL FOR CRC BALLROOM		
		06/18/2018	12385576	LINENS RENTAL FOR CRC BALLROOM		
		06/18/2018	12380449	LINENS RENTAL FOR CRC BALLROOM		
Remit to: LOS ANGELES, CA					FYTD:	$4,510.22
RHA LANDSCAPE ARCHITECTS-PLANNERS	234297	06/18/2018	0518040	SKATE PARK DESIGN SERVICES		$6,899.63
Remit to: RIVERSIDE, CA					FYTD:	$14,922.89

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RIGHTWAY SITE SERVICES, INC.	234206	06/04/2018	231005	PORTABLE RESTROOM RENTAL-PSB CAR WASH AREA		$114.55
	234298	06/18/2018	231431	PORTABLE RESTROOMS RENTAL-EQUESTRIAN CENTER		$446.93
		06/18/2018	231430	PORTABLE RESTROOM RENTAL-COTTONWOOD GOLF COURSE		
Remit to: LAKE ELSINORE, CA					FYTD:	$12,349.21
RIVERSIDE AREA RAPE CRISIS CENTER	234258	06/11/2018	MAR2018-09	CDBG SUBGRANTEE PAYMENT-CHILD ABUSE PREVENTION PROGRAM		$869.18
Remit to: RIVERSIDE, CA					FYTD:	$9,527.34
RIVERSIDE COUNTY DEPARTMENT OF HEALTH	234340	06/25/2018	HS0000005954	FRA RABIES TESTING @ PUBLIC HEALTH LAB		$50.00
Remit to: RIVERSIDE, CA					FYTD:	$400.00
RIVERSIDE COUNTY DEPARTMENT OF MENTAL HEALTH	234275	06/11/2018	2000259.047	REFUND-JUMPS + TURNS TECHNIQUE CLASS OVERPAYMENT		$2.00
Remit to: RIVERSIDE, CA					FYTD:	$2.00
RIVERSIDE UNIVERSITY HEALTH SYSTEM	234235	06/04/2018	2000014.067	SENIOR CTR. RENTAL REFUND		$300.00
Remit to: RIVERSIDE, CA					FYTD:	$300.00
RODRIGUEZ, NICOLE	234391	06/25/2018	R18-122145	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: MORENO VALLEY, CA					FYTD:	$75.00
RODRIGUEZ, SANDRA	234392	06/25/2018	R18-123139	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: MORENO VALLEY, CA					FYTD:	$75.00

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ROGERS, KIMBERLY	234276	06/11/2018	R18-122964	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: MORENO VALLEY, CA					FYTD:	$75.00
ROMERO, ALEXIS	234236	06/04/2018	R18-121599	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: SAN JACINTO, CA					FYTD:	$75.00
RSG, INC	22760	06/25/2018	I003620	AFFORDABLE HOUSING COMPLIANCE MONITORING SERVICES-MAY18		$8,863.75
Remit to: SANTA ANA, CA					FYTD:	$57,397.50
RUFFIN, LATERRA	234277	06/11/2018	2000287.047	CONFERENCE & REC. CTR. RENTAL REFUND		$500.00
Remit to: MORENO VALLEY, CA					FYTD:	$500.00
SAFEWAY SIGN CO.	22624	06/04/2018	13203	TRAFFIC SIGNS/HARDWARE		$9,389.80
		06/04/2018	13136	TRAFFIC SIGN/HARDWARE		
		06/04/2018	13135	TRAFFIC SIGNS/HARDWARE		
		06/04/2018	13082	TRAFFIC SIGNS/HARDWARE		
Remit to: ADELANTO, CA					FYTD:	$71,283.56
SANAME, MILFORD	234278	06/11/2018	2000289.047	TOWNGATE COMM. CTR. RENTAL REFUND		$200.00
Remit to: MORENO VALLEY, CA					FYTD:	$400.00
SANCHEZ, GEORGINA	234237	06/04/2018	R18-121364	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: MORENO VALLEY, CA					FYTD:	$75.00
SAUCEDO, LISA	234238	06/04/2018	R18-122886	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: MORENO VALLEY, CA					FYTD:	$75.00

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SCHIEFELBEIN, LORI C.	234341	06/25/2018	MAY 2018	CONSULTANT SERVICES-ROTATIONAL TOW SERVICE PROGRAM	$440.00
Remit to: BULLHEAD CITY, AZ				FYTD:	$10,972.50
SCMAF - INLAND VALLEY	234299	06/18/2018	6806	INSURANCE FOR CONTRACT CLASSES-MAY18	$1,011.50
		06/18/2018	6807	INSURANCE FOR CONTRACT CLASSES-APR18	
Remit to: EL MONTE, CA				FYTD:	$4,523.75
SCOTT MORRISON & ASSOCIATES	234259	06/11/2018	INV 12178 ZINNIA	ASBESTOS INSPECTION/BULK SAMPLING FEE - 12178 ZINNIA AVE.	$800.00
		06/11/2018	INV 25172 BRONZE	ASBESTOS INSPECTION/BULK SAMPLING FEE - 25172 BRONZE DR.	
Remit to: RIVERSIDE, CA				FYTD:	$800.00
SHAW HR CONSULTING	22671	06/11/2018	12632	INTERACTIVE PROCESS SERVICES	$682.50
Remit to: NEWBURY PARK, CA				FYTD:	$8,249.70
SHELDON, JANICE	234393	06/25/2018	R18-123475	ANIMAL SERVICES REFUND-TRAP RENTAL DEPOSIT	$50.00
Remit to: MORENO VALLEY, CA				FYTD:	$50.00
SIERRA WEST ELECTRIC	234239	06/04/2018	BL#06085-YR2018	REFUND OF OVERPAYMENT FOR BL#06085	$50.81
Remit to: MURRIETA, CA				FYTD:	$50.81
SIGNS BY TOMORROW	22714	06/18/2018	21451	UPDATE & INSTALLATION OF PUBLIC HEARING SIGN	$242.75
	22761	06/25/2018	21633	UPDATE & INSTALLATION OF PUBLIC HEARING SIGN	$242.75
Remit to: MURRIETA, CA				FYTD:	$10,076.77
SIZZLING WINGS LLC WINGSTOP , JAIME FERNANDEZ	234279	06/11/2018	200-0020 TYLER R	REFUND DUPLICATE PAYMENT-BLDG/FIRE/PLANNING FEES	$199.40
Remit to: MURRAY, UT				FYTD:	$199.40

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SKY TRAILS MOBILE VILLAGE	22672	06/11/2018	APRIL-MAY 2018	UUT REFUND FOR APRIL- MAY 2018		$13.57
Remit to: LOS ANGELES, CA					FYTD:	$68.57
SMITH, JESSICA	234240	06/04/2018	R18-119773	ANIMAL SERVICES REFUND-SPAY/NEUTER AND RABIES DEPOSIT		$95.00
Remit to: MENIFEE, CA					FYTD:	$95.00
SOCAL OFFICE TECHNOLOGIES, INC.	22673	06/11/2018	IN541028	COPY MACHINES BILLABLE CHARGES FOR PERIOD 1/1-3/31/18		$1,567.87
Remit to: CYPRESS, CA					FYTD:	$69,963.89
SOCRATA INC.	22674	06/11/2018	5729	OPEN EXPENDITURES PLATFORM SERVICE 5/30/18-8/31/18		$1,575.00
Remit to: SEATTLE, WA					FYTD:	$7,875.00
SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT	234207	06/04/2018	3279533	ANNUAL RENEWAL FEES-CITY HALL GENERATOR		$538.58
		06/04/2018	3281889	EMISSIONS FEES-CITY HALL GENERATOR		
	234208	06/04/2018	3276407	AQMD "HOT SPOTS" PROGRAM FEE-FIRE STATION 99/JULY 2017-JUNE 2018		$257.22
		06/04/2018	3276452	AQMD "HOT SPOTS" PROGRAM FEE-CONFERENCE & REC CTR/ JULY 2017-JUNE 2018		
	234260	06/11/2018	3279524	ANNUAL RENEWAL FEES-CITY YARD LIQUID FUEL DISPENSING SYSTEM		$252.05
		06/11/2018	3281860	EMISSIONS FEES-CITY YARD LIQUID FUEL EQUIPMENT		
Remit to: DIAMOND BAR, CA					FYTD:	$5,559.08
SOUTHERN CALIFORNIA EDISON 1	234209	06/04/2018	MAY-18 6/4/18	ELECTRICITY CHARGES		$4,495.87
	234342	06/25/2018	MAY-18 6/25/18	ELECTRICITY CHARGES		$4,084.30
Remit to: ROSEMEAD, CA					FYTD:	$3,283,266.15

Attachment: June 2018 Payment Register (3170 : PAYMENT REGISTER - JUNE 2018)

City of Moreno Valley

Payment Register

For Period 6/1/2018 through 6/30/2018

CHECKS UNDER $25,000

Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description		Payment Amount
SOUTHERN CALIFORNIA GAS CO.	234301	06/18/2018	MAY-2018	GAS CHARGES		$4,397.22
Remit to: MONTEREY PARK, CA					FYTD:	$52,073.45
SOUTHERN PET SUPPLIES	22715	06/18/2018	9729	PET SUPPLIES-ASSORTED COLLARS, LEADS, & HARNESSES		$774.85
Remit to: SAN DIEGO, CA					FYTD:	$4,357.59
SPARKLETTS	22716	06/18/2018	10050036 060218	BOTTLED WATER SVC./COOLER RENTAL FOR EOC/ERF		$180.04
Remit to: DALLAS, TX					FYTD:	$229.54
SSD ALARM FORMERLY PACIFIC ALARM SERVICE, INC	22666	06/11/2018	R 139058	ALARM SYSTEM RENT/SVC./MONITORING-KITCHING SUBSTATION-JUN18		$516.50
		06/11/2018	R 139059	ALARM SYSTEM RENT/SVC./MONITORING-MOVAL SUBSTATION-JUN18		
Remit to: BEAUMONT, CA					FYTD:	$34,193.00
STANDARD INSURANCE CO	234263	06/11/2018	180601	EMPLOYEE SUPPLEMENTAL INSURANCE		$1,050.87
Remit to: PORTLAND, OR					FYTD:	$13,511.52
STATE OF CALIFORNIA DEPT. OF JUSTICE	234343	06/25/2018	304599	BLOOD ALCOHOL ANALYSIS SERVICES FOR PD-FEB/MAR18 CORRECTIONS		$105.00
Remit to: SACRAMENTO, CA					FYTD:	$47,417.00
STILES ANIMAL REMOVAL, INC.	234302	06/18/2018	108075	DECEASED LARGE ANIMAL REMOVAL SERVICES-MAY18		$150.00
Remit to: GUASTI, CA					FYTD:	$3,150.00
SUNNYMEAD ACE HARDWARE	234210	06/04/2018	77411	MISC. SUPPLIES FOR PD		$92.20
	234344	06/25/2018	77535	MISC. SUPPLIES FOR PD		$30.14
Remit to: MORENO VALLEY, CA					FYTD:	$2,288.52

Attachment: June 2018 Payment Register (3170 : PAYMENT REGISTER - JUNE 2018)

City of Moreno Valley

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For Period 6/1/2018 through 6/30/2018

CHECKS UNDER $25,000

Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description		Payment Amount
SUNNYMEAD ANIMAL HOSPITAL	234211	06/04/2018	29577	VETERINARY SERVICES FOR POLICE K-9 RICO		$72.00
Remit to: MORENO VALLEY, CA					FYTD:	$1,488.95
TERNOIR, CHERYL ELAINE	22762	06/25/2018	JUN-2018	INSTRUCTOR SERVICES-COMPUTERS FOR BEGINNERS CLASS		$145.80
Remit to: BANNING, CA					FYTD:	$1,057.20
THE LEW EDWARDS GROUP	22676	06/11/2018	004	FISCAL SUSTAINABILITY & BALLOT MEASURE CONSULTING SERVICES-MAY18		$4,950.00
Remit to: OAKLAND, CA					FYTD:	$24,750.00
THEN, KERI A	234394	06/25/2018	443593 REFUND	2016 CANDIDATE STATEMENT REIMBURSEMENT		$316.78
Remit to: MORENO VALLEY, CA					FYTD:	$316.78
THOMPSON COBURN LLP	22677	06/11/2018	3297268	LEGAL SERVICES-MVU/RELIABILITY STANDARD COMPLIANCE-APR18		$48.31
Remit to: WASHINGTON, DC					FYTD:	$1,021.27
T-MOBILE USA	234212	06/04/2018	36068	E911 LOCATOR TOOL SERVICES FOR PD SET UNIT		$1,169.00
		06/04/2018	9297600341	CELLULAR TECHNOLOGY EXTRACTION/LOCATOR SERVICES FOR PD SET UNIT		
		06/04/2018	9310741135	CELLULAR TECHNOLOGY EXTRACTION/LOCATOR SERVICES FOR PD SET UNIT		
		06/04/2018	9296952737	CELLULAR TECHNOLOGY EXTRACTION/LOCATOR SERVICES FOR PD SET UNIT		
Remit to: SEATTLE, WA					FYTD:	$5,963.00
TOWNSEND PUBLIC AFFAIRS, INC.	22678	06/11/2018	13599	CONSULTING SERVICES-GRANT WRITING & FUNDING ADVOCACY-MAY18		$5,000.00
Remit to: NEWPORT BEACH, CA					FYTD:	$64,000.00

Attachment: June 2018 Payment Register (3170 : PAYMENT REGISTER - JUNE 2018)

City of Moreno Valley

Payment Register

For Period 6/1/2018 through 6/30/2018

CHECKS UNDER $25,000

Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description		Payment Amount
TRICHE, TARA	22763	06/25/2018	JUN-2018	INSTRUCTOR SERVICES-DANCE CLASSES		$1,574.40
Remit to: MORENO VALLEY, CA					FYTD:	$20,436.80
TRUEPOINT SOLUTIONS, LLC	22764	06/25/2018	18-332	BUSINESS ANALYST SUPPORT SERVICES-ACA ENHANCEMENTS-APR/MAY 2018		$6,375.00
Remit to: LOOMIS, CA					FYTD:	$33,675.00
TUKES, JOSHUA	22625	06/04/2018	MAY-2018	INSTRUCTOR SERVICES-WATERCOLOR TECHNIQUE CLASS		$115.20
Remit to: MORENO VALLEY, CA					FYTD:	$1,251.60
TWRITE, INC.	234303	06/18/2018	18-00104	CITY WEBSITE MAINTENANCE SERVICES JUL-DEC 2017		$17,034.94
Remit to: RIVERSIDE, CA					FYTD:	$50,057.94
ULTIMATE POOL REMODELING, INC.	234395	06/25/2018	BFP18-0038	REFUND PLAN CHECK FEE-25844 BASIL CT		$305.00
Remit to: RIVERSIDE, CA					FYTD:	$305.00
ULTRASERV AUTOMATED SERVICES, LLC	22627	06/04/2018	007572	COFFEE SERVICE SUPPLIES-CITY HALL/CITY CLERK LOCATION		$984.31
		06/04/2018	017677	COFFEE SERVICE SUPPLIES-CITY HALL/BREAK ROOM LOCATION		
		06/04/2018	007278	COFFEE SERVICE SUPPLIES-ANIMAL SHELTER		
		06/04/2018	011383	COFFEE SERVICE SUPPLIES-CITY HALL/CITY CLERK LOCATION		
		06/04/2018	016890	COFFEE SERVICE SUPPLIES-CONFERENCE & REC. CENTER		
		06/04/2018	017671	COFFEE SERVICE SUPPLIES-ANIMAL SHELTER		
		06/04/2018	007914	COFFEE SERVICE SUPPLIES-CITY HALL/PUBLIC WORKS LOCATION		
Remit to: COSTA MESA, CA					FYTD:	$14,984.58

Attachment: June 2018 Payment Register (3170 : PAYMENT REGISTER - JUNE 2018)

City of Moreno Valley

Payment Register

For Period 6/1/2018 through 6/30/2018

CHECKS UNDER $25,000

Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description	Payment Amount
ULTRASYSTEMS ENVIRONMENTAL, INC.	22717	06/18/2018	11550	GUARDRAIL UPGRADES-VARIOUS LOCATIONS-ENVIRONMENTAL SERVICES	$10,381.93
Remit to: IRVINE, CA				FYTD:	$12,967.18
UNION BANK OF CALIFORNIA 1	234345	06/25/2018	1098945	INVESTMENT CUSTODIAL SERVICES-MAY18	$395.67
Remit to: LOS ANGELES, CA				FYTD:	$4,711.04
UNITED ROTARY BRUSH CORP	22718	06/18/2018	304273	STREET SWEEPER BRUSHES & ACCESSORIES	$814.09
	22765	06/25/2018	304468	STREET SWEEPER BRUSHES & ACCESSORIES (2 1/2% DISCOUNT APPLIED)	$1,273.11
		06/25/2018	304380	STREET SWEEPER BRUSHES & ACCESSORIES	
Remit to: KANSAS CITY, MO				FYTD:	$38,432.40
UNITED SITE SERVICES OF CA, INC.	22628	06/04/2018	114-6767582	FENCE RENTAL AT ANIMAL SHELTER 5/10-6/6/18	$106.40
Remit to: PHOENIX, AZ				FYTD:	$1,489.60

Attachment: June 2018 Payment Register (3170 : PAYMENT REGISTER - JUNE 2018)

City of Moreno Valley

Payment Register

For Period 6/1/2018 through 6/30/2018

CHECKS UNDER $25,000

Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description	Payment Amount
VACATE TERMITE & PEST ELIMINATION COMPANY	22629	06/04/2018	81063	PEST CONTROL SERVICE-TOWNGATE COMMUNITY CENTER	$1,160.00
		06/04/2018	81401	PEST CONTROL SERVICE-ANNEX 1	
		06/04/2018	81402	PEST CONTROL SERVICE-ANIMAL SHELTER	
		06/04/2018	81404	PEST CONTROL SERVICE-MARCH FIELD PARK COMMUNITY CENTER	
		06/04/2018	81405	PEST CONTROL SERVICE-TRANSPORTATION TRAILER	
		06/04/2018	81388	PEST CONTROL SERVICE-CONFERENCE & REC. CENTER	
		06/04/2018	81061	PEST CONTROL SERVICE-FIRE STATION 65	
		06/04/2018	81080	PEST CONTROL SERVICE-SENIOR CENTER	
		06/04/2018	81400	PEST CONTROL SERVICE-FIRE STATION 58 (2ND SERVICE)	
		06/04/2018	81062	PEST CONTROL SERVICE-FIRE STATION 99	
		06/04/2018	81387	PEST CONTROL SERVICE-COTTONWOOD GOLF CENTER	
		06/04/2018	81060	PEST CONTROL SERVICE-FIRE STATION 48	
		06/04/2018	81081	PEST CONTROL SERVICE-FIRE STATION 2	
		06/04/2018	81385	PEST CONTROL SERVICE-CITY YARD	
		06/04/2018	81395	PEST CONTROL SERVICE-PUBLIC SAFETY BUILDING	
		06/04/2018	81076	PEST CONTROL SERVICE-LIBRARY	
		06/04/2018	81079	PEST CONTROL SERVICE-FIRE STATION 58	
		06/04/2018	81389	PEST CONTROL SERVICE-EMERGENCY OP'S CENTER	
		06/04/2018	81082	PEST CONTROL SERVICE-FIRE STATION 91	
		06/04/2018	81077	PEST CONTROL SERVICE-UTILITY FIELD OFFICE	
		06/04/2018	81384	PEST CONTROL SERVICE-CITY HALL	
		06/04/2018	81386	PEST CONTROL SERVICE-CITY YARD SANTIAGO OFFICE	
		06/04/2018	81075	PEST CONTROL SERVICE-FIRE STATION 6	
	22679	06/11/2018	81907	PEST CONTROL EXTRA SERVICE-GNAT INSPECTION AT CITY HALL	$400.00
		06/11/2018	81908	PEST CONTROL EXTRA SERVICE-FIRE STATION 91	
		06/11/2018	81903	PEST CONTROL EXTRA SERVICE-RIG SPRAYING AT SENIOR CENTER	

Remit to: MORENO VALLEY, CA

FYTD: $29,683.36

Attachment: June 2018 Payment Register (3170 : PAYMENT REGISTER - JUNE 2018)

City of Moreno Valley

Payment Register

For Period 6/1/2018 through 6/30/2018

CHECKS UNDER $25,000

Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description		Payment Amount
VERIZON WIRELESS	234213	06/04/2018	9805122682	DATA SERVICE FOR PD COMMERCIAL TRUCK TABLET		$85.48
	234346	06/25/2018	9806973169	DATA SERVICE FOR PD COMMERCIAL TRUCK TABLET		$83.16
	234347	06/25/2018	9807036882	CELLULAR SERVICE FOR PD TRAFFIC TICKET WRITERS		$44.32
Remit to: DALLAS, TX					FYTD:	$1,345.53
VICTOR MEDICAL CO	22630	06/04/2018	4538597	ANIMAL MEDICAL SUPPLIES/VACCINES		$748.86
Remit to: LAKE FOREST, CA					FYTD:	$15,140.61
VISION SERVICE PLAN	22680	06/11/2018	180601	EMPLOYEE VISION INSURANCE		$4,176.42
Remit to: SAN FRANCISCO, CA					FYTD:	$49,575.44
VIVINT SOLAR DEVELOPER LLC	234396	06/25/2018	BON17-0551	REFUND-CANCELLED BLDG PERMIT 25329 OCONTO CT		$266.42
	234397	06/25/2018	BON17-0589	REFUND-CANCELLED BLDG PERMIT 22639 SOUTHWALK		$266.42
	234398	06/25/2018	BON17-0716	REFUND-CANCELLED BLDG PERMIT 12074 FRANKLIN ST		$266.42
	234399	06/25/2018	BON17-0685	REFUND-CANCELLED BLDG PERMIT 12150 LEAHY		$266.42
	234400	06/25/2018	BON17-0721	REFUND-CANCELLED BLDG PERMIT 11209 SADDLE RIDGE RD		$142.56
	234401	06/25/2018	BON17-0633	REFUND-CANCELLED BLDG PERMIT 25207 WENDY WY		$266.42
	234402	06/25/2018	BON17-0634	REFUND-CANCELLED BLDG PERMIT 24589 HEMLOCK AVE		$266.42
	234403	06/25/2018	BON17-0711	REFUND-CANCELLED BLDG PERMIT 10681 CANYON VISTA RD		$266.42
	234404	06/25/2018	BON17-0988	REFUND-CANCELLED BLDG PERMIT 11450 WEBER AVE		$266.42
	234405	06/25/2018	BON17-0952	REFUND-CANCELLED BLDG PERMIT 12055 BRIXTON CT		$266.42
	234406	06/25/2018	BON17-1125	REFUND-CANCELLED BLDG PERMIT 14350 AGAVE ST		$266.42
	234407	06/25/2018	BON17-0861	REFUND-CANCELLED BLDG PERMIT 22652 KINROSS LN		$266.42
	234408	06/25/2018	BON17-0641	REFUND-CANCELLED BLDG PERMIT 12308 LEAHY DR		$266.42
Remit to: RIVERSIDE, CA					FYTD:	$4,405.28

Attachment: June 2018 Payment Register (3170 : PAYMENT REGISTER - JUNE 2018)

City of Moreno Valley

Payment Register

For Period 6/1/2018 through 6/30/2018

CHECKS UNDER $25,000

Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description		Payment Amount
VIVINT SOLAR DEVELOPER, LLC	234409	06/25/2018	CK NO. 231505	REISSUE UNCLAIMED CHECK-BLDG PERMIT REFUND-15739 CAMINO REAL		$266.06
	234410	06/25/2018	CK NO. 231909	REISSUE UNCLAIMED CHECK-BLDG PERMIT REFUND-25686 BRODIAEA AVE		$266.42
	234411	06/25/2018	CK NO. 231910	REISSUE UNCLAIMED CHECK-BLDG PERMIT REFUND-22314 WITCHHAZEL AVE		$266.42
	234412	06/25/2018	CK NO. 231911	REISSUE UNCLAIMED CHECK-BLDG PERMIT REFUND-24564 MEADOWGRASS WY		$266.42
	234413	06/25/2018	CK NO. 231912	REISSUE UNCLAIMED CHECK-BLDG PERMIT REFUND-23243 GOLDEN EYE		$266.42
Remit to: LEHI, UT					FYTD:	$1,331.74
VOYAGER FLEET SYSTEM, INC.	22631	06/04/2018	869336602812-PD	FUEL CARD CHARGES-PD TRAFFIC MOTORS		$1,435.71
	22632	06/04/2018	869336602817-PD	FUEL CARD CHARGES-PD TRAFFIC MOTORS		$2,065.77
	22719	06/18/2018	869211615821	CNG FUEL PURCHASES		$6,533.63
Remit to: HOUSTON, TX					FYTD:	$94,622.75
WALLACE, LATRESHEA	234322	06/18/2018	2000015.067	SENIOR CTR. RENTAL REFUND		$300.00
Remit to: MORENO VALLEY, CA					FYTD:	$300.00
WEINER, JUSTIN	234414	06/25/2018	R18-123091	ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT		$75.00
Remit to: MORENO VALLEY, CA					FYTD:	$75.00

Attachment: June 2018 Payment Register (3170 : PAYMENT REGISTER - JUNE 2018)

City of Moreno Valley

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For Period 6/1/2018 through 6/30/2018

CHECKS UNDER $25,000

Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description	Payment Amount
WEST COAST ARBORISTS, INC.	22720	06/18/2018	136290	TREE TRIMMING & REMOVAL SERVICES-PARKS TREE MAINT. PROGRAM	$20,850.35
		06/18/2018	134936	TREE TRIMMING & REMOVAL SERVICES-CONFERENCE & REC. CENTER	
		06/18/2018	135764-A	TREE TRIMMING & REMOVAL SERVICES-PARKS TREE MAINT. PROGRAM	
Remit to: ANAHEIM, CA				FYTD:	$211,893.35
WESTERN MUNICIPAL WATER DISTRICT	234348	06/25/2018	24753-018620/MY8	WATER CHARGES-M.A.R.B. BALLFIELDS	$2,215.54
	234349	06/25/2018	23821-018257/MY8	WATER CHARGES-MARCH FIELD PARK COMMUNITY CTR. LANDSCAPE	$1,969.84
		06/25/2018	23821-018258/MY8	WATER CHARGES-MARCH FIELD PARK COMMUNITY CTR.-BLDG. 938	
		06/25/2018	23866-018292/MY8	WATER CHARGES-SKATE PARK	
Remit to: RIVERSIDE, CA				FYTD:	$36,602.63
WHITE, DR. JUDY	234241	06/04/2018	2000188.047	CONFERENCE & REC. CTR. RENTAL REFUND	$500.00
Remit to: MORENO VALLEY, CA				FYTD:	$1,000.00
WILLDAN ENGINEERING	22767	06/25/2018	002-19452	PLAN CHECK & INSPECTION SERVICES-BLDG. & SAFETY-MAY18	$24,519.25
Remit to: ANAHEIM, CA				FYTD:	$636,692.85
WILLDAN FINANCIAL SERVICES	22682	06/11/2018	010-38064	GRANT ADMINISTRATION SERVICES-APR 2018	$16,942.50
Remit to: TEMECULA, CA				FYTD:	$228,650.44
WSP USA, INC.	22633	06/04/2018	789698	HUBBARD ST STORM DRAIN-DESIGN SVCS	$13,818.17
Remit to: SAN BERNARDINO, CA				FYTD:	$203,786.03

Attachment: June 2018 Payment Register (3170 : PAYMENT REGISTER - JUNE 2018)

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For Period 6/1/2018 through 6/30/2018

CHECKS UNDER $25,000

Vendor Name	Check/EFT Number	Payment Date	Inv Number	Invoice Description	Payment Amount
XEROX FINANCIAL SERVICES LLC	22768	06/25/2018	1178168	COLOR COPIER LEASE 4/15-6/14/18 & PROPERTY TAX ADJUSTMENT-ECONOMIC DEVELOPMENT DEPT.	$1,847.94
Remit to: DALLAS, TX				FYTD:	$10,729.74

TOTAL CHECKS UNDER $25,000 **$749,286.90**

GRAND TOTAL **$15,067,767.25**

Attachment: June 2018 Payment Register (3170 : PAYMENT REGISTER - JUNE 2018)

TO:

FROM: Richard J. Sandzimier, Community Development Director

AGENDA DATE: August 21, 2018

TITLE: SECOND READING AND ADOPTION FOR ORDINANCE NO. 939 SPECIFIC PLAN AMENDMENT AND ORDINANCE NO. 940 CHANGE OF ZONE

RECOMMENDED ACTION

That the City Council adopt Ordinance No. 939 and Ordinance No. 940.

SUMMARY

This report recommends adoption of Ordinance No. 939 and Ordinance No. 940, introduced at the last City Council meeting, approving a Specific Plan Amendment (PEN16-0128) to update the Specific Plan text, Specific Plan land use designation, and zoning designation (PEN16-0127) for 21.96 acres in Specific Plan 193.

DISCUSSION

Based on review and consideration of the application for a Specific Plan Amendment and the application for a Change of Zone submitted by the applicant ROC III CA Belago, LLC managed by Bridge Investment Group, the City Council introduced the ordinance to amend Specific Plan 193 to update the Specific Plan text, and to change the Specific Plan land use designation from Golf Course (SP193GC) to High Density Residential (SP193H) for 21.96 acres in Specific Plan 193.

In addition, the City Council introduced the ordinance for a Change of Zone to amend the official zoning atlas, changing the zoning classification from SP 193 Golf Course (SP193GC) to SP 193 High Density Residential (SP193H) for a 21.96 acre parcel.

The Ordinances above were introduced at the meeting of June 19, 2018. The Council moved the Ordinances for a second reading and possible adoption at this meeting.

ALTERNATIVES

The City Council has the following alternatives to consider:

1. Conduct the second reading by title only and adopt Ordinance No. 939 and Ordinance No. 940.
2. Provide revisions to the draft Ordinances and have staff return with the revised draft for another adoption process.

3. Provide alternate direction to staff.

NOTIFICATION

Agenda was posted in accordance with the Brown Act.

CITY COUNCIL GOALS

None

CITY COUNCIL STRATEGIC PRIORITIES

1. **Economic Development**
2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

ATTACHMENTS

1. Ordinance No. 939
2. Ordinance No. 940

APPROVALS

ORDINANCE NO. 939

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING APPLICATION NO. PEN16-0128: AN AMENDMENT TO THE MORENO VALLEY RANCH SPECIFIC PLAN 193 TO UPDATE THE SPECIFIC PLAN TEXT, INCLUDING DISCUSSION OF REHABILITATION OF THE GOLF COURSE, AND TO CHANGE THE SPECIFIC PLAN LAND USE DESIGNATION FROM GOLF COURSE (SP193GC) TO HIGH DENSITY RESIDENTIAL (SP193H) FOR 21.96 ACRES. THE SPECIFIC PLAN IS LOCATED SOUTHEASTERLY OF THE INTERSECTION OF JOHN F. KENNEDY DRIVE AND MORENO BEACH DRIVE

The City Council of the City of Moreno Valley does ordain as follows:

SECTION 1 GENERAL:

1.1. The applicant, ROC III CA Belago, LLC managed by Bridge Investment Group, filed Application No. PEN16-0128, requesting an amendment to the Moreno Valley Ranch Specific Plan 193, as described in the title of this ordinance and the attached Exhibit A; and

1.2 Pursuant to the provisions of the law, a public hearing was held before the City Council on June 19, 2018, for deliberations and decision.

1.3 The matter was fully discussed, and the public and other agencies presented testimony and documentation.

1.4 A Mitigated Negative Declaration with a Mitigation Monitoring and Reporting Program has been completed and is being recommended for certification, prior to action on the Specific Plan Amendment, and other concurrent planning applications.

SECTION 2 FINDINGS:

2.1 Based upon substantial evidence presented to this City Council during the June 19, 2018 meeting, including written and oral staff reports, the recommendation of the Planning Commission and the record from the public hearing, this City Council hereby specifically finds as follows:

A. Conformance with General Plan Policies – The proposed amendment is consistent with the General Plan, and its goals, objectives, policies and programs.

Attachment: Ordinance No. 939 (3172 : Ordinance No. 939 Specific Plan Amendment and Ordinance No. 940 Change of Zone)

FACT: The proposed Specific Plan Amendment (PEN16-0128) will amend the existing Land Use Designation from Golf Course (SP193GC) to High Density Residential (SP193H) for 21.96 acres of parcel identified as APN: 304-100-007, and the related text of the Moreno Valley Ranch Specific Plan No. 193 (SP 193). The Specific Plan Amendment will also further the Moreno Valley Ranch Specific Plan (SP 193) policies as well as the long-term goals of the community by reestablishing at least eighteen (18) holes of the golf course, providing an operating clubhouse, providing an exercise and passive park on the remaining nine holes with the potential for later converting the exercise park to an additional nine holes of golf course use and conditioning the project with execution of certain agreements between the City and the Applicant to guarantee a ten-year minimum maintenance requirements on the Golf Course area at no cost to the City.

With the concurrent approval of the General Plan Amendment from Open Space to R20, the Specific Plan Amendment is consistent with General Plan policies and objectives. Chapter 9 General Plan Policy 2.2.10 states that the primary purpose of areas designated Residential 20 is to provide a range of high density multi-family housing types with amenities, such as common open space and recreational facilities. The maximum allowable density shall be 20 dwelling units per acre.

The amendment to the Specific Plan land use designation as proposed is consistent with General Plan Goal 2.4 which identifies the need for a supply of housing in sufficient numbers suitable to meet the diverse needs of future residents and to support healthy economic development without creating an oversupply of any particular type of housing. The amendment is also consistent with General Plan Objective 2.2 which states that the City will provide a wide range of residential opportunities and dwelling types to meet the demands of present and future residents of all socioeconomic groups.

The proposed modifications to the standards of the Moreno Valley Ranch Specific Plan 193 do not conflict with the goals, objectives, policies or programs of the General Plan.

B. Conformance with Specific Plan Policies – The proposed Specific Plan Amendment is a comprehensive update to the Specific Plan document, and is internally consistent with the Moreno Valley Ranch Specific Plan (SP193).

FACT: The proposed Specific Plan Amendment to the Moreno Valley Ranch Specific Plan 193 (SP193) provides an update and modification to the Land Use Designation, and Specific Plan development standards and updated text, including discussion of the rehabilitation of the golf course included in the approved Specific Plan.

Attachment: Ordinance No. 939 (3172 : Ordinance No. 939 Specific Plan Amendment and Ordinance No. 940 Change of Zone)

The Specific Plan as modified by this amendment will be consistent with all of the Specific Plan requirements identified in Chapter 9.13 of the City's Municipal Code. The amendment to the Specific Plan includes all the required elements of a Specific Plan as mandated in Section 65451 of the Government Code. The primary change to the Land Use exhibit is from Golf Course (SP193GC) to High Density Residential (SP193H).

C. Health, Safety and Welfare – The proposed specific plan amendment will not adversely affect the public health, safety or general welfare.

FACT: The proposed Specific Plan Amendment will not result in unacceptable levels of protection from natural and man-made hazards to life, health, and property and is therefore consistent with General Plan Goal 9.6.1.

The proposed concurrent applications, including the Plot Plan for multifamily will be consistent with the Specific Plan Amendment in that the project as designed and conditioned will provide acceptable levels of protection from natural and man-made hazards to life, health, and property consistent with General Goal 9.6.1. The project site is located within approximately two miles of Fire Station No. 91. Therefore, adequate emergency services can be provided to the site consistent with General Plan Goal 9.6.2.

Planning staff has reviewed the request in accordance with the latest edition of the California Environmental Quality Act (CEQA) Guidelines and has determined that the project is not exempt under CEQA. An Initial Study was prepared by CASC Engineering and Consulting in compliance with the California Environmental Quality Act (CEQA) Guidelines. The Initial Study examined the potential of the proposed project to have any significant impact on the environment. The Initial Study provides information in support of the finding that a Mitigated Negative Declaration is an appropriate CEQA document for the project, in that the proposed project, with the implementation of mitigation measures identified, will not have a significant effect on the environment. Therefore, the proposed Specific Plan Amendment will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

SECTION 3 SPECIFIC PLAN AMENDMENT:

3.1 Adopt and incorporated the text modifications to the Moreno Valley Ranch Specific Plan (SP 193) document attached as Exhibit A, and modifications to the Specific Plan land use map with boundary adjustment attached as Exhibit B.

SECTION 4 EFFECT OF ENACTMENT:

Attachment: Ordinance No. 939 (3172 : Ordinance No. 939 Specific Plan Amendment and Ordinance No. 940 Change of Zone)

4.1 Except as specifically provided herein, nothing contained in this ordinance shall be deemed to modify or supersede any prior enactment of the City Council which addresses the same subject addressed herein.

SECTION 5 NOTICE OF ADOPTION:

5.1 Within fifteen days after the date of adoption hereof, the City Clerk shall certify to the adoption of this ordinance and cause it to be posted in three public places within the city.

SECTION 6 EFFECTIVE DATE:

6.1 This ordinance shall take effect thirty days after the date of its adoption.

APPROVED AND ADOPTED this _____ day of _____, _____.

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

Attachment: Ordinance No. 939 (3172 : Ordinance No. 939 Specific Plan Amendment and Ordinance No. 940 Change of Zone)

Attachment: Ordinance No. 939 (3172 : Ordinance No. 939 Specific Plan Amendment and Ordinance No. 940 Change of Zone)

ORDINANCE JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Patricia Jacquez-Nares, City Clerk of the City of Moreno Valley, California, do hereby certify that Ordinance No. YYYY-___ was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the _____ day of_____, YYYY, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

_____

CITY CLERK

(SEAL)

ORDINANCE NO. 940

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING APPLICATION NO. PEN16-0127: AN AMENDMENT TO THE OFFICIAL ZONING ATLAS, CHANGING THE ZONING CLASSIFICATION FROM SP 193 GOLF COURSE (SP193GC) TO SP 193 HIGH DENSITY RESIDENTIAL (SP193H), FOR A 21.96 ACRE PARCEL 304-100-007, LOCATED SOUTHEASTERLY OF THE INTERSECTION OF JOHN F. KENNEDY DRIVE AND MORENO BEACH DRIVE

The City Council of the City of Moreno Valley does ordain as follows:

SECTION 1 GENERAL:

1.1. The applicant, ROC III CA Belago, LLC managed by Bridge Investment Group, filed Application No. PEN16-0127, requesting an amendment to Page 129 of the Official Zoning Atlas to the zoning classification for Assessor Parcel Number (APN) 304-100-007 as described in the title of this resolution and the attached Exhibit A, Change of Zone Map; and

1.2 Pursuant to the provisions of the law, a public hearing was held before the City Council on June 19, 2018, for deliberations and decision.

1.3 The matter was fully discussed, and the public and other agencies presented testimony and documentation.

1.4 A Mitigated Negative Declaration with a Mitigation Monitoring and Reporting Program has been completed and is being recommended for certification, prior to action on the Specific Plan Amendment, and other concurrent planning applications.

SECTION 2 FINDINGS:

2.1 Based upon substantial evidence presented to this City Council during the June 19, 2018 meeting, including written and oral staff reports, the recommendation of the Planning Commission and the record from the public hearing, this City Council hereby specifically finds as follows:

A. Conformance with General Plan Policies – The proposed Change of Zone is consistent with the General Plan, and its goals, objectives, policies and programs.

Attachment: Ordinance No. 940 (3172 : Ordinance No. 939 Specific Plan Amendment and Ordinance No. 940 Change of Zone)

FACT: With the adoption of the General Plan Amendment and Specific Plan Amendment, the Change of Zone will be consistent with the General Plan. The Change of Zone (PEN16-0127) is required to be consistent with and accommodate the Specific Plan Amendment (PEN16-0128). The Zone Change will amend the Citywide zoning map with a change from Golf Course (SP193GC), to High Density Residential (SP193H). The proposed changes to the zoning designations allow for multifamily residential uses consistent with the related proposed General Plan Amendment and Specific Plan Amendment.

The project is consistent with General Plan policies and objectives. Chapter 9 General Plan Policy 2.2.10 states that the primary purpose of areas designated Residential 20 is to provide a range of high density multifamily housing types with amenities, such as common open space and recreational facilities. The maximum allowable density shall be 20 dwelling units per acre.

The concurrent project applications as designed and conditioned meet the stated General Plan policies for R20 development, and are consistent with the change of Zone to SP193 High Density Residential.

B. Conformance with the Zoning Regulations – The proposed zoning is consistent with the purposes and intent of Title 9 of the City of Moreno Valley Municipal Code.

FACT: As proposed, the Change of Zone from Golf Course (SP193GC), to High Density Residential (SP193H) would be consistent with the General Plan and Specific Plan Amendments, and would continue to further the comprehensive and orderly development of the site and surrounding areas.

The Change of Zone along with the Specific Plan Amendment will allow for development compatible with existing multifamily development within the Specific Plan. The proposed multifamily development area is located southeasterly of the intersection of John F. Kennedy Drive and Moreno Beach Drive.

The proposed zoning designation of High Density Residential (SP 193 H) is compatible with the established land use designations of the parcels in the area. The project is designed in accordance with the provisions of Section 9.03 Residential Districts, Section 9.16 Design Guidelines of the City's Municipal Code, and the Moreno Valley Ranch Specific Plan. The project as designed and conditioned would comply with all applicable zoning and other regulations.

Attachment: Ordinance No. 940 (3172 : Ordinance No. 939 Specific Plan Amendment and Ordinance No. 940 Change of Zone)

C. Health, Safety and Welfare – The proposal will not be detrimental to the public health, safety or welfare.

FACT: The proposed Change of Zone will not be detrimental to the public health, safety, or welfare as developed under the amended zoning designation and will not conflict with General Plan policies. The Plot Plan for multifamily will be consistent with the Change of Zone in that the project as designed and conditioned will provide acceptable levels of protection from natural and man-made hazards to life, health, and property consistent with General Goal 9.6.1. The project site is located within approximately two miles of Fire Station No. 91. Therefore, adequate emergency services can be provided to the site consistent with General Plan Goal 9.6.2.

Planning staff has reviewed the request in accordance with the latest edition of the California Environmental Quality Act (CEQA) Guidelines and has determined that the project is not exempt under CEQA. An Initial Study was prepared by CASC Engineering and Consulting in compliance with the California Environmental Quality Act (CEQA) Guidelines. The Initial Study examined the potential of the proposed project to have any significant impact on the environment. The Initial Study provides information in support of the finding that a Mitigated Negative Declaration is an appropriate CEQA document for the project, in that the proposed project, with the implementation of mitigation measures identified, will not have a significant effect on the environment. Therefore, the proposed Change of Zone will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

SECTION 3 CHANGE OF ZONE:

3.1 Adopt the amendment to page 129 of the City of Moreno Valley Zoning Atlas attached as Exhibit A.

SECTION 4 EFFECT OF ENACTMENT:

4.1 Except as specifically provided herein, nothing contained in this ordinance shall be deemed to modify or supersede any prior enactment of the City Council which addresses the same subject addressed herein.

SECTION 5 NOTICE OF ADOPTION:

5.1 Within fifteen days after the date of adoption hereof, the City Clerk shall certify to the adoption of this ordinance and cause it to be posted in three public places within the city.

Attachment: Ordinance No. 940 (3172 : Ordinance No. 939 Specific Plan Amendment and Ordinance No. 940 Change of Zone)

SECTION 6 EFFECTIVE DATE:

6.1 This ordinance shall take effect thirty days after the date of its adoption.

APPROVED AND ADOPTED this _____ day of _____, _____.

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

Attachment: Ordinance No. 940 (3172 : Ordinance No. 939 Specific Plan Amendment and Ordinance No. 940 Change of Zone)

ORDINANCE JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Patricia Jacquez-Nares, City Clerk of the City of Moreno Valley, California, do hereby certify that Ordinance No. YYYY-___ was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the _____ day of_____, YYYY, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

_____
CITY CLERK

(SEAL)

Attachment: Ordinance No. 940 (3172 : Ordinance No. 939 Specific Plan Amendment and Ordinance No. 940 Change of Zone)

Report to City Council

TO:	Mayor and City Council
FROM:	Michael L. Wolfe, P.E., Public Works Director/City Engineer
AGENDA DATE:	August 21, 2018
TITLE:	PURSUANT TO A LANDOWNER PETITION, ANNEX ONE PARCEL INTO COMMUNITY FACILITIES DISTRICT NO. 2014-01 (MAINTENANCE SERVICES) - AS AMENDMENT NO. 29

RECOMMENDED ACTION

Recommendation:

1. Acting as the legislative body of Community Facilities District No. 2014-01 (Maintenance Services), adopt Resolution No. 2018-__, a Resolution of the City Council of the City of Moreno Valley, California, ordering the annexation of territory to City of Moreno Valley Community Facilities District No. 2014-01 (Maintenance Services) and approving the amended map for said District.

SUMMARY

Approval of the proposed resolution(s) will certify annexation of one parcel(s) into Community Facilities District (CFD) No. 2014-01 (Maintenance Services) ("District"). This action impacts one property owner(s), not the general citizens or taxpayers of the City.

The City requires property owners of new development projects to mitigate the cost of certain impacts created by the proposed development (i.e., the cost of operation and maintenance of public landscaping and/or street lights). As a condition of approval, property owners are required to provide an ongoing funding source to maintain those improvements. The City created CFD No. 2014-01 to provide the development community with a financing mechanism to assist in satisfying the requirement. After a property owner elects to annex their property into the District and the City Council approves the annexation, the special tax can be levied on the annual property tax bill(s) of the annexed parcel(s). Revenue generated by the District provides a funding source to operate and maintain only those improvements within the District.

As a condition of approval for development of their project(s), I 215 PL, LLC (the "Property Owner") is required to provide a funding source for the maintenance and operation of certain public improvements (street lighting services) and has elected to annex the parcel(s) of their project(s) into the District. The Property Owner has submitted a Landowner Petition approving the annexation and the City Clerk has confirmed the petition is valid.

DISCUSSION

District Formation

The District was formed by adoption of Resolution No. 2014-25 to provide an alternative funding tool for the development community. It provides a mechanism to fund the operation and maintenance of street lighting services and maintenance of public landscaping. After a landowner approves annexation of their property into the District and the City Council approves the annexation, the City is authorized to levy a special tax onto the annual property tax bill(s). Residential Tract 31618 (southwest corner of Moreno Beach Dr. and Bay Ave.) formed the original boundaries of the District. Since formation of the District, 28 additional landowners have authorized annexation of their property into the District.

The Rate and Method of Apportionment of Special Tax ("RMA") for the District describes the different special tax rate areas, services provided, and the formula to calculate the special tax rate for each of the tax rate areas. Several special tax rate layers were created to accommodate a variety of scenarios to ensure costs are fairly shared between property owners. For example, there is a tax rate layer for "single-family residential street lighting" and one for "street lighting for property other than single-family residential" (e.g., commercial, industrial, or multi-family projects). Different tax rate layers are needed for street lighting because the spacing and size/type of lights differ based on the type of development. Likewise, there are several tax rate areas for maintenance of public landscaping. A property owner's proportionate share of landscape maintenance costs will vary depending upon the total square footage of landscaping to be maintained for that development and the number of properties sharing in the cost.

Annexation to the District

On February 10, 2015, the City Council adopted Ordinance No. 889, which designated the entire territory of the City as a future annexation area for the District. With the future annexation area designated, annexations can occur without an additional public hearing as long as the annexing landowner provides unanimous consent. Once annexed, parcels are subject to the annual special tax to fund the service(s) they are receiving.

The Property Owner is approved to construct an overflow parking lot for Amazon on the northeast corner of Nandina Ave. and Indian St. As a condition of approval of their project(s), the Property Owner is required to provide an ongoing funding source for

maintenance services of street lights installed on public streets as part of the development project. Information for the parcel(s) under development (or the "Subject Property") is shown in the table below:

Property Owner/Project	Assessor's Parcel Number(s)	Location	Amendment No.
I 215 PL, LLC Amazon Overflow Parking PEN18-0030/SCP18-0004	316-200-036	Northeast corner of Nandina Ave. and Indian St.	29

A property owner has two options to satisfy the condition of approval:

1) Submit a Landowner Petition unanimously approving annexation of their property into the District. Approval of the petition and special tax rate allows the City to annually levy the special tax on the property tax bill(s) of their property. This option is only available if there are fewer than 12 registered voters living within the proposed annexation area, or

2) Establish a homeowner or property owner association to provide the ongoing maintenance and operation of the improvements.

The Property Owner elected to annex the Subject Property into CFD No. 2014-01 and have the special tax applied to the annual property tax bill(s). The Office of the Riverside County Registrar of Voters confirmed there were no registered voters residing at the Subject Property allowing for the special election of the landowner to be conducted. The City Clerk received and reviewed the Landowner Petition(s) and confirmed the Property Owner unanimously approved the annexation of the Subject Property into the District (Attachment 3). Adoption of the attached resolution (Attachment 1) adds the Subject Property to the tax rate area(s) identified in the table in the Fiscal Impact section of this report and directs the recordation of the boundary map(s) (Attachment 2) and amended notice of special tax lien for Amendment No. 29.

Successful completion of the annexation process satisfies the project's condition of approval to provide a funding source for the operation and maintenance of street lighting on public streets.

ALTERNATIVES

1. Adopt the proposed resolution(s). *Staff recommends this alternative as it will annex the Subject Property into CFD No. 2014-01 at the request of the Property Owner and satisfy the condition of approval for the proposed development(s).*

2. Do not adopt the proposed resolution(s). *Staff does not recommend this alternative as it is contrary to the request of the Property Owner, will not satisfy the condition of approval, and may delay development of the project(s).*

3. Do not adopt the proposed resolution(s) but rather continue the item to a regular future City Council meeting. *Staff does not recommend this alternative as it will delay*

the Property Owner from satisfying the condition of approval and may delay development of the project(s).

FISCAL IMPACT

Revenue received from the special tax is restricted and can only be used to fund the services for each tax rate area within the District. If the projected revenue received from the maximum special tax exceeds what is necessary to fund the services within each tax rate area, a lower amount will be applied to the property tax bills for all properties within the affected tax rate area. The special tax can only be applied to a property tax bill of a parcel wherein the property owner has previously provided approval. The estimated maximum special tax revenue which can be generated from this project(s) is detailed below:

Property Owner	Service/ Tax Rate Area	Front Linear Foot [1]	FY 2018/19 Maximum Special Tax[2]	Estimated FY 2018/19 Maximum Special Tax for the Project
I 215 PL, LLC	Street Lighting for Property Other than Single-Family Residential, SL-02	1,844.99	$3.93/front linear foot	$7,250.81

[1] Based on proposed parcel configuration. The special tax calculation will be based on final development of the project.
[2] The special tax applied to the property tax bill will be based on the needs of the District, which can be lower than but cannot exceed the maximum special tax. The FY 2018/19 applied rate is $1.24 per front linear foot for SL-02.

The maximum special tax rates are subject to an annual inflation adjustment based on the change in the Consumer Price Index (CPI) or five percent (5%), whichever is greater. Each year, the City Council must authorize any proposed adjustment prior to the levy of the special tax onto the property tax bills. The increase to the maximum special tax rate cannot exceed the annual inflationary adjustment without a two-thirds approval of the qualified electors (landowners or registered voters, depending upon the number of registered voters) within the affected tax rate area.

NOTIFICATION

Annexation materials were mailed to the Property Owner on July 3, 2018. A cover letter, Landowner Petition, RMA, and an envelope to return the completed petition were included.

PREPARATION OF STAFF REPORT

Prepared by:
Candace E. Cassel
Special Districts Division Manager

Department Head Approval:
Michael L. Wolfe, P.E.
Public Works Director/City Engineer

CITY COUNCIL GOALS

Revenue Diversification and Preservation. Develop a variety of City revenue sources and policies to create a stable revenue base and fiscal policies to support essential City services, regardless of economic climate.

Community Image, Neighborhood Pride and Cleanliness. Promote a sense of community pride and foster an excellent image about our City by developing and executing programs which will result in quality development, enhanced neighborhood preservation efforts, including home rehabilitation and neighborhood restoration.

CITY COUNCIL STRATEGIC PRIORITIES

1. **Economic Development**
2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

Objective 4.2: Develop and maintain a comprehensive Infrastructure Plan to invest in and deliver City infrastructure.

ATTACHMENTS

1. Resolution Ordering Annexation No. 29
2. Boundary Map CFD 2014-01 - Amendment No. 29
3. Certificate of Election Official - Amendment No. 29

APPROVALS

Budget Officer Approval	✓ Approved	8/07/18 9:44 AM
City Attorney Approval	✓ Approved	8/07/18 10:19 AM
City Manager Approval	✓ Approved	8/08/18 5:57 PM

RESOLUTION NO. 2018-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, ORDERING THE ANNEXATION OF TERRITORY TO CITY OF MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 2014-01 (MAINTENANCE SERVICES) AND APPROVING THE AMENDED MAP FOR SAID DISTRICT

WHEREAS, by its Resolution No. 2014-25, the City Council established the City of Moreno Valley Community Facilities District No. 2014-01 (Maintenance Services) (the "CFD") pursuant to the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311 *et seq*.) (the "Act"); and

WHEREAS, by its Ordinance No. 874, the City Council levied an annual special tax against all non-exempt parcels of real property within the CFD (the "Special Tax") to fund street lighting services and landscape maintenance services; and

WHEREAS, in order to permit landowners to efficiently annex developing parcels to the CFD, the City Council, by its Ordinance No. 889 designated the entire territory of the City as a future annexation area for the CFD and approved the second amended and restated rate and method of apportionment for the Special Tax; and

WHEREAS, the landowner of the parcel(s) listed on Exhibit A to this Resolution, which is attached hereto and incorporated herein by reference, has submitted to the City a petition requesting and approving annexation of the listed parcel(s) (the "Annexation Parcel(s)") to the CFD; and

WHEREAS, the Annexation Parcel(s) are comprised of the territory shown on the boundary map (the "Boundary Map") "Amendment No. 29 to Boundaries of City of Moreno Valley Community Facilities District No. 2014-01 (Maintenance Services), City of Moreno Valley, County of Riverside, State of California" which is included as Exhibit B to this Resolution, and incorporated herein by this reference; and

WHEREAS, the City Council desires to annex the Annexation Parcel(s) to the CFD.

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

1. Recitals. The above recitals are all true and correct and are herein incorporated.

2. Annexation Approved. The Annexation Parcel(s) are hereby added to and part of the CFD with full legal effect. The Annexation Parcel(s) are subject to the Special Tax associated with the Tax Rate Area(s) indicated on Exhibit A to this

Attachment: Resolution Ordering Annexation No. 29 (3174 : PURSUANT TO A LANDOWNER PETITION, ANNEX ONE PARCEL INTO

Resolution.

3. Description of Services. The following is a general description of all services (the "Services") provided in the CFD:

A. Landscape Maintenance Services: Maintaining, servicing, and operating landscape improvements and associated appurtenances located within the public right-of-way and within dedicated landscape easements for the CFD. These improvements may include but are not limited to parkways, medians, open space landscaping, fencing, monuments, ornamental lighting, drainage, turf, ground cover, shrubs, vines and trees, irrigation systems, and appurtenant facilities and structures. Fundable costs may include, but are not limited to: (i) contracting costs for landscape maintenance services, including litter removal, (ii) salaries and benefits of City staff, (iii) expenses related to equipment, apparatus, and supplies related to these services, (iv) City administrative and overhead costs associated with providing such services within the CFD, and (v) lifecycle costs associated with the repair and replacement of facilities.

B. Street Lighting Services: Maintaining, servicing, and operating street lights and appurtenant improvements. Fundable costs may include, but are not limited to: (i) contracting costs for street light maintenance, (ii) salaries and benefits of City staff, if the City directly provides street light maintenance services, (iii) utility expenses and the expense related to equipment, apparatus, and supplies related to these services and authorized by the Act, (iv) City administrative and overhead costs associated with providing such services for the CFD, and (v) lifecycle costs associated with the repair and replacement of facilities.

The Annexation Parcel(s) will only be provided with the services indicated on Exhibit A.

4. Amended Boundary Map. The Boundary Map attached hereto as Exhibit B is hereby approved. This map amends, and does not supersede, the existing maps of the CFD. The City Council directs that said map be filed with the Riverside County Recorder pursuant to Section 3113 of the Streets and Highways Code.

5. Notice of Special Tax Lien. The City Council directs that an amended notice of special tax lien be recorded pursuant to Section 3117.5 of the Streets and Highways Code with respect to the Annexation Parcel(s) associated with the Boundary Map.

6. This Resolution shall be effective immediately upon adoption.

7. The City Clerk shall certify to the adoption of this Resolution, and shall maintain on file as a public record this Resolution.

8. Severability. That the City Council declares that, should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid

Attachment: Resolution Ordering Annexation No. 29 (3174 : PURSUANT TO A LANDOWNER PETITION, ANNEX ONE PARCEL INTO

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.

9. Repeal of Conflicting Provisions. That all the provisions heretofore adopted by the City Council that are in conflict with the provisions of this Resolution are hereby repealed.

APPROVED AND ADOPTED this 21st day of August, 2018.

_____
Mayor of the City of Moreno Valley

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

Attachment: Resolution Ordering Annexation No. 29 (3174 : PURSUANT TO A LANDOWNER PETITION, ANNEX ONE PARCEL INTO

RESOLUTION JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Pat Jacquez-Nares, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2018-___ was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 21st day of August, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

_____
CITY CLERK

(SEAL)

Attachment: Resolution Ordering Annexation No. 29 (3174 : PURSUANT TO A LANDOWNER PETITION, ANNEX ONE PARCEL INTO

EXHIBIT A

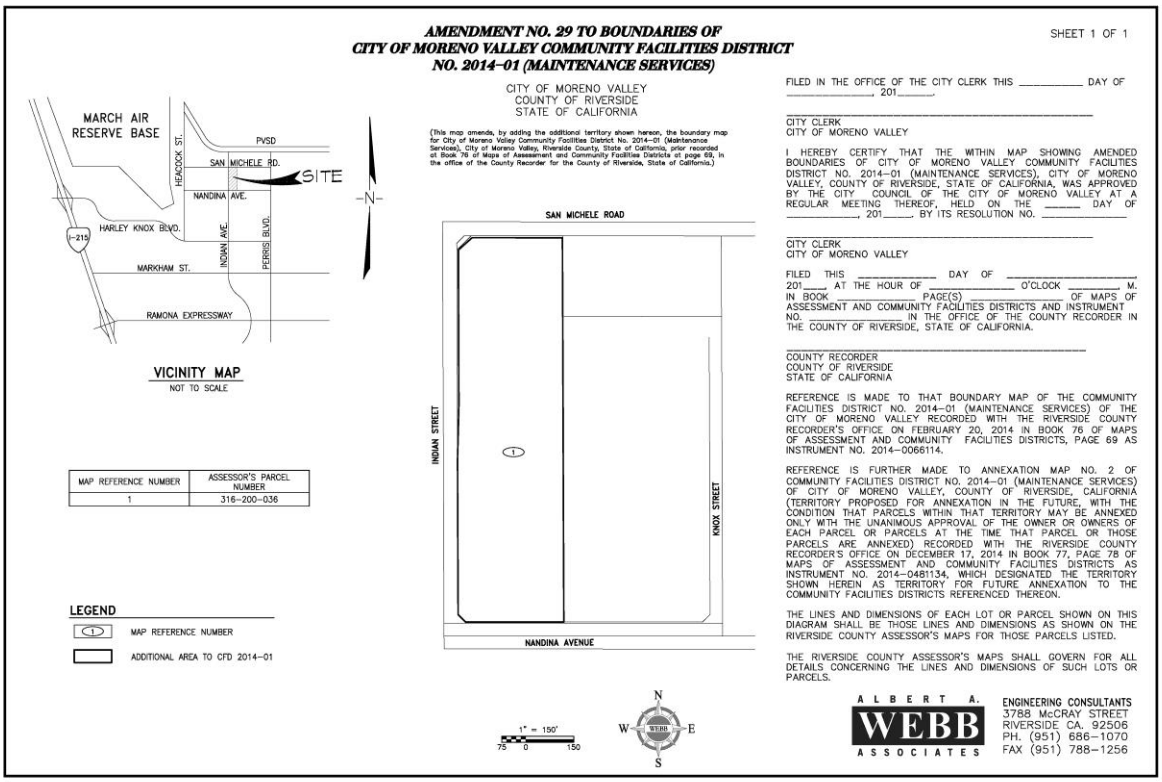
List of Annexation Parcel(s)			
Boundary Map Amendment No.	**Assessor's Parcel Numbers**	**Services**	**Tax Rate Area & Maintenance Category**
Amendment No. 29	316-200-036	Street Lighting for Property Other than Single-Family Residential	SL-02

Based on current development plans, it is anticipated that the Annexation Group will be in the Maintenance Category listed above; however all taxes will be calculated as set forth in the Rate and Method of Apportionment.

The parcels associated with a given development constitute a separate Annexation Group for purpose of calculating the applicable Maintenance Category (where applicable) for each Tax Rate Area. The anticipated Maintenance Category (where applicable) is shown in parenthesis following the Tax Rate Area. All capitalized terms in this paragraph have the meanings set forth in the Rate and Method of Apportionment.

Attachment: Resolution Ordering Annexation No. 29 (3174 : PURSUANT TO A LANDOWNER PETITION, ANNEX ONE PARCEL INTO

EXHIBIT B



AMENDMENT NO. 29 TO BOUNDARIES OF
CITY OF MORENO VALLEY COMMUNITY FACILITIES DISTRICT
NO. 2014-01 (MAINTENANCE SERVICES)

SHEET 1 OF 1

CITY OF MORENO VALLEY
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

(This map amends, by adding the additional territory shown hereon, the boundary map for City of Moreno Valley Community Facilities District No. 2014-01 (Maintenance Services), City of Moreno Valley, Riverside County, State of California, prior recorded at Book 76 of Maps of Assessment and Community Facilities Districts at page 69, in the office of the County Recorder for the County of Riverside, State of California.)

MARCH AIR RESERVE BASE
HEACOCK ST.
PVSD
SAN MICHELE RD.
SITE
NANDINA AVE.
HARLEY KNOX BLVD.
I-215
INDIAN AVE.
PERRIS BLVD.
MARKHAM ST.
RAMONA EXPRESSWAY
N

VICINITY MAP
NOT TO SCALE

MAP REFERENCE NUMBER	ASSESSOR'S PARCEL NUMBER
1	316-200-036

LEGEND
1 MAP REFERENCE NUMBER
ADDITIONAL AREA TO CFD 2014-01

SAN MICHELE ROAD
INDIAN STREET
KNOX STREET
NANDINA AVENUE
1

1" = 150'
75 0 150

N W E S

FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____, 201____.

_____
CITY CLERK
CITY OF MORENO VALLEY

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING AMENDED BOUNDARIES OF CITY OF MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 2014-01 (MAINTENANCE SERVICES), CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF MORENO VALLEY AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 201____, BY ITS RESOLUTION NO. _____

_____
CITY CLERK
CITY OF MORENO VALLEY

FILED THIS _____ DAY OF _____, 201____ AT THE HOUR OF _____ O'CLOCK _____ M. IN BOOK _____ PAGE(S) _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AND INSTRUMENT NO. _____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

_____
COUNTY RECORDER
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

REFERENCE IS MADE TO THAT BOUNDARY MAP OF THE COMMUNITY FACILITIES DISTRICT NO. 2014-01 (MAINTENANCE SERVICES) OF THE CITY OF MORENO VALLEY RECORDED WITH THE RIVERSIDE COUNTY RECORDER'S OFFICE ON FEBRUARY 20, 2014 IN BOOK 76 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE 69 AS INSTRUMENT NO. 2014-0066114.

REFERENCE IS FURTHER MADE TO ANNEXATION MAP NO. 2 OF COMMUNITY FACILITIES DISTRICT NO. 2014-01 (MAINTENANCE SERVICES) OF CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, CALIFORNIA (TERRITORY PROPOSED FOR ANNEXATION IN THE FUTURE, WITH THE CONDITION THAT PARCELS WITHIN THAT TERRITORY MAY BE ANNEXED ONLY WITH THE UNANIMOUS APPROVAL OF THE OWNER OR OWNERS OF EACH PARCEL OR PARCELS AT THE TIME THAT PARCEL OR THOSE PARCELS ARE ANNEXED) RECORDED WITH THE RIVERSIDE COUNTY RECORDER'S OFFICE ON DECEMBER 17, 2014 IN BOOK 77, PAGE 78 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AS INSTRUMENT NO. 2014-0481134, WHICH DESIGNATED THE TERRITORY SHOWN HEREIN AS TERRITORY FOR FUTURE ANNEXATION TO THE COMMUNITY FACILITIES DISTRICTS REFERENCED THEREON.

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE RIVERSIDE COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.

THE RIVERSIDE COUNTY ASSESSOR'S MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

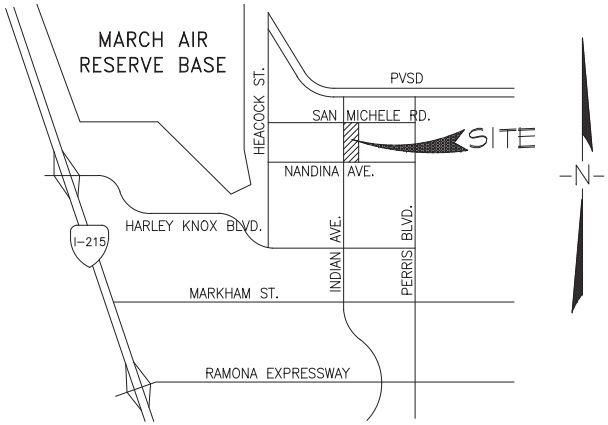
ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE, CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

Attachment: Resolution Ordering Annexation No. 29 (3174 : PURSUANT TO A LANDOWNER PETITION, ANNEX ONE PARCEL INTO

AMENDMENT NO. 29 TO BOUNDARIES OF CITY OF MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 2014-01 (MAINTENANCE SERVICES)

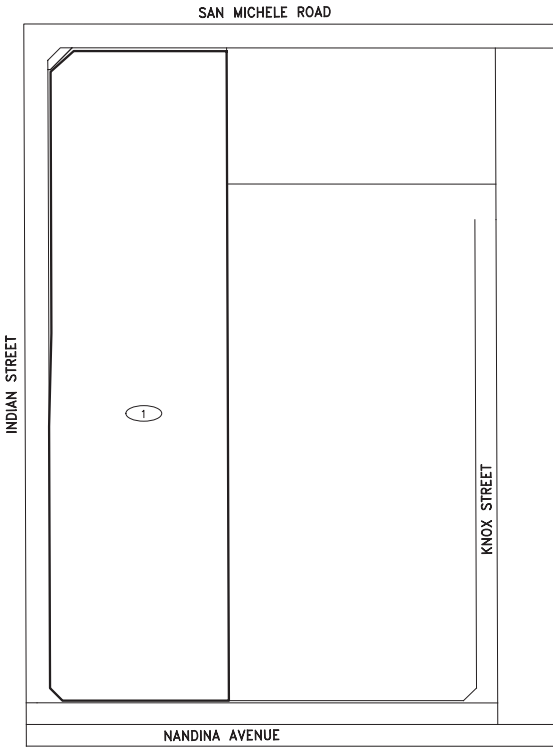
CITY OF MORENO VALLEY
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

(This map amends, by adding the additional territory shown hereon, the boundary map for City of Moreno Valley Community Facilities District No. 2014-01 (Maintenance Services), City of Moreno Valley, Riverside County, State of California, prior recorded at Book 76 of Maps of Assessment and Community Facilities Districts at page 69, in the office of the County Recorder for the County of Riverside, State of California.)



VICINITY MAP

NOT TO SCALE



MAP REFERENCE NUMBER	ASSESSOR'S PARCEL NUMBER
1	316-200-036

LEGEND

(1) MAP REFERENCE NUMBER

ADDITIONAL AREA TO CFD 2014-01

1" = 150'
75 0 150

N
W E
S

FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____, 201_____.

_____
CITY CLERK
CITY OF MORENO VALLEY

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING AMENDED BOUNDARIES OF CITY OF MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 2014-01 (MAINTENANCE SERVICES), CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF MORENO VALLEY AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 201_____. BY ITS RESOLUTION NO. _____

_____
CITY CLERK
CITY OF MORENO VALLEY

FILED THIS _____ DAY OF _____, 201___, AT THE HOUR OF _____ O'CLOCK _____, M. IN BOOK _____ PAGE(S) _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AND INSTRUMENT NO. _____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

_____
COUNTY RECORDER
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

REFERENCE IS MADE TO THAT BOUNDARY MAP OF THE COMMUNITY FACILITIES DISTRICT NO. 2014-01 (MAINTENANCE SERVICES) OF THE CITY OF MORENO VALLEY RECORDED WITH THE RIVERSIDE COUNTY RECORDER'S OFFICE ON FEBRUARY 20, 2014 IN BOOK 76 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE 69 AS INSTRUMENT NO. 2014-0066114.

REFERENCE IS FURTHER MADE TO ANNEXATION MAP NO. 2 OF COMMUNITY FACILITIES DISTRICT NO. 2014-01 (MAINTENANCE SERVICES) OF CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, CALIFORNIA (TERRITORY PROPOSED FOR ANNEXATION IN THE FUTURE, WITH THE CONDITION THAT PARCELS WITHIN THAT TERRITORY MAY BE ANNEXED ONLY WITH THE UNANIMOUS APPROVAL OF THE OWNER OR OWNERS OF EACH PARCEL OR PARCELS AT THE TIME THAT PARCEL OR THOSE PARCELS ARE ANNEXED) RECORDED WITH THE RIVERSIDE COUNTY RECORDER'S OFFICE ON DECEMBER 17, 2014 IN BOOK 77, PAGE 78 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AS INSTRUMENT NO. 2014-0481134, WHICH DESIGNATED THE TERRITORY SHOWN HEREIN AS TERRITORY FOR FUTURE ANNEXATION TO THE COMMUNITY FACILITIES DISTRICTS REFERENCED THEREON.

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE RIVERSIDE COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.

THE RIVERSIDE COUNTY ASSESSOR'S MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

Attachment: Boundary Map CFD 2014-01 - Amendment No. 29 (3174 : PURSUANT TO A LANDOWNER

CERTIFICATE OF ELECTION OFFICIAL
AND CONFIRMATION OF LANDOWNER PETITION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF MORENO VALLEY)

The undersigned, Election Official of the City of Moreno Valley, County of Riverside, State of California, Does Hereby Certify that on July 30, 2018, I did verify the completeness of the Landowner Petition for the annexation of property into

CITY OF MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 2014-01
(MAINTENANCE SERVICES) – AMENDMENT NO. 29

WITNESS my hand this 30th day of July, 2018.

Regina Flores

ELECTION OFFICIAL
CITY OF MORENO VALLEY
STATE OF CALIFORNIA

Attachment: Certificate of Election Official - Amendment No. 29 (3174 : PURSUANT TO A LANDOWNER PETITION, ANNEX ONE PARCEL INTO

Report to City Council

TO:	Mayor and City Council
FROM:	Marshall Eyerman, Chief Financial Officer
AGENDA DATE:	August 21, 2018
TITLE:	FIRST AMENDMENT TO AFFORDABLE HOUSING AGREEMENT AND ASSIGNMENT OF RIGHTS BY AND BETWEEN CITY OF MORENO VALLEY AND RB BOULDER RIDGE, LP

RECOMMENDED ACTION

Recommendations: That the City Council:

1. Approve the First Amendment to the Affordable Housing Agreement by and between the City of Moreno Valley and RB Boulder Ridge, LP.

2. Authorize the City Manager to execute the First Amendment to the Affordable Housing Agreement, subject to the approval of the City Attorney.

SUMMARY

On March 15, 2016, the City Council approved the Disposition and Development/Affordable Housing Agreement by and between the City of Moreno Valley and RB Boulder Ridge, LP. This report recommends approval of the First Amendment to the Affordable Housing Agreement (AHA) by and between the City of Moreno Valley and RB Boulder Ridge Limited Partnership. The development of the site for affordable housing purposes as contemplated by the AHA is not presently feasible due to the limited availability of public-private funding through state tax credits and private funds along with federal funds.

The Developer agrees to assign to City any and all land use entitlements, environmental approvals, and any other public approvals as heretofore given by City with respect to the project and all executory provisions of the AHA shall cease to be of force and effect

DISCUSSION

The Boulder Ridge project was proposed as a 141-unit multi-family affordable housing project to be located on the southeast corner of Alessandro Boulevard and Lasselle Street, proposed by Rancho Belago Developers ("Developer"). The site consists of an 8.61 acre vacant parcel with a current zoning of 30 units per usable acre. It was anticipated that 6 acres of the site was usable for the development; the unusable acreage was to be preserved as open space.

The project was proposed to be developed in two phases for which the Developer will apply for tax credit equity through the Low Income Housing Tax Credit (LIHTC) program for both phases. The construction of the first phase consisting of 72 units was contingent upon the successful award of tax credits. The project has been unsuccessful in receiving tax credits or private financing to date of the required approximately $16,710,000 to meet the funding goal of $24,420,000 for the project to be completed.

ALTERNATIVES

1. Approve the First Amendment to the Affordable Housing Agreement; authorize the City Manager and Executive Director of the Housing Authority to execute project-related documents. **Staff recommends this alternative as it will allow for future development of the site.**

2. Do not approve the First Amendment to the Affordable Housing Agreement; do not authorize the City Manager and Executive Director of the Housing Authority to execute project-related documents. **Staff does not recommend this alternative.**

FISCAL IMPACT

NA

NOTIFICATION

The public has been notified through the publication of the agenda.

PREPARATION OF STAFF REPORT

Prepared By:
Marshall Eyerman
Chief Financial Officer

Department Head Approval:
Marshall Eyerman
Chief Financial Officer

CITY COUNCIL GOALS

None

CITY COUNCIL STRATEGIC PRIORITIES

1. Economic Development

2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

ATTACHMENTS

1. First_Amendment_and_Assignment__Boulder_Ridge

APPROVALS

Budget Officer Approval	✓ Approved	7/31/18 6:13 PM
City Attorney Approval	✓ Approved	8/06/18 4:32 PM
City Manager Approval	✓ Approved	8/06/18 4:42 PM

Attachment: First_Amendment_and_Assignment__Boulder_Ridge [Revision 1] (3177 : FIRST AMENDMENT TO AFFORDABLE HOUSING

FIRST AMENDMENT TO AFFORDABLE HOUSING AGREEMENT AND ASSIGNMENT OF RIGHTS

by and between the

CITY OF MORENO VALLEY

and

RB BOULDER RIDGE LIMITED PARTNERSHIP

FIRST AMENDMENT TO AFFORDABLE HOUSING AGREEMENT AND ASSIGNMENT OF RIGHTS

This **FIRST AMENDMENT TO AFFORDABLE HOUSING AGREEMENT AND ASSIGNMENT OF RIGHTS** (the "First Amendment"), dated, for identification purposes only, as of _____ __, 2018 (the "First Amendment Date"), is entered into by and between the **CITY OF MORENO VALLEY**, a municipal corporation ("City"), and **RB BOULDER RIDGE LIMITED PARTNERSHIP,** a California limited partnership ("Developer"). City and Developer each constitute a "Party" and, together, the "Parties."

R E C I T A L S

A. City and Developer previously entered into that certain unrecorded agreement entitled "Disposition and Development/Affordable Housing Agreement" dated as of March 15, 2016 (the "AHA"); a copy of the AHA is on file with City as a public record. It was contemplated that pursuant to the AHA, City would acquire certain property designated therein as the "Site" and that Developer would obtain financing for proceed to develop a rental housing project on the Site for affordable housing purposes (the "Proposed Project").

B. The City proceeded to acquire the Site, however both City and Developer have determined that the development of the Site for affordable housing purposes as contemplated by the AHA is not presently feasible. Moreover it has been determined that the development of the Site as proposed, or under other development approaches for affordable rental housing, is likely not to be feasible in the foreseeable future.

C. In recognition of the efforts of City with respect to the Site, Developer agrees to assign to City any and all land use entitlements, environmental approvals, and any other public approvals as heretofore given by City with respect to the Proposed Project (together, the "Approvals"). The Parties further mutually agree that, effective as of the approval of this First Amendment by City following execution by Developer, all executory provisions of the AHA shall cease to be of force and effect; the AHA shall be deemed to be superseded *en toto* by this First Amendment.

D. This First Amendment is in the vital and best interest of the City of Moreno Valley, California, and the health, safety and welfare of its residents.

NOW, THEREFORE, for and in consideration of the mutual promises, covenants, and conditions herein contained, the parties hereto agree as follows:

1. Capitalized Terms. Except to the extent expressly defined herein, capitalized terms shall have the meanings established under the AHA.

2. Assignment. Developer hereby assigns to City the Approvals. Upon execution hereof, Developer disclaims and shall have no further rights with respect to the Approvals or the Site.

3. AHA Superseded. Effective immediately upon the execution of this First Amendment by City following the execution of the First Amendment by Developer, the AHA shall be deemed to be fully superseded by this First Amendment and all executory provisions of the AHA

Attachment: First_Amendment_and_Assignment__Boulder_Ridge [Revision 1] (3177 : FIRST AMENDMENT TO AFFORDABLE HOUSING

shall cease to be of force and effect. As a matter between City and Developer, City shall retain ownership of the Site and the Approvals; provided that City may dispose of the Site at any time, to an entity or entities of City's choosing, and under such terms and conditions as City shall determine, all of such considerations being matters with which Developer is not concerned. Effective as of the First Amendment Date, Developer shall have no rights with respect to the Site or the Approvals or with respect to the AHA.

4. No Third Party Beneficiaries. This First Amendment is made for the purpose of setting forth rights and obligations of Developer and City, and no other person shall have any rights hereunder or by reason hereof. There shall be no third party beneficiaries of the AHA or this First Amendment.

5. Interpretation. This First Amendment shall be interpreted to effectuate the terms hereof in accordance with the laws of the State of California, and as if prepared and reviewed equally by both Parties.

6. Notice. Notice shall be given to the Parties at the addresses and in the manner set forth in the AHA.

(signatures on following page)

Attachment: First_Amendment_and_Assignment__Boulder_Ridge [Revision 1] (3177 : FIRST AMENDMENT TO AFFORDABLE HOUSING

IN WITNESS WHEREOF, the Parties hereto have caused this First Amendment to be executed as of the First Amendment Date.

DEVELOPER:

RB BOULDER RIDGE LIMITED PARTNERSHIP,
a California limited partnership

By: Rancho Belago Developers, Inc.,
a California corporation
its General Partner

By: _____
James M. Jernigan, President

CITY:

CITY OF MORENO VALLEY, a municipal corporation

By:_____
City Manager

Approved as to form for City:

STRADLING YOCCA CARLSON & RAUTH, A PROFESSIONAL CORPORATION
Special Counsel

By:_____
Mark J. Huebsch

Attachment: First_Amendment_and_Assignment__Boulder_Ridge [Revision 1] (3177 : FIRST AMENDMENT TO AFFORDABLE HOUSING

Report to City Council

TO:	Mayor and City Council
FROM:	Marshall Eyerman, Chief Financial Officer
AGENDA DATE:	August 21, 2018
TITLE:	RECEIPT OF QUARTERLY INVESTMENT REPORT FOR THE QUARTER ENDED JUNE 30, 2018

RECOMMENDED ACTION

Recommendation:

1. Receive and file the Quarterly Investment Report for quarter ended June 30, 2018, in compliance with the City's Investment Policy.

SUMMARY

The attached Quarterly Investment Report presents the City's cash and investments for the quarter that ended June 30, 2018. This report is in compliance with California Government Code Section 53646 regarding the reporting of detailed information on all securities, investments, and monies of the City, as well as the reporting of the market value of the investments held. All of the investments contained within the portfolio are in full compliance with the City's Investment Policy and Government Code Section 53601 as to the types of investments allowed. It is recommended that the City Council receive and file the attached Quarterly Investment Report.

DISCUSSION

The City maintains a portfolio of investments in order to earn interest on cash balances that are not currently required to fund operations. California Government Code Sections 53601 and 53646 establish the types of investments allowed, the governing restrictions on these investments, the third-party custodian arrangement for certain investments, and the reporting practices related to the portfolios of local agencies. The City has implemented an Investment Policy, which was last reviewed by the City Council on May 15, 2018. The policy is in full compliance with the requirements of both of the above-mentioned Code Sections.

The attached Quarterly Investment Report presents the City's cash and investments for the quarter that ended June 30, 2018. The report complies with California Government Code Section 53646 regarding the reporting of detailed information on all securities, investments, and monies of the City, as well as the reporting of the market value of the investments held. All of the investments contained within the portfolio are in full compliance with the City's Investment Policy and Government Code Section 53601 as to the types of investments allowed. As stated in the attached report, there is more than adequate liquidity within the portfolio for the City to meet its budgeted expenditures over the next six months.

The City's investment policy has set the primary goals of the portfolio management as Safety and Liquidity followed by Yield. The City currently utilizes two investment management firms who use an active investment management approach in which securities are purchased but not necessarily held to maturity, and may be actively traded based on market conditions and the City's investment goals. The City's cash flow requirements are evaluated on an ongoing basis, with short-term needs accommodated through the City's pooled investment funds with the State Local Agency Investment Fund (LAIF). LAIF is a pool of public funds managed by the State Treasurer of California, providing 24-hour liquidity while yielding a rate of return approximately equivalent to a one-year treasury bill. With the combined use of a conservative approach to evaluating cash flow needs and LAIF liquidity, the City will not have to liquidate securities at current market rates that are intended to be held for longer-term investment.

The table shows some of the key portfolio measures for the month.

	Portfolio, Balance	Avg. Yield to Maturity Trends		
		Jun 2018	May 2018	Jun 2017
Chandler	$88,337,665	1.97%	1.91%	1.63%
Insight	$56,077,829	1.70%	1.67%	1.24%
LAIF	$61,758,005	1.854%	1.755 %	0.978%

Bond proceeds are held and invested by a Trustee. The investment of these funds is governed by an investment policy approved by the City Council as a part of the governing documents for each specific bond issue. Deferred Compensation Plan funds are included in the report but these funds are held and invested by the respective plan administrators based on the direction of the participating employees. These funds are placed in a trust separate from City funds.

ALTERNATIVES

1. Receive and file the Quarterly Investment Report for June 30, 2018. ***Staff recommends this alternative as it accomplishes timely investment reporting.***

2. Do not accept and file the Quarterly Investment Report and provide staff with

additional direction. ***Staff does not recommend this alternative as it will not accomplish timely investment reporting.***

FISCAL IMPACT

The fed funds rate now stands at a range of 1.75% to 2.00%. Signals from the Fed indicate that there is a possibility of two more rate increases before the end of the year. The Treasury yield curve continued to flatten in June with the spread between the 2-year and the 10-year Treasury yields narrowing to just 33 basis points. By comparison the average spread over the past 20 years has been about 140 basis points. Many believe that the spread will begin to steepen during the second half of the year as the Fed continues to normalize their balance sheet.

NOTIFICATION

Publication of the agenda

PREPARATION OF STAFF REPORT

Prepared By:
Brooke McKinney
Treasury Operations Division Manager

Department Head Approval:
Marshall Eyerman
Chief Financial Officer/City Treasurer

CITY COUNCIL GOALS

Revenue Diversification and Preservation. Develop a variety of City revenue sources and policies to create a stable revenue base and fiscal policies to support essential City services, regardless of economic climate.

CITY COUNCIL STRATEGIC PRIORITIES

1. **Economic Development**
2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

ATTACHMENTS

1. 06-2018 Investment Report
2. CAM-Newsletter-July2018

APPROVALS

Budget Officer Approval	✓ Approved	7/25/18 5:25 PM
City Attorney Approval	✓ Approved	8/06/18 10:37 AM
City Manager Approval	✓ Approved	8/06/18 4:43 PM

CITY OF MORENO VALLEY

Treasurer's Cash and Investments Report

June 2018

General Portfolio	Cost Value	Market Value	Par Value	Average Maturity (in years)	Average Yield to Maturity	Average Duration (in years)
Bank Accounts	1,863,647	1,863,647	1,863,647			
State of California LAIF Pool	61,758,005	61,642,324	61,758,005	**0.54**	**1.85%**	
Investments-Chandler	87,922,132	86,430,904	88,337,665	**2.64**	**1.97%**	**2.40**
Investments-Insight	56,091,955	55,458,800	56,077,829	**1.30**	**1.70%**	**1.25**
Total General Portfolio	**207,635,739**	**205,395,675**	**208,037,146**			

Bond Proceeds with Fiscal Agents	Market Value
Construction Funds	689,355
Principal & Interest Accounts	1,988,637
Debt Service Reserve Funds	2,115,234
Custody Accounts	328,144
Arbitrage Rebate Accounts	4,482
Other Accounts	12,632
Total Bond Proceeds	**5,138,484**

Deferred Compensation Funds	Market Value as of June 30, 2018
Nationwide	14,618,121
ICMA	5,938,960
Total Deferred Compensation Funds	**20,557,081**

Total Investment Portfolio	**231,091,240**

1. I hereby certify that the investments are in compliance with the investment policy adopted by the City Council. There are no items of non-compliance for this period.
2. The market values for the specific investments in the General Portfolio are provided by the City's investment advisors, Chandler Asset Management and Insight Asset Management.
3. The market value for LAIF is provided by the State Treasurer.
4. The market values for investments held by fiscal agents and the deferred compensation plans are provided by each respective trustee or fiscal agent.
5. The City has the ability to meet its budgeted expenditures for the next six months pending any future action by City Council or any unforeseen catastrophic event.

/S/ Marshall Eyerman
City Treasurer

Attachment: 06-2018 Investment Report (3182 : RECEIPT OF QUARTERLY INVESTMENT REPORT -

PORTFOLIO PERFORMANCE - 36 MONTH TREND

Period	Total General Portfolio (1)	Local Agency Investment Fund (LAIF)		Chandler				Insight			
						Rate of Return (3)				Rate of Return (3)	
	Asset Balance (par)	Balance	Yield	Asset Balance (par)	Weighted Avg YTM (2)	Investment Portfolio (4)	Benchmark 1-5 Gov(5)	Asset Balance (par)	Weighted Avg YTM (2)	Investment Portfolio (4)	Benchmark 1-3 Treas(5)
Jul-15	161,937,644	24,936,318	0.320%	81,941,821	1.38%	1.11%	1.14%	54,083,574	1.08%	1.16%	1.00%
Aug-15	156,052,639	18,526,318	0.330%	82,043,091	1.39%	1.12%	1.11%	54,065,279	1.09%	1.14%	0.80%
Sep-15	157,437,337	17,626,318	0.337%	82,154,547	1.41%	1.64%	1.65%	54,180,338	1.08%	1.13%	1.15%
Oct-15	155,196,031	17,843,566	0.357%	82,223,743	1.41%	1.56%	1.47%	54,198,446	(6)	(6)	0.78%
Nov-15	156,098,310	17,593,566	0.374%	82,355,838	1.42%	1.30%	1.22%	54,238,929	(6)	(6)	0.39%
Dec-15	156,285,206	16,633,566	0.400%	82,433,426	1.43%	1.19%	1.05%	54,312,737	(6)	(6)	0.68%
Jan-16	168,824,464	30,850,627	0.446%	82,510,170	1.43%	1.13%	1.01%	54,319,684	(6)	0.51%	0.65%
Feb-16	175,430,692	37,750,627	0.467%	82,617,177	1.44%	1.17%	1.23%	54,372,589	(6)	0.59%	0.98%
Mar-16	173,065,238	34,310,627	0.506%	82,721,056	1.46%	1.61%	1.69%	54,499,863	1.08%	0.84%	0.92%
Apr-16	169,665,429	32,296,705	0.525%	82,769,869	1.47%	1.62%	1.61%	54,517,986	1.08%	0.88%	0.91%
May-16	186,737,459	40,246,705	0.552%	82,923,233	1.49%	1.50%	1.48%	54,535,685	1.10%	0.82%	0.73%
Jun-16	179,533,412	39,271,705	0.576%	82,995,248	1.49%	2.58%	2.39%	54,552,897	1.09%	1.26%	1.31%
Jul-16	173,464,003	35,222,341	0.588%	83,081,551	1.48%	2.44%	2.42%	54,560,166	1.08%	1.20%	1.26%
Aug-16	170,506,021	31,792,341	0.614%	83,224,209	1.50%	2.21%	2.09%	54,644,115	1.10%	1.15%	1.07%
Sep-16	176,898,187	37,892,341	0.634%	83,379,424	1.49%	1.80%	1.70%	54,722,092	1.10%	1.24%	0.88%
Oct-16	171,480,180	33,193,311	0.654%	83,523,267	1.49%	1.74%	1.69%	54,763,602	1.10%	1.24%	0.91%
Nov-16	169,062,818	29,923,311	0.678%	83,701,960	1.47%	1.19%	1.03%	54,796,940	1.14%	1.01%	0.76%
Dec-16	171,351,017	30,054,201	0.719%	83,828,755	1.52%	1.35%	1.24%	54,953,105	1.14%	1.06%	0.89%
Jan-17	178,020,726	37,628,655	0.751%	83,921,074	1.56%	0.59%	0.41%	54,865,800	1.14%	0.13%	0.40%
Feb-17	186,127,218	46,028,655	0.777%	84,036,078	1.56%	0.57%	0.38%	54,956,116	1.16%	0.26%	0.39%
Mar-17	180,720,329	40,778,655	0.821%	84,203,833	1.59%	0.27%	0.10%	55,036,202	1.17%	0.28%	0.25%
Apr-17	176,886,824	36,353,121	0.884%	84,254,557	1.58%	0.57%	0.38%	55,069,278	1.18%	0.38%	0.35%
May-17	184,129,362	43,453,119	0.925%	84,366,558	1.61%	0.95%	0.75%	55,139,856	1.21%	0.52%	0.57%
Jun-17	191,761,138	49,953,121	0.978%	84,433,672	1.63%	0.08%	-0.30%	55,188,911	1.24%	0.54%	0.83%
Jul-17	186,724,734	44,548,019	1.051%	84,553,984	1.64%	0.33%	0.00%	55,200,136	1.24%	0.74%	0.89%
Aug-17	180,293,288	39,248,019	1.084%	84,648,884	1.65%	0.86%	0.61%	55,293,843	1.27%	0.79%	0.95%
Sep-17	180,597,317	37,148,019	1.111%	84,681,990	1.68%	0.52%	0.15%	55,327,685	1.38%	0.90%	1.00%
Oct-17	179,411,035	37,462,434	1.143%	84,785,780	1.68%	0.62%	0.26%	55,413,748	1.35%	1.01%	1.06%
Nov-17	175,469,499	34,062,434	1.172%	84,916,378	1.69%	1.16%	0.88%	55,471,666	1.38%	1.12%	1.13%
Dec-17	179,112,928	36,962,434	1.239%	85,008,412	1.73%	1.14%	0.86%	55,541,162	1.44%	0.82%	0.42%
Jan-18	192,795,926	49,974,332	1.350%	85,144,970	1.78%	0.47%	0.12%	55,563,293	1.48%	-0.13%	0.93%
Feb-18	202,940,569	55,774,331	1.412%	85,263,827	1.80%	0.08%	-0.23%	55,682,887	1.55%	-0.19%	-0.13%
Mar-18	195,416,305	52,074,331	1.524%	85,446,356	1.82%	0.22%	0.00%	55,785,899	1.57%	-0.01%	0.03%
Apr-18	191,668,439	48,358,005	1.661%	85,541,787	1.86%	-0.33%	-0.62%	55,920,551	1.63%	0.00%	0.00%
May-18	210,976,889	65,058,005	1.755%	85,714,498	1.91%	-0.16%	-0.39%	55,998,203	1.67%	0.65%	1.65%
Jun-18	207,635,739	61,758,005	1.854%	88,337,665	1.97%	-0.05%	-0.28%	56,077,829	1.70%	0.36%	0.08%

Notes:

(1) Total General Portfolio includes all assets that comprise the City's Investment Portfolio which is LAIF as well as assets managed by Chandler and Cutwater.

(2) Yield to Maturity (YTM): The rate of return on an investment or security if it were to be held until maturity. This yield does not reflect changes in the market value of a security

(3) Rate of Return represents the gain or loss on an investment or portfolio of investments over a specified period, expressed as a percentage of increase over the initial investment cost. Gains on investments are considered to be any income received from the security or portfolio plus any realized capital gain. This measure of return recognizes the changes in market values of a security or portfolio of securities.

(4) The Rate of Return for the investment portfolio reflects the performance of the portfolio durint the past twelve months.

(5) The portfolio benchmarks are: Chandler-Bank of America-Merrill Lynch 1 to 5 year Government Index and Insight- Bank of America-Merrill Lynch 1 to 3 year Treasury Index

(6)As the result of a transition to a new reporting platform Weighted Avg Yield to Maturity and Total Return Yield data is not available. Insight staff are working to rectify this problem.

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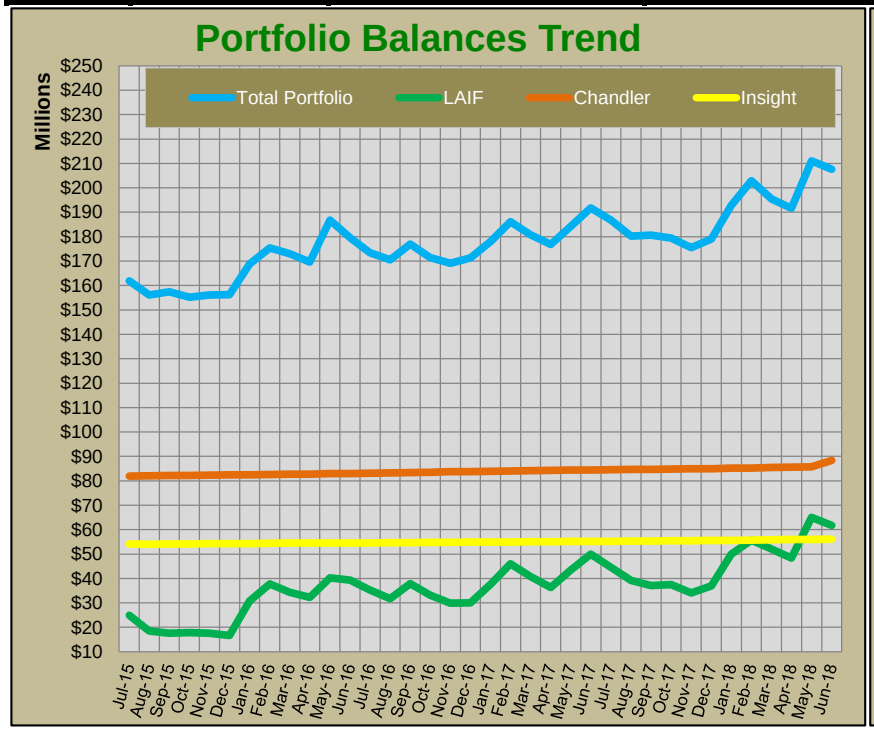
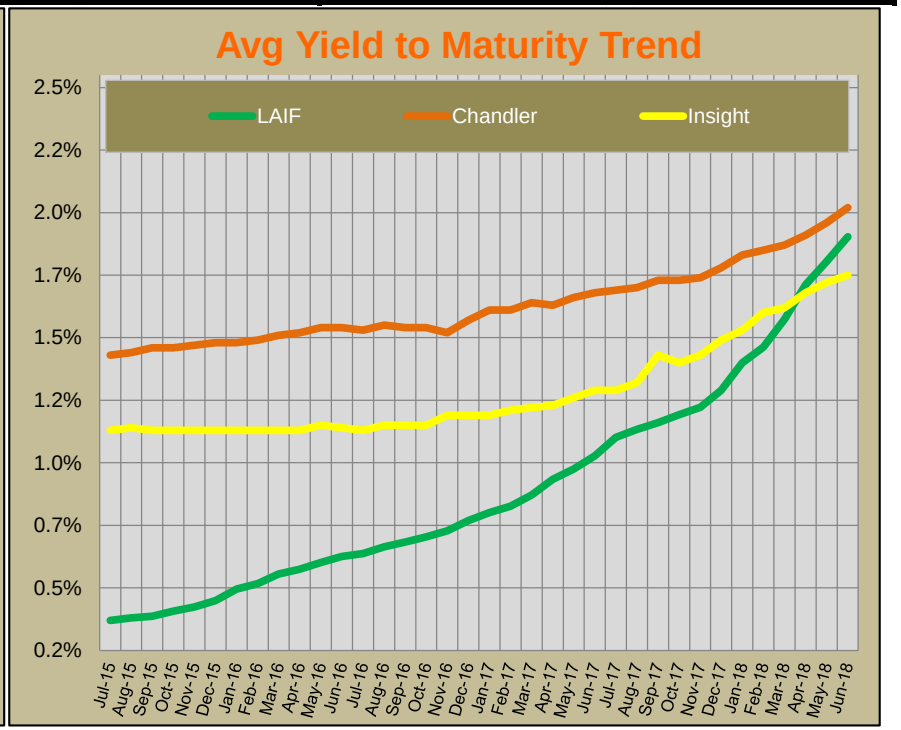
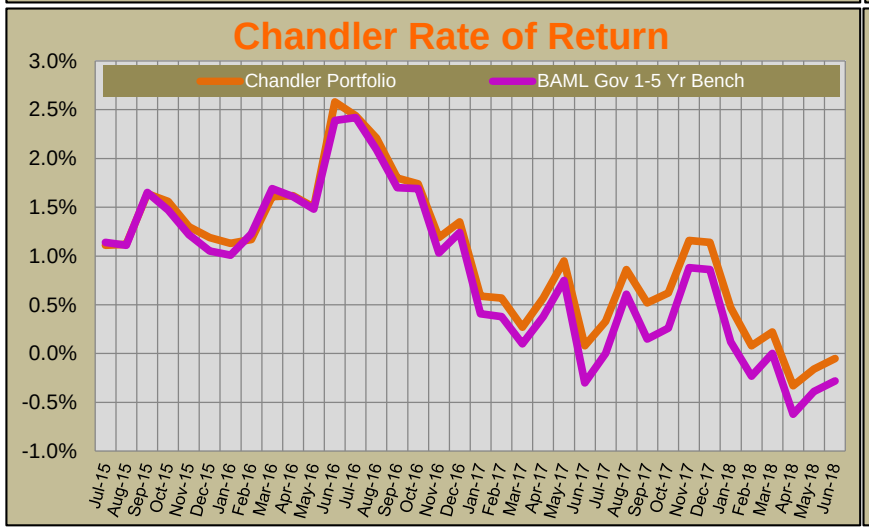
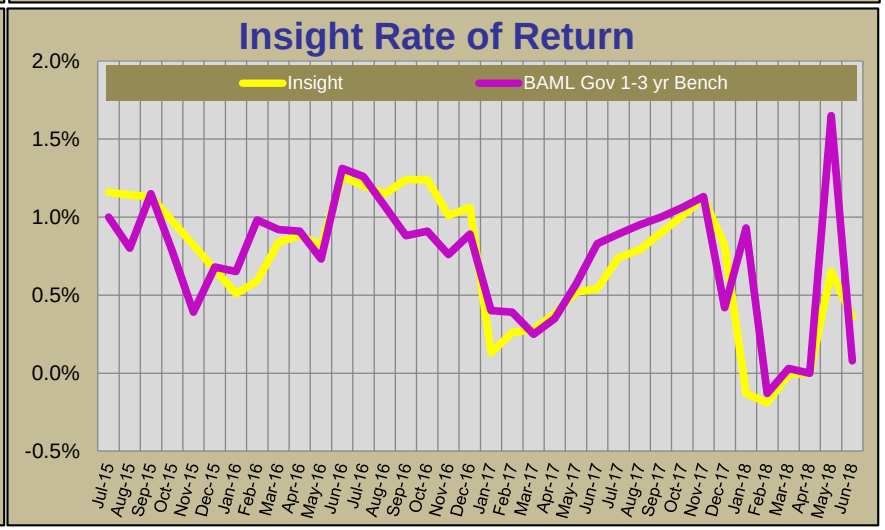
PORTFOLIO PERFORMANCE - 36 MONTH TREND









PORTFOLIO CHARACTERISTICS
The portfolio invested in LAIF represents the City's immediate cash liquidity needs and is managed by City staff in a manner to fund the day to day operations of the City.
The portfolio managed by Insight is comprised of idle cash balances related to funds that generally expect to expend cash within the next 36 months. (Example: Gen Fund, Zone A, Measure A, NSP etc.)
The portfolio managed by Chandler is comprise of idle cash balances related to funds that generally expect to expend cash with the next 24 to 60 months. (Example: Reserve Funds, Facility & Equip Replacement, Endowments etc.)

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FUNDS WITH FISCAL AGENTS

Account Name	Account Number	Investment	Issuer	Value Date	Market Value	Stated Rate	Yield	Price	% of of Portfolio
Wells Fargo	**CFD # 5**								
Series B Revenue	22333500	cash	cash	**06/30/18**	0	0.00%	0.00%	1.00000	0.000%
Series B Revenue	**22333500**	**money mkt fund**	**WF Government Fund**	**06/30/18**	**38**	**1.80%**	**0.91%**	**1.00000**	**0.001%**
Series A Principal	22333501	money mkt fund	WF Government Fund	06/30/18	2,578	1.80%	0.91%	1.00000	0.050%
Series A reserve	**22333502**	**money mkt fund**	**WF Government Fund**	**06/30/18**	**4**	**1.80%**	**0.91%**	**1.00000**	**0.000%**
Series B reserve	22333503	money mkt fund	WF Government Fund	06/30/18	547,094	1.80%	0.91%	1.00000	10.647%
Series B admin fund	**22333504**	**money mkt fund**	**WF Government Fund**	**06/30/18**	**1**	**1.80%**	**0.91%**	**1.00000**	**0.000%**
Series B interest	22333507	money mkt fund	WF Govt Fund	06/30/18	231,991	1.80%	1.80%	1.00000	4.515%
					781,706				
Wells Fargo	**Community Facilities Disctrict 87-1 (IA-1)**								
special tax funds	**22631800**	**money market fund**	**WF Government Fund**	**06/30/18**	**1,140,530**	**1.80%**	**0.91%**	**1.00000**	**22.196%**
interest acct	22631801	money market fund	WF Government Fund	06/30/18	6,165	1.80%	0.91%	1.00000	0.120%
reserve fund	**22631802**	**money market fund**	**WF Government Fund**	**06/30/18**	**196**	**1.80%**	**0.91%**	**1.00000**	**0.004%**
reserve fund	22631804	money market fund	WF Government Fund	06/30/18	1,030,067	1.80%	0.91%	1.00000	20.046%
admin exp acct	**22631805**	**money market fund**	**WF Government Fund**	**06/30/18**	**10,485**	**1.80%**	**0.91%**	**1.00000**	**0.204%**
debt service acct	22631809	money market fund	WF Government Fund	06/30/18	24,859	1.80%	0.91%	1.00000	0.484%
debt service acct	**22631809**	**US Treasuty Note**	**US Treasury**	**06/30/18**	**507,731**	**1.00%**	**1.00%**	**1.00000**	**9.881%**
special tax funds	22631900	money market fund	WF Government Fund	06/30/18	311,466	1.80%	0.91%	1.00000	6.061%
interest acct	**22631901**	**money market fund**	**WF Government Fund**	**06/30/18**	**1,853**	**1.80%**	**0.91%**	**1.00000**	**0.036%**
principal fund	22631902	money market fund	WF Government Fund	06/30/18	43	1.80%	0.91%	1.00000	0.001%
reserve fund	**22631904**	**money market fund**	**WF Government Fund**	**06/30/18**	**366,717**	**1.80%**	**0.91%**	**1.00000**	**7.137%**
admin exp acct	22631905	money market fund	WF Government Fund	06/30/18	2,143	1.80%	0.91%	1.00000	0.042%
surplus acct	**22631907**	**money market fund**	**WF Government Fund**	**06/30/18**	**4,482**	**1.80%**	**0.91%**	**1.00000**	**0.087%**
					3,406,737				
Wells Fargo	**2013 Total Road Improvement COPs**								
revenue fund	**46612400**	**money mkt fund**	**WF Government Fund**	**06/30/18**	**0**	**1.80%**	**0.91%**	**1.00000**	**0.000%**
interest fund	46612401	money mkt fund	WF Government Fund	06/30/18	360	1.80%	0.91%	1.00000	0.007%
principal fund	**46612402**	**money mkt fund**	**WF Government Fund**	**06/30/18**	**383**	**1.80%**	**0.91%**	**1.00000**	**0.007%**
reserve fund	46612403	money mkt fund	WF Government Fund	06/30/18	0	1.80%	0.91%	1.00000	0.000%
admin fund	**46612404**	**money mkt fund**	**WF Government Fund**	**06/30/18**	**2,755**	**1.80%**	**0.91%**	**1.00000**	**0.054%**
surplus fund	46612405	money mkt fund	WF Government Fund	06/30/18	0	1.80%	0.91%	1.00000	0.000%
					3,498				
Wells Fargo	**2013 Partial Refunding of the 2005 Lease Revenue Bonds**								
revenue fund	**48360700**	**money mkt fund**	**WF Government Fund**	**06/30/18**	**8**	**1.80%**	**0.91%**	**1.00000**	**0.000%**
interest fund	48360701	money mkt fund	WF Government Fund	06/30/18	46	1.80%	0.91%	1.00000	0.001%
principal fund	**48360702**	**money mkt fund**	**WF Government Fund**	**06/30/18**	**188**	**1.80%**	**0.91%**	**1.00000**	**0.004%**
					242				
Wells Fargo	**Community Facilities District 7 Improvement Area 1**								
special tax fund	**77025300**	**money mkt fund**	**WF Government Fund**	**06/30/18**	**328,075**	**1.80%**	**0.91%**	**1.00000**	**6.385%**
bond fund	77025301	money mkt fund	WF Government Fund	06/30/18	262,791	1.80%	0.91%	1.00000	5.114%
reserve fund	**77025302**	**money mkt fund**	**WF Government Fund**	**06/30/18**	**171,156**	**1.80%**	**0.91%**	**1.00000**	**3.331%**
admin exp acct	**77025305**	**money mkt fund**	**WF Government Fund**	**06/30/18**	**3**	**1.80%**	**0.91%**	**1.00000**	**0.000%**
					762,025				
Wells Fargo	**2016 Taxable Refunding Lease Revenue Bonds (Electric Utility)**								
revenue fund	**77157100**	**money mkt fund**	**WF Government Fund**	**06/30/18**	**197**	**1.80%**	**0.91%**	**1.00000**	**0.004%**
interest fund	77157101	money mkt fund	WF Government Fund	06/30/18	0	1.80%	0.91%	1.00000	0.000%
principal fund	**77157102**	**money mkt fund**	**WF Government Fund**	**06/30/18**	**0**	**1.80%**	**0.91%**	**1.00000**	**0.000%**
reserve fund	77157103	money mkt fund	WF Government Fund	06/30/18	0	1.80%	0.91%	1.00000	0.000%
capitalized interest fu	**77157104**	**money mkt fund**	**WF Government Fund**	**06/30/18**	**181,624**	**1.80%**	**0.91%**	**1.00000**	**3.535%**
					181,821				
Wells Fargo	**2014 Partial Refunding of the 2005 Lease Revenue Bonds**								
revenue fund	**83478300**	**money mkt fund**	**WF Government Fund**	**06/30/18**	**23**	**1.80%**	**0.91%**	**1.00000**	**0.000%**
interest fund	83478301	money mkt fund	WF Government Fund	06/30/18	142	1.80%	0.91%	1.00000	0.003%
principal fund	**83478302**	**money mkt fund**	**WF Government Fund**	**06/30/18**	**0**	**1.80%**	**0.91%**	**1.00000**	**0.000%**
					165				
Wells Fargo	**2015 Taxable Lease Revenue Bonds (Electric Utility)**								
revenue fund	**84457000**	**money mkt fund**	**WF Government Fund**	**06/30/18**	**2,290**	**1.80%**	**0.91%**	**1.00000**	**0.045%**
interest fund	84457001	money mkt fund	WF Government Fund	06/30/18	0	1.80%	0.91%	1.00000	0.000%
principal fund	**84457002**	**money mkt fund**	**WF Government Fund**	**06/30/18**	**0**	**1.80%**	**0.91%**	**1.00000**	**0.000%**
reserve fund	84457005	money mkt fund	WF Government Fund	06/30/18	0	1.80%	0.91%	1.00000	0.000%
construction fund	**84457006**	**money mkt fund**	**WF Government Fund**	**06/30/18**	**0**	**1.80%**	**0.91%**	**1.00000**	**0.000%**
construction fund	84457006	Government Pool	Local Agency Investment Fund	06/30/18	0	0.01%	0.01%	1.00000	0.000%
					2,290				
			Totals		**5,138,484**				**100.000%**

Type	Summary of Bond Proceeds with Fiscal Agents	
1	Construction Funds	689,355
2	**Principal & Interest Accounts**	**1,988,637**
3	Debt Service Reserve Funds	2,115,234
4	**Custody Accounts**	**328,144**
5	Arbitrage Rebate Accounts	4,482
6	**Other Accounts**	**12,632**
	Total Fiscal Agent Funds	**5,138,484**

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DEFERRED COMPENSATION FUNDS

Nationwide

Fund	Market Value as of June 30, 2018
Liquid Savings	**$1,387,592**
Nationwide Fixed (Part Time Employee)	531,308
Liquid Savings (Part Time Employees)	**255,643**
Certificates of Deposit 3 years	50,902
Certificates of Deposit 5 years	**187,781**
Invesco Mid Cap Core Equity	34,208
Bond Fund of America	**107,959**
Growth Fund of America	108,759
Investment Co. of America	**98,288**
Income Fund of America	363,097
Brown Cap Mgmt Inc SM Co	**211,396**
Fidelity Independence	3,607
Fidelity Equity Income	**100,556**
Fidelity Magellan	423,113
Fidelity Puritan	**68,573**
Fidelity Contrafund	357,538
Janus Henderson Research Fund	**32,404**
Janus Henderson Forty	33,256

Fund	Market Value as of June 30, 2018
Nationwide US Sm Cap Val Ins Svc	**58,076**
American Century Balanced	51
Am Century Growth	**121,469**
Am Century Select	229,875
JP Morgan Mid Cap Value A	**1,563,796**
Vanguard Index 500	132,428
Vanguard Institutional Index	**917,693**
Vanguard Wellington	28,239
Vanguard Windsor II	**206,224**
Vanguard Total Bond Index	343,765
Washington Mutual Inv	**158,842**
DFA US Micro Cap Port	112,857
EuroPacific Growth	**355,635**
Stable Fund C	1,583,607
N B Socially Responsive Fund	**67,726**
Dtsch High Income Fund A	80,173
Dtsch Eq Divd A	**162,563**
Oppenheimer Global Fund A	562,156

Fund	Market Value as of June 30, 2018
Federated Kaufmann Fund	**165,483**
Putnam Growth Opportunity A	75
Nationwide InvDes Mod Cons Fund SC	**83,540**
Nationwide InvDes Mod Aggr Fund	987,808
Nationwide InvDes Aggr Fund	**279,240**
Nationwide InvDes Mod Fd	956,409
Nationwide Inv Des Cons	**190,900**
Nationwide Large Cap Growth	66,434
Nationwide Fund A	**39,670**
Nationwide Dest 2015 Inst Svc	23,592
Nationwide Dest 2020 Inst Svc	**156,562**
Nationwide Dest 2025 Inst Svc	512,006
Nationwide Dest 2030 Inst Svc	**22,384**
Nationwide Dest 2035 Inst Svc	22,057
Nationwide Dest 2040 Inst Svc	**28,606**
Nationwide Dest 2045 Inst Svc	37,632
Nationwide Dest 2050 Inst Svc	**4,568**
Total Nationwide Deferred	**$14,618,121**

ICMA

Fund	Market Value as of June 30, 2018
Aggressive Oppor.	**$131,641**
International	49,333
Global Equity Growth	**335,638**
Growth and Income	137,582
Broad Market	**58,004**
500 Stock Index	303,317
Equity Income	**217,618**
MS Retirement Income	21,326
Core Bond	**112,427**
Cash Management	18,664
Plus Fund	**1,490,875**
Retirement Income Advantage	14,333
Conservative Growth	**80,527**
Traditional Growth	14,778
Long-Term Growth	**855,948**
Western Asset Core Plus Bond	8,048
Milestone 2010	**20,174**
Milestone 2020	122,841
Milestone 2025	**11,817**
Milestone 2030	6,750
Milestone 2035	**15,399**
Milestone 2040	25,773

Fund	Market Value as of June 30, 2018
VT Vantagepoint Discovery	81,750
VT Gold Sach Mid Cap Value	**0**
VT Contrafund	252,960
VT Vantagepoint Overseas Equity Index Fund	**185,972**
VT Diversified International	35,001
VT Allianz NFJ Div Value	**0**
Vantage Growth Fund	370,588
VT Puritan	**34,506**
VT Vantagepoint Select Value	22,615
VT TR Price Growth Stock Adv	**287,801**
VT Nuveen Real Estate Secs	43,208
VT TR Price Small Cap Value	**0**
VT Invesco Diversified	6,443
VT Vantagepoint Inflation Focused	**118,161**
VT Oppenheimer Main Street	60,213
VT Vantagepoint Mid/Sm Index	**161,760**
VT PIMCO Total Return	0
VT PIMCO High Yield	**26,202**
VT Harbor Mid Cap Growth	0
VT MFS Value	**90,309**
VT AMG TimesSquare Mid Cap Growth Admin	108,658
Total ICMA	**$5,938,960**

Summary by Plan

Deferred Compenstation Plan	Market Value as of June 30, 2018
Total Nationwide	$14,618,121
Total ICMA	5,938,960
Total Deferred Compensation Plans	**$20,557,081**

Summary by Investment Type

Investment Type	Market Value as of June 30, 2018
Savings Deposits and CD's	$3,996,833
Mutual Funds	16,560,248
Total Deferred Compensation Plans	**$20,557,081**

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CHANDLER ASSET MANAGEMENT

Monthly Account Statement

City of Moreno Valley

June 1, 2018 through June 30, 2018

Chandler Team
For questions about your account,
please call (800) 317-4747 or
Email operations@chandlerasset.com

Custodian
Union Bank N.A.
Tina Guzman
(619) 230-3547

Information contained herein is confidential. We urge you to compare this statement to the one you receive from your qualified custodian. Prices are provided by IDC, an independent pricing source. In the event IDC does not provide a price or if the price provided is not reflective of fair market value, Chandler will obtain pricing from an alternative approved third party pricing source in accordance with our written valuation policy and procedures. Our valuation procedures are also disclosed in Item 5 of our Form ADV Part 2A.

Portfolio Summary

As of 6/30/2018

PORTFOLIO CHARACTERISTICS

Average Duration	2.40
Average Coupon	1.84 %
Average Purchase YTM	1.97 %
Average Market YTM	2.72 %
Average S&P/Moody Rating	AA/Aa1
Average Final Maturity	2.64 yrs
Average Life	2.51 yrs

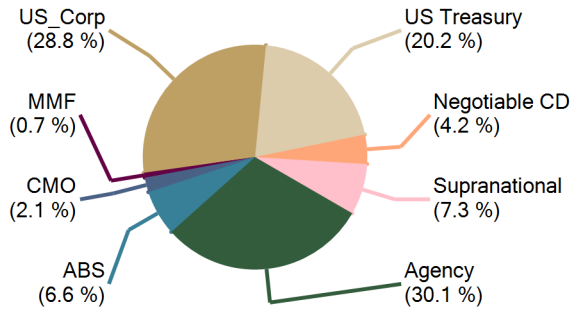
ACCOUNT SUMMARY

	Beg. Values as of 5/31/18	End Values as of 6/30/18
Market Value	84,002,555	86,430,904
Accrued Interest	375,558	438,098
Total Market Value	**84,378,114**	**86,869,002**
Income Earned	133,269	137,566
Cont/WD		2,500,000
Par	85,714,498	88,337,665
Book Value	85,451,133	88,022,485
Cost Value	85,350,925	87,922,132

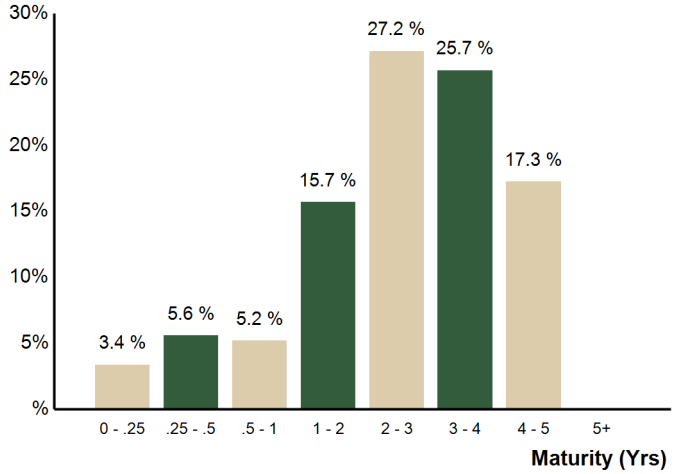
TOP ISSUERS

Issuer	% Portfoli
Federal National Mortgage Assoc	20.4 %
Government of United States	20.2 %
Federal Home Loan Mortgage Corp	7.9 %
Inter-American Dev Bank	4.4 %
Federal Home Loan Bank	3.9 %
Toyota ABS	2.6 %
Intl Bank Recon and Development	2.2 %
US Bancorp	2.2 %
	63.8 %

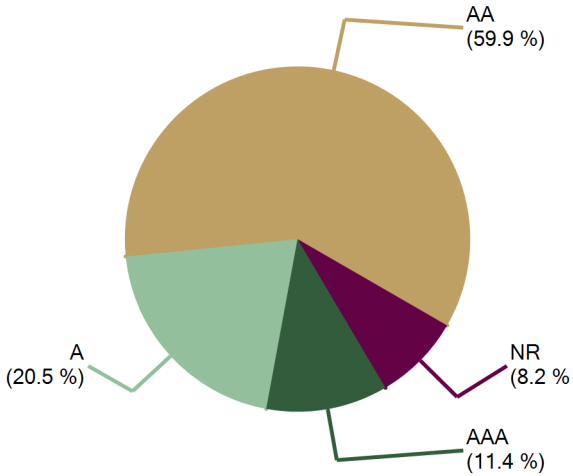
SECTOR ALLOCATION



MATURITY DISTRIBUTION



CREDIT QUALITY (S&P)



PERFORMANCE REVIEW

Total Rate of Return As of 6/30/2018	Current Month	Latest 3 Months	Year To Date	1 Yr	Annualized 3 Yrs	Annualized 5 Yrs	Annualized 10 Yrs	Annualized 5/31/2010	Since 5/31/20
City of Moreno Valley	-0.01 %	0.25 %	-0.17 %	-0.05 %	0.86 %	1.13 %	N/A	1.45 %	12.33
ICE BAML 1-5 Yr US Treasury/Agency Index	0.00 %	0.13 %	-0.24 %	-0.33 %	0.52 %	0.82 %	N/A	1.13 %	9.48 %
ICE BAML 1-5 Yr US Issuers Corp/Govt Rtd AAA-A Idx	-0.02 %	0.15 %	-0.28 %	-0.28 %	0.64 %	0.96 %	N/A	1.30 %	10.97

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COMPLIANCE WITH INVESTMENT POLICY

Assets managed by Chandler Asset Management are in full compliance with state law and with the City's investment policy.

Category	Standard	Comment
Treasury Issues	No Limitation	Complies
Agency Issues	No Limitation	Complies
Supranationals	30% max; 5% max per issuer; "AA" rated by a NRSRO; Issued by IBRD, IFC or IADB only;	Complies
Municipal Securities (Local Agency/state)	No Limitation	Complies
Banker's Acceptances	40% maximum; 5% max issuer; 180 days max maturity	Complies
Commercial Paper	25% maximum; 5% max issuer; 270 days max maturity; "A-1/P-1/F-1" minimum ratings; "A" rated issuer or higher, if long term debt	Complies
Negotiable Certificates of Deposit	30% maximum; 5% max issuer	Complies
Medium Term Notes	30% maximum; 5% max issuer; "A" rated or better by a NRSRO	Complies
Money Market Mutual Funds	20% maximum; AAA/Aaa or Highest rating	Complies
Collateralized Certificates of Deposit (CD)/ Time Deposit (TD)	5% max issuer	Complies
FDIC Insured Certificates of Deposit (CD)/Time Deposit (TD)	5% max issuer	Complies
Asset-Backed (ABS), Mortgage Backed (MBS) and Collateralized Mortgage Obligations (CMO)	20% maximum; 5% max issuer; "AA" rated or better by a NRSRO; "A" rated issuer	Complies
Repurchase Agreements	No limitation; 1-year max maturity	Complies
Local Agency Investment Fund - L.A.I.F.	Maximum program limitation	Complies
Prohibited Securities	Inverse floaters; Ranges notes, Interest only strips from mortgages; Reverse repurchase agreeements; Futures/Option contracts	Complies
Issuer Maximum	5% per issuer for all non-government issuers and agencies	Complies
Maximum maturity	5 years	Complies
Weighted Average Maturity	3 years	Complies

Attachment: 06-2018 Investment Report (3182 : RECEIPT OF QUARTERLY INVESTMENT REPORT -

Holdings Report

As of 6/30/18

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Matur Durati
ABS									
43814RAB2	Honda Auto Receivables 2016-4 A2 1.04% Due 4/18/2019	55,003.84	10/18/2016 1.05 %	55,002.30 55,003.34	99.93 3.11 %	54,963.38 20.66	0.06 % (39.96)	NR / AAA AAA	0. 0.
89231LAB3	Toyota Auto Receivables Owner 2016-D 1.06% Due 5/15/2019	20,263.16	10/04/2016 1.07 %	20,261.54 20,262.61	99.93 9.14 %	20,249.95 9.55	0.02 % (12.66)	Aaa / AAA NR	0. 0.
43814TAB8	Honda Auto Receivables 2017-1 A2 1.42% Due 7/22/2019	101,574.31	03/21/2017 1.43 %	101,571.89 101,573.21	99.86 2.56 %	101,431.16 40.07	0.12 % (142.05)	Aaa / NR AAA	1. 0.
47787XAB3	John Deere Owner Trust 2017-A A2 1.5% Due 10/15/2019	140,683.23	02/22/2017 1.50 %	140,682.67 140,682.95	99.83 2.52 %	140,444.46 93.79	0.16 % (238.49)	Aaa / NR AAA	1. 0.
654747AB0	Nissan Auto Receivables 2017-A A2A 1.47% Due 1/15/2020	166,842.92	03/21/2017 1.47 %	166,842.07 166,842.45	99.73 2.57 %	166,395.08 109.00	0.19 % (447.37)	Aaa / NR AAA	1. 0.
47788MAC4	John Deere Owner Trust 2016-A A3 1.36% Due 4/15/2020	313,308.92	02/23/2016 1.37 %	313,259.61 313,287.49	99.55 2.62 %	311,895.83 189.38	0.36 % (1,391.66)	Aaa / NR AAA	1. 0.
89231UAD9	Toyota Auto Receivables 2016-B 1.3% Due 4/15/2020	489,654.81	05/02/2016 1.31 %	489,629.79 489,648.07	99.47 2.57 %	487,081.64 282.91	0.56 % (2,566.43)	Aaa / AAA NR	1. 0.
43814QAC2	Honda Auto Receivables 2016-2 A3 1.39% Due 4/15/2020	260,554.18	05/24/2016 1.40 %	260,549.13 260,551.85	99.47 2.67 %	259,168.47 160.96	0.30 % (1,383.38)	Aaa / NR AAA	1. 0.
47788BAB0	John Deere Owner Trust 2017-B A2A 1.59% Due 4/15/2020	153,931.12	07/11/2017 1.60 %	153,917.74 153,922.39	99.62 2.59 %	153,346.88 108.78	0.18 % (575.51)	Aaa / NR AAA	1. 0.
89237RAB4	Toyota Auto Receivable 2017-C A2A 1.58% Due 7/15/2020	731,930.61	07/25/2017 1.59 %	731,923.66 731,925.81	99.52 2.55 %	728,445.07 513.98	0.84 % (3,480.74)	Aaa / AAA NR	2. 0.
89238BAB8	Toyota Auto Receivables Owner 2018-A A2A 2.1% Due 10/15/2020	1,055,000.00	01/23/2018 2.12 %	1,054,892.18 1,054,908.66	99.63 2.62 %	1,051,053.21 984.67	1.21 % (3,855.45)	Aaa / AAA NR	2. 0.
43811BAC8	Honda Auto Receivables 2017-2 A3 1.68% Due 8/16/2021	1,100,000.00	04/27/2018 2.62 %	1,082,898.44 1,083,779.09	98.53 2.86 %	1,083,823.40 821.33	1.25 % 44.31	Aaa / AAA NR	3. 1.
47788BAD6	John Deere Owner Trust 2017-B A3 1.82% Due 10/15/2021	170,000.00	07/11/2017 1.83 %	169,987.56 169,990.35	98.55 2.88 %	167,530.24 137.51	0.19 % (2,460.11)	Aaa / NR AAA	3. 1.
47788CAC6	John Deere Owner Trust 2016-B A4 2.66% Due 4/18/2022	275,000.00	02/21/2018 2.68 %	274,980.23 274,981.84	99.49 2.95 %	273,586.22 325.11	0.32 % (1,395.62)	Aaa / NR AAA	3. 1.
02587AAJ3	American Express Credit 2017-1 1.93% Due 9/15/2022	700,000.00	06/21/2018 3.75 %	689,117.18 689,225.47	98.53 3.68 %	689,677.80 600.44	0.79 % 452.33	Aaa / NR AAA	4. 0.
Total ABS		**5,733,747.10**	**2.14 %**	**5,705,515.99 5,706,585.58**	**2.83 %**	**5,689,092.79 4,398.14**	**6.55 % (17,492.79)**	**Aaa / AAA AAA**	**2. 0.**
AGENCY									
3135G0ZG1	FNMA Note 1.75% Due 9/12/2019	850,000.00	10/29/2014 1.70 %	851,929.50 850,475.32	99.19 2.44 %	843,119.25 4,503.82	0.98 % (7,356.07)	Aaa / AA+ AAA	1. 1.
3137EADR7	FHLMC Note 1.375% Due 5/1/2020	1,650,000.00	08/26/2015 1.56 %	1,636,522.80 1,644,716.37	97.94 2.53 %	1,616,041.35 3,781.25	1.86 % (28,675.02)	Aaa / AA+ AAA	1. 1.
3135G0D75	FNMA Note 1.5% Due 6/22/2020	1,655,000.00	09/29/2015 1.49 %	1,655,893.70 1,655,373.63	97.97 2.56 %	1,621,456.46 620.63	1.87 % (33,917.17)	Aaa / AA+ AAA	1. 1.93

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Holdings Report

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CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Matur Durati
AGENCY									
3137EAEK1	FHLMC Note 1.875% Due 11/17/2020	400,000.00	11/21/2017 1.96 %	398,963.53 399,173.48	98.15 2.68 %	392,608.40 916.67	0.45 % (6,565.08)	Aaa / AA+ AAA	2. 2.
3135G0F73	FNMA Note 1.5% Due 11/30/2020	1,650,000.00	12/16/2015 1.90 %	1,618,815.00 1,634,786.54	97.33 2.65 %	1,605,890.55 2,131.25	1.85 % (28,895.99)	Aaa / AA+ AAA	2. 2.
3130A7CV5	FHLB Note 1.375% Due 2/18/2021	1,410,000.00	02/17/2016 1.46 %	1,404,303.60 1,406,997.46	96.80 2.64 %	1,364,930.76 7,162.60	1.58 % (42,066.70)	Aaa / AA+ AAA	2. 2.
3135G0J20	FNMA Note 1.375% Due 2/26/2021	1,675,000.00	Various 1.47 %	1,667,519.85 1,670,894.78	96.76 2.64 %	1,620,812.08 7,996.96	1.88 % (50,082.70)	Aaa / AA+ AAA	2. 2.
3135G0K69	FNMA Note 1.25% Due 5/6/2021	1,675,000.00	06/29/2016 1.18 %	1,680,695.00 1,678,344.33	96.21 2.64 %	1,611,504.10 3,198.78	1.86 % (66,840.23)	Aaa / AA+ AAA	2. 2.
313379RB7	FHLB Note 1.875% Due 6/11/2021	1,000,000.00	08/30/2017 1.67 %	1,007,540.00 1,005,879.01	97.65 2.71 %	976,477.00 1,041.67	1.13 % (29,402.01)	Aaa / AA+ AAA	2. 2.
3135G0U35	FNMA Note 2.75% Due 6/22/2021	1,000,000.00	06/28/2018 2.70 %	1,001,480.00 1,001,477.28	100.09 2.72 %	1,000,888.00 458.33	1.15 % (589.28)	Aaa / NR AAA	2. 2.
3130A8QS5	FHLB Note 1.125% Due 7/14/2021	1,100,000.00	10/04/2016 1.33 %	1,089,836.00 1,093,529.35	95.69 2.61 %	1,052,609.80 5,740.63	1.22 % (40,919.55)	Aaa / AA+ AAA	3. 2.
3137EAEC9	FHLMC Note 1.125% Due 8/12/2021	1,625,000.00	Various 1.32 %	1,610,283.75 1,615,696.95	95.43 2.66 %	1,550,755.38 7,058.60	1.79 % (64,941.57)	Aaa / AA+ AAA	3. 3.
3135G0N82	FNMA Note 1.25% Due 8/17/2021	1,700,000.00	Various 1.32 %	1,694,675.10 1,696,576.89	95.68 2.70 %	1,626,526.00 7,909.72	1.88 % (70,050.89)	Aaa / AA+ AAA	3. 3.
3135G0Q89	FNMA Note 1.375% Due 10/7/2021	1,740,000.00	Various 1.75 %	1,710,142.50 1,719,350.22	95.86 2.71 %	1,667,877.00 5,582.50	1.93 % (51,473.22)	Aaa / AA+ AAA	3. 3.
3135G0S38	FNMA Note 2% Due 1/5/2022	1,700,000.00	04/25/2017 1.92 %	1,706,205.00 1,704,648.32	97.47 2.76 %	1,656,979.80 16,622.22	1.93 % (47,668.52)	Aaa / AA+ AAA	3. 3.
3137EADB2	FHLMC Note 2.375% Due 1/13/2022	450,000.00	01/27/2017 2.03 %	457,185.15 455,131.68	98.69 2.77 %	444,093.30 4,987.50	0.52 % (11,038.38)	Aaa / AA+ AAA	3. 3.
3135G0T45	FNMA Note 1.875% Due 4/5/2022	1,725,000.00	06/19/2017 1.88 %	1,724,739.53 1,724,795.49	96.95 2.73 %	1,672,354.73 7,726.56	1.93 % (52,440.76)	Aaa / AA+ AAA	3. 3.
3135G0T78	FNMA Note 2% Due 10/5/2022	900,000.00	12/12/2017 2.25 %	889,749.00 890,915.88	96.77 2.81 %	870,964.20 4,300.00	1.01 % (19,951.68)	Aaa / AA+ AAA	4. 4.
3135G0T94	FNMA Note 2.375% Due 1/19/2023	1,850,000.00	04/11/2018 2.71 %	1,822,731.00 1,823,982.59	98.19 2.80 %	1,816,557.55 19,283.68	2.11 % (7,425.04)	Aaa / AA+ AAA	4. 4.
3137EAEN5	FHLMC Note 2.75% Due 6/19/2023	1,000,000.00	06/28/2018 2.83 %	996,450.00 996,453.91	99.62 2.83 %	996,225.00 1,527.78	1.15 % (228.91)	Aaa / AA+ AAA	4. 4.
Total Agency		**26,755,000.00**	**1.77 %**	**26,625,660.01 26,669,199.48**	**2.68 %**	**26,008,670.71 112,551.15**	**30.07 % (660,528.77)**	**Aaa / AA+ AAA**	**3. 2.**
CMO									
3137BDDC7	FHLMC K716 A2 3.13% Due 6/25/2021	475,000.00	09/12/2017 1.92 %	494,482.42 490,388.29	100.26 2.97 %	476,239.28 247.79	0.55 % (14,149.01)	Aaa / AA+ NR	2. 2.

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Holdings Report

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CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Matur Durati
CMO									
3137BM6P6	FHLMC K721 A2 3.09% Due 8/25/2022	1,350,000.00	09/21/2017 2.22 %	1,401,354.00 1,393,396.13	100.04 3.04 %	1,350,523.80 3,476.25	1.56 % (42,872.33)	Aaa / NR NR	4. 3.
Total CMO		**1,825,000.00**	**2.14 %**	**1,895,836.42** **1,883,784.42**	**3.02 %**	**1,826,763.08** **3,724.04**	**2.11 %** **(57,021.34)**	**Aaa / AA+** **NR**	**3.** **3.**
MONEY MARKET FUND FI									
60934N104	Federated Investors Government Obligations Fund	618,918.27	Various 1.74 %	618,918.27 618,918.27	1.00 1.74 %	618,918.27 0.00	0.71 % 0.00	Aaa / AAA AAA	0. 0.
Total Money Market Fund FI		**618,918.27**	**1.74 %**	**618,918.27** **618,918.27**	**1.74 %**	**618,918.27** **0.00**	**0.71 %** **0.00**	**Aaa / AAA** **AAA**	**0.** **0.**
NEGOTIABLE CD									
96121T3U0	Westpac Banking Corp Yankee CD 1.51% Due 7/20/2018	790,000.00	07/24/2017 1.51 %	789,998.03 789,999.90	100.00 1.51 %	789,999.90 11,431.96	0.92 % 0.00	P-1 / A-1+ F-1+	0. 0.
06417GXH6	Bank of Nova Scotia Yankee CD 1.57% Due 8/9/2018	1,480,000.00	08/08/2017 1.57 %	1,480,000.00 1,480,000.00	100.00 1.57 %	1,480,000.00 21,041.49	1.73 % 0.00	P-1 / A-1 NR	0. 0.
06371ETT4	Bank of Montreal Chicago Yankee CD 1.76% Due 11/7/2018	1,355,000.00	11/06/2017 1.76 %	1,355,000.00 1,355,000.00	100.00 1.76 %	1,355,000.00 15,633.69	1.58 % 0.00	P-1 / A-1 F-1+	0. 0.
Total Negotiable CD		**3,625,000.00**	**1.63 %**	**3,624,998.03** **3,624,999.90**	**1.63 %**	**3,624,999.90** **48,107.14**	**4.23 %** **0.00**	**P-1 / A-1** **F-1+**	**0.** **0.**
SUPRANATIONAL									
459058ER0	Intl. Bank Recon & Development Note 1% Due 10/5/2018	1,915,000.00	09/30/2015 1.06 %	1,911,744.50 1,914,714.33	99.71 2.11 %	1,909,402.46 4,574.72	2.20 % (5,311.87)	Aaa / AAA AAA	0. 0.
4581X0CX4	Inter-American Dev Bank Note 1.625% Due 5/12/2020	1,400,000.00	04/05/2017 1.70 %	1,396,682.00 1,397,993.29	98.31 2.56 %	1,376,286.80 3,096.53	1.59 % (21,706.49)	Aaa / AAA AAA	1. 1.
45950KCM0	International Finance Corp Note 2.25% Due 1/25/2021	605,000.00	01/18/2018 2.35 %	603,221.30 603,476.10	98.81 2.73 %	597,822.89 5,898.75	0.69 % (5,653.21)	Aaa / AAA NR	2. 2.
4581X0CW6	Inter-American Dev Bank Note 2.125% Due 1/18/2022	1,675,000.00	01/10/2017 2.15 %	1,672,939.75 1,673,536.61	97.90 2.75 %	1,639,744.60 16,116.06	1.91 % (33,792.01)	Aaa / NR AAA	3. 3.
4581X0CZ9	Inter-American Dev Bank Note 1.75% Due 9/14/2022	850,000.00	03/23/2018 2.79 %	813,178.00 815,344.00	95.77 2.82 %	814,025.45 4,421.18	0.94 % (1,318.55)	NR / NR AAA	4. 3.
Total Supranational		**6,445,000.00**	**1.83 %**	**6,397,765.55** **6,405,064.33**	**2.52 %**	**6,337,282.20** **34,107.24**	**7.33 %** **(67,782.13)**	**Aaa / AAA** **AAA**	**2.** **2.**

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Holdings Report

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US CORPORATE									
74005PBH6	Praxair Note 1.25% Due 11/7/2018	1,035,000.00	01/08/2015 1.68 %	1,018,719.45 1,033,493.41	99.53 2.59 %	1,030,126.19 1,940.63	1.19 % (3,367.22)	A2 / A NR	0. 0.
24422ESF7	John Deere Capital Corp Note 1.95% Due 12/13/2018	545,000.00	12/10/2013 1.99 %	543,839.15 544,895.10	99.69 2.64 %	543,314.86 531.38	0.63 % (1,580.24)	A2 / A A	0. 0.
36962G7G3	General Electric Capital Corp Note 2.3% Due 1/14/2019	1,750,000.00	01/08/2014 2.32 %	1,748,286.80 1,749,815.17	99.77 2.72 %	1,746,043.25 18,671.52	2.03 % (3,771.92)	A2 / A A	0. 0.
17275RAR3	Cisco Systems Note 2.125% Due 3/1/2019	1,305,000.00	Various 2.07 %	1,308,459.75 1,305,461.99	99.75 2.50 %	1,301,733.59 9,243.76	1.51 % (3,728.40)	A1 / AA- NR	0. 0.
91159HHH6	US Bancorp Callable Note Cont 3/25/2019 2.2% Due 4/25/2019	1,365,000.00	Various 2.18 %	1,366,198.85 1,365,179.68	99.62 2.67 %	1,359,757.04 5,505.50	1.57 % (5,422.64)	A1 / A+ AA-	0. 0.
084664CK5	Berkshire Hathaway Note 1.3% Due 8/15/2019	495,000.00	08/08/2016 1.33 %	494,519.85 494,820.22	98.50 2.67 %	487,551.74 2,431.00	0.56 % (7,268.48)	Aa2 / AA A+	1. 1.
06406HCW7	Bank of New York Callable Note Cont 8/11/2019 2.3% Due 9/11/2019	1,675,000.00	Various 2.29 %	1,675,650.55 1,675,144.36	99.46 2.80 %	1,665,934.90 11,771.53	1.93 % (9,209.46)	A1 / A AA-	1. 1.
94974BGF1	Wells Fargo Corp Note 2.15% Due 1/30/2020	1,050,000.00	01/26/2015 2.17 %	1,048,857.60 1,049,637.79	98.60 3.06 %	1,035,269.55 9,468.96	1.20 % (14,368.24)	A2 / A- A+	1. 1.
22160KAG0	Costco Wholesale Corp Note 1.75% Due 2/15/2020	665,000.00	02/05/2015 1.77 %	664,301.75 664,772.61	98.42 2.75 %	654,507.63 4,396.39	0.76 % (10,264.98)	A1 / A+ A+	1. 1.
747525AD5	Qualcomm Inc Note 2.25% Due 5/20/2020	980,000.00	06/11/2015 2.49 %	969,146.50 975,845.52	98.53 3.06 %	965,551.86 2,511.26	1.11 % (10,293.66)	A1 / A NR	1. 1.
594918BG8	Microsoft Callable Note Cont. 10/03/20 2% Due 11/3/2020	425,000.00	10/29/2015 2.02 %	424,660.00 424,840.70	98.42 2.72 %	418,299.03 1,369.44	0.48 % (6,541.67)	Aaa / AAA AA+	2. 2.
00440EAT4	Chubb INA Holdings Inc Callable Note Cont 10/3/2020 2.3% Due 11/3/2020	1,050,000.00	02/06/2017 2.16 %	1,054,945.50 1,053,063.09	98.22 3.12 %	1,031,315.25 3,890.83	1.19 % (21,747.84)	A3 / A A	2. 2.
78012KKU0	Royal Bank of Canada Note 2.5% Due 1/19/2021	1,050,000.00	12/11/2017 2.37 %	1,053,979.50 1,053,277.03	98.24 3.22 %	1,031,562.00 11,812.50	1.20 % (21,715.03)	A1 / AA- AA	2. 2.
30231GAV4	Exxon Mobil Corp Callable Note Cont 2/1/2021 2.222% Due 3/1/2021	1,160,000.00	Various 1.97 %	1,173,322.80 1,167,427.82	98.16 2.94 %	1,138,650.20 8,591.74	1.32 % (28,777.62)	Aaa / AA+ NR	2. 2.
24422ESL4	John Deere Capital Corp Note 2.8% Due 3/4/2021	425,000.00	05/24/2017 2.12 %	435,340.25 432,352.56	99.17 3.13 %	421,455.93 3,867.50	0.49 % (10,896.63)	A2 / A A	2. 2.
369550BE7	General Dynamics Corp Note 3% Due 5/11/2021	1,055,000.00	Various 3.25 %	1,047,595.75 1,047,906.52	99.68 3.12 %	1,051,610.29 4,395.83	1.22 % 3,703.77	A2 / A+ NR	2. 2.
857477AV5	State Street Bank Note 1.95% Due 5/19/2021	580,000.00	05/16/2016 1.96 %	579,698.40 579,826.08	96.88 3.09 %	561,892.98 1,319.50	0.65 % (17,933.10)	A1 / A AA-	2. 2.
594918BP8	Microsoft Callable Note Cont 7/8/21 1.55% Due 8/8/2021	770,000.00	Various 1.57 %	769,085.90 769,432.32	95.89 2.94 %	738,358.39 4,740.85	0.86 % (31,073.93)	Aaa / AAA AA+	3. 2.
69371RN44	Paccar Financial Corp Note 1.65% Due 8/11/2021	1,100,000.00	05/23/2018 3.15 %	1,050,093.00 1,051,665.88	95.36 3.23 %	1,049,004.00 7,058.33	1.22 % (2,661.88)	A1 / A+ NR	3. 2.98

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US CORPORATE									
68389XBK0	Oracle Corp Callable Note Cont 8/01/21 1.9% Due 9/15/2021	1,100,000.00	11/29/2016 2.40 %	1,075,371.00 1,083,486.73	95.24 3.48 %	1,047,660.90 6,153.89	1.21 % (35,825.83)	A1 / AA- A+	3. 3.
89236TDP7	Toyota Motor Credit Corp Note 2.6% Due 1/11/2022	1,000,000.00	06/12/2018 3.25 %	978,310.00 978,592.12	97.95 3.22 %	979,515.00 12,277.78	1.14 % 922.88	Aa3 / AA- A	3. 3.
91159HHP8	US Bancorp Callable Cont 12/23/2021 2.625% Due 1/24/2022	515,000.00	01/19/2017 2.66 %	514,114.20 514,367.91	97.84 3.27 %	503,881.67 5,895.68	0.59 % (10,486.24)	A1 / A+ AA-	3. 3.
674599CK9	Occidental Petroleum Callable Note Cont 3/15/2022 2.6% Due 4/15/2022	740,000.00	06/18/2018 3.27 %	722,343.60 722,482.83	97.77 3.23 %	723,486.90 4,061.78	0.84 % 1,004.07	A3 / A A	3. 3.
69353RFE3	PNC Bank Callable Note Cont 6/28/2022 2.45% Due 7/28/2022	1,170,000.00	07/25/2017 2.45 %	1,169,894.70 1,169,914.19	96.53 3.37 %	1,129,344.84 12,182.63	1.31 % (40,569.35)	A2 / A A+	4. 3.
44932HAC7	IBM Credit Corp Note 2.2% Due 9/8/2022	1,050,000.00	11/29/2017 2.58 %	1,032,234.00 1,034,396.11	95.67 3.31 %	1,004,570.70 7,250.83	1.16 % (29,825.41)	A1 / A+ A+	4. 3.
48128BAB7	JP Morgan Chase & Co Callable Note 1X 1/15/2022 2.972% Due 1/15/2023	950,000.00	02/09/2018 3.19 %	940,832.50 941,536.52	97.40 3.60 %	925,262.00 13,019.01	1.08 % (16,274.52)	A3 / A- AA-	4. 4.
24422ETG4	John Deere Capital Corp Note 2.8% Due 3/6/2023	280,000.00	06/13/2018 3.44 %	272,213.20 272,285.43	97.57 3.36 %	273,208.60 2,504.44	0.32 % 923.17	A2 / A A	4. 4.
Total US Corporate		**25,285,000.00**	**2.38 %**	**25,132,014.55 25,155,919.69**	**3.01 %**	**24,818,869.29 176,864.49**	**28.77 % (337,050.40)**	**A1 / A+ A+**	**2. 2.**
US TREASURY									
912828VF4	US Treasury Note 1.375% Due 5/31/2020	1,750,000.00	07/10/2015 1.62 %	1,730,250.01 1,742,250.56	97.84 2.54 %	1,712,196.50 2,038.08	1.97 % (30,054.06)	Aaa / AA+ AAA	1. 1.
912828L32	US Treasury Note 1.375% Due 8/31/2020	1,650,000.00	Various 1.37 %	1,650,064.12 1,650,026.23	97.52 2.56 %	1,609,007.40 7,583.05	1.86 % (41,018.83)	Aaa / AA+ AAA	2. 2.
912828N89	US Treasury Note 1.375% Due 1/31/2021	1,600,000.00	03/09/2016 1.40 %	1,598,442.85 1,599,176.55	96.95 2.60 %	1,551,187.20 9,176.80	1.80 % (47,989.35)	Aaa / AA+ AAA	2. 2.
912828B90	US Treasury Note 2% Due 2/28/2021	1,650,000.00	Various 1.55 %	1,683,525.06 1,668,908.51	98.44 2.61 %	1,624,283.10 11,029.89	1.88 % (44,625.41)	Aaa / AA+ AAA	2. 2.
912828Q37	US Treasury Note 1.25% Due 3/31/2021	1,700,000.00	Various 1.58 %	1,676,910.00 1,685,001.74	96.41 2.61 %	1,639,039.71 5,341.53	1.89 % (45,962.03)	Aaa / AA+ AAA	2. 2.
912828S27	US Treasury Note 1.125% Due 6/30/2021	1,015,000.00	Various 1.91 %	980,766.29 992,329.50	95.68 2.63 %	971,148.96 31.03	1.12 % (21,180.54)	Aaa / AA+ AAA	3. 2.
912828T34	US Treasury Note 1.125% Due 9/30/2021	1,700,000.00	11/09/2016 1.48 %	1,671,251.79 1,680,882.84	95.28 2.65 %	1,619,714.10 4,807.38	1.87 % (61,168.74)	Aaa / AA+ AAA	3. 3.
912828J43	US Treasury Note 1.75% Due 2/28/2022	1,785,000.00	03/13/2017 2.14 %	1,752,722.58 1,761,152.85	96.76 2.68 %	1,727,196.35 10,440.79	2.00 % (33,956.50)	Aaa / AA+ AAA	3. 3.
912828XG0	US Treasury Note 2.125% Due 6/30/2022	1,700,000.00	08/15/2017 1.82 %	1,724,111.17 1,719,798.82	97.84 2.70 %	1,663,276.60 98.17	1.91 % (56,522.22)	Aaa / AA+ AAA	4. 3.

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Holdings Report

As of 6/30/18

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Matur Durati
US TREASURY									
912828L57	US Treasury Note 1.75% Due 9/30/2022	1,750,000.00	10/17/2017 1.99 %	1,730,585.94 1,733,334.83	96.18 2.71 %	1,683,213.00 7,698.09	1.95 % (50,121.83)	Aaa / AA+ AAA	4. 4.
912828N30	US Treasury Note 2.125% Due 12/31/2022	1,750,000.00	01/25/2018 2.46 %	1,722,792.97 1,725,150.91	97.49 2.72 %	1,706,045.25 101.05	1.96 % (19,105.66)	Aaa / AA+ AAA	4. 4.
Total US Treasury		**18,050,000.00**	**1.76 %**	**17,921,422.78** **17,958,013.34**	**2.64 %**	**17,506,308.17** **58,345.86**	**20.22 %** **(451,705.17)**	**Aaa / AA+** **AAA**	**3.** **3.**
TOTAL PORTFOLIO		**88,337,665.37**	**1.97 %**	**87,922,131.60** **88,022,485.01**	**2.72 %**	**86,430,904.41** **438,098.06**	**100.00 %** **(1,591,580.60)**	**Aa1 / AA** **AAA**	**2.** **2.**
TOTAL MARKET VALUE PLUS ACCRUED						**86,869,002.47**			

Attachment: 06-2018 Investment Report (3182 : RECEIPT OF QUARTERLY INVESTMENT REPORT -

Transaction Ledger

5/31/18 Thru 6/30/18

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Los
ACQUISITIONS										
Purchase	06/01/2018	60934N104	1,574.72	Federated Investors Government Obligations Fund	1.000	1.60 %	1,574.72	0.00	1,574.72	0.
Purchase	06/11/2018	60934N104	9,375.00	Federated Investors Government Obligations Fund	1.000	1.60 %	9,375.00	0.00	9,375.00	0.
Purchase	06/13/2018	60934N104	1,680,000.00	Federated Investors Government Obligations Fund	1.000	1.60 %	1,680,000.00	0.00	1,680,000.00	0.
Purchase	06/13/2018	60934N104	5,313.75	Federated Investors Government Obligations Fund	1.000	1.60 %	5,313.75	0.00	5,313.75	0.
Purchase	06/14/2018	89236TDP7	1,000,000.00	Toyota Motor Credit Corp Note 2.6% Due 1/11/2022	97.831	3.25 %	978,310.00	11,050.00	989,360.00	0.
Purchase	06/15/2018	24422ETG4	280,000.00	John Deere Capital Corp Note 2.8% Due 3/6/2023	97.219	3.44 %	272,213.20	2,156.00	274,369.20	0.
Purchase	06/15/2018	60934N104	4,892.20	Federated Investors Government Obligations Fund	1.000	1.60 %	4,892.20	0.00	4,892.20	0.
Purchase	06/15/2018	60934N104	63,997.19	Federated Investors Government Obligations Fund	1.000	1.60 %	63,997.19	0.00	63,997.19	0.
Purchase	06/15/2018	60934N104	52,652.39	Federated Investors Government Obligations Fund	1.000	1.60 %	52,652.39	0.00	52,652.39	0.
Purchase	06/15/2018	60934N104	45,358.48	Federated Investors Government Obligations Fund	1.000	1.60 %	45,358.48	0.00	45,358.48	0.
Purchase	06/15/2018	60934N104	26,672.89	Federated Investors Government Obligations Fund	1.000	1.60 %	26,672.89	0.00	26,672.89	0.
Purchase	06/15/2018	60934N104	31,118.34	Federated Investors Government Obligations Fund	1.000	1.60 %	31,118.34	0.00	31,118.34	0.
Purchase	06/15/2018	60934N104	609.58	Federated Investors Government Obligations Fund	1.000	1.60 %	609.58	0.00	609.58	0.
Purchase	06/15/2018	60934N104	257.83	Federated Investors Government Obligations Fund	1.000	1.60 %	257.83	0.00	257.83	0.
Purchase	06/15/2018	60934N104	16,458.18	Federated Investors Government Obligations Fund	1.000	1.60 %	16,458.18	0.00	16,458.18	0.
Purchase	06/15/2018	60934N104	29,630.84	Federated Investors Government Obligations Fund	1.000	1.60 %	29,630.84	0.00	29,630.84	0.
Purchase	06/15/2018	60934N104	28,865.85	Federated Investors Government Obligations Fund	1.000	1.60 %	28,865.85	0.00	28,865.85	0.
Purchase	06/15/2018	60934N104	1,540.00	Federated Investors Government Obligations Fund	1.000	1.60 %	1,540.00	0.00	1,540.00	0.
Purchase	06/15/2018	60934N104	1,846.25	Federated Investors Government Obligations Fund	1.000	1.60 %	1,846.25	0.00	1,846.25	0.
Purchase	06/18/2018	60934N104	67,369.96	Federated Investors Government Obligations Fund	1.000	1.60 %	67,369.96	0.00	67,369.96	0.

Attachment: 06-2018 Investment Report (3182 : RECEIPT OF QUARTERLY INVESTMENT REPORT -

City of Moreno Valley

Transaction Ledger

5/31/18 Thru 6/30/18

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Los
ACQUISITIONS										
Purchase	06/19/2018	60934N104	398,442.11	Federated Investors Government Obligations Fund	1.000	1.60 %	398,442.11	0.00	398,442.11	0.
Purchase	06/20/2018	674599CK9	740,000.00	Occidental Petroleum Callable Note Cont 3/15/2022 2.6% Due 4/15/2022	97.614	3.27 %	722,343.60	3,473.89	725,817.49	0.
Purchase	06/21/2018	60934N104	36,494.51	Federated Investors Government Obligations Fund	1.000	1.60 %	36,494.51	0.00	36,494.51	0.
Purchase	06/22/2018	60934N104	12,412.50	Federated Investors Government Obligations Fund	1.000	1.60 %	12,412.50	0.00	12,412.50	0.
Purchase	06/25/2018	02587AAJ3	700,000.00	American Express Credit 2017-1 1.93% Due 9/15/2022	98.445	3.75 %	689,117.18	375.28	689,492.46	0.
Purchase	06/25/2018	60934N104	1,238.96	Federated Investors Government Obligations Fund	1.000	1.60 %	1,238.96	0.00	1,238.96	0.
Purchase	06/25/2018	60934N104	3,476.25	Federated Investors Government Obligations Fund	1.000	1.60 %	3,476.25	0.00	3,476.25	0.
Purchase	06/29/2018	3135G0U35	1,000,000.00	FNMA Note 2.75% Due 6/22/2021	100.148	2.70 %	1,001,480.00	305.56	1,001,785.56	0.
Purchase	06/29/2018	3137EAEN5	1,000,000.00	FHLMC Note 2.75% Due 6/19/2023	99.645	2.83 %	996,450.00	1,375.00	997,825.00	0.
Purchase	06/30/2018	60934N104	42,365.63	Federated Investors Government Obligations Fund	1.000	1.74 %	42,365.63	0.00	42,365.63	0.
	Subtotal		**7,281,963.41**				**7,221,877.39**	**18,735.73**	**7,240,613.12**	**0.**
Security Contribution	06/06/2018	60934N104	410.67	Federated Investors Government Obligations Fund	1.000		410.67	0.00	410.67	0.
Security Contribution	06/27/2018	60934N104	2,500,000.00	Federated Investors Government Obligations Fund	1.000		2,500,000.00	0.00	2,500,000.00	0.
	Subtotal		**2,500,410.67**				**2,500,410.67**	**0.00**	**2,500,410.67**	**0.**
Short Sale	06/14/2018	60934N104	-989,360.00	Federated Investors Government Obligations Fund	1.000		-989,360.00	0.00	-989,360.00	0.
Short Sale	06/15/2018	60934N104	-274,369.20	Federated Investors Government Obligations Fund	1.000		-274,369.20	0.00	-274,369.20	0.
	Subtotal		**-1,263,729.20**				**-1,263,729.20**	**0.00**	**-1,263,729.20**	**0.**
TOTAL ACQUISITIONS			**8,518,644.88**				**8,458,558.86**	**18,735.73**	**8,477,294.59**	**0.**

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Transaction Ledger

5/31/18 Thru 6/30/18

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Los
DISPOSITIONS										
Closing Purchase	06/15/2018	60934N104	-274,369.20	Federated Investors Government Obligations Fund	1.000		-274,369.20	0.00	-274,369.20	0.
Closing Purchase	06/15/2018	60934N104	-714,990.80	Federated Investors Government Obligations Fund	1.000		-714,990.80	0.00	-714,990.80	0.
Closing Purchase	06/15/2018	60934N104	-274,369.20	Federated Investors Government Obligations Fund	1.000		-274,369.20	0.00	-274,369.20	0.
	Subtotal		**-1,263,729.20**				**-1,263,729.20**	**0.00**	**-1,263,729.20**	**0.**
Sale	06/15/2018	60934N104	989,360.00	Federated Investors Government Obligations Fund	1.000	1.60 %	989,360.00	0.00	989,360.00	0.
Sale	06/15/2018	60934N104	274,369.20	Federated Investors Government Obligations Fund	1.000	1.60 %	274,369.20	0.00	274,369.20	0.
Sale	06/19/2018	3135G0ZG1	400,000.00	FNMA Note 1.75% Due 9/12/2019	99.139	2.46 %	396,556.00	1,886.11	398,442.11	-3,673.
Sale	06/20/2018	60934N104	725,817.49	Federated Investors Government Obligations Fund	1.000	1.60 %	725,817.49	0.00	725,817.49	0.
Sale	06/25/2018	60934N104	689,492.46	Federated Investors Government Obligations Fund	1.000	1.60 %	689,492.46	0.00	689,492.46	0.
Sale	06/29/2018	60934N104	1,999,610.56	Federated Investors Government Obligations Fund	1.000	1.74 %	1,999,610.56	0.00	1,999,610.56	0.
	Subtotal		**5,078,649.71**				**5,075,205.71**	**1,886.11**	**5,077,091.82**	**-3,673.**
Paydown	06/15/2018	43811BAC8	0.00	Honda Auto Receivables 2017-2 A3 1.68% Due 8/16/2021	100.000		0.00	1,540.00	1,540.00	0.
Paydown	06/15/2018	43814QAC2	28,530.99	Honda Auto Receivables 2016-2 A3 1.39% Due 4/15/2020	100.000		28,530.99	334.86	28,865.85	0.
Paydown	06/15/2018	47787XAB3	29,418.21	John Deere Owner Trust 2017-A A2 1.5% Due 10/15/2019	100.000		29,418.21	212.63	29,630.84	0.
Paydown	06/15/2018	47788BAB0	16,232.71	John Deere Owner Trust 2017-B A2A 1.59% Due 4/15/2020	100.000		16,232.71	225.47	16,458.18	0.
Paydown	06/15/2018	47788BAD6	0.00	John Deere Owner Trust 2017-B A3 1.82% Due 10/15/2021	100.000		0.00	257.83	257.83	0.
Paydown	06/15/2018	47788CAC6	0.00	John Deere Owner Trust 2016-B A4 2.66% Due 4/18/2022	100.000		0.00	609.58	609.58	0.
Paydown	06/15/2018	47788MAC4	30,728.43	John Deere Owner Trust 2016-A A3 1.36% Due 4/15/2020	100.000		30,728.43	389.91	31,118.34	0.
Paydown	06/15/2018	654747AB0	26,436.12	Nissan Auto Receivables 2017-A A2A 1.47% Due 1/15/2020	100.000		26,436.12	236.77	26,672.89	0.

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Transaction Ledger

5/31/18 Thru 6/30/18

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Los
DISPOSITIONS										
Paydown	06/15/2018	65478WAB1	4,887.84	Nissan Auto Receivables Owner 2016-C A2A 1.07% Due 5/15/2019	100.000		4,887.84	4.36	4,892.20	0.
Paydown	06/15/2018	89231LAB3	45,300.57	Toyota Auto Receivables Owner 2016-D 1.06% Due 5/15/2019	100.000		45,300.57	57.91	45,358.48	0.
Paydown	06/15/2018	89231UAD9	52,065.53	Toyota Auto Receivables 2016-B 1.3% Due 4/15/2020	100.000		52,065.53	586.86	52,652.39	0.
Paydown	06/15/2018	89237RAB4	62,950.60	Toyota Auto Receivable 2017-C A2A 1.58% Due 7/15/2020	100.000		62,950.60	1,046.59	63,997.19	0.
Paydown	06/15/2018	89238BAB8	0.00	Toyota Auto Receivables Owner 2018-A A2A 2.1% Due 10/15/2020	100.000		0.00	1,846.25	1,846.25	0.
Paydown	06/18/2018	43814RAB2	67,263.99	Honda Auto Receivables 2016-4 A2 1.04% Due 4/18/2019	100.000		67,263.99	105.97	67,369.96	0.
Paydown	06/21/2018	43814TAB8	36,331.32	Honda Auto Receivables 2017-1 A2 1.42% Due 7/22/2019	100.000		36,331.32	163.19	36,494.51	0.
Paydown	06/25/2018	3137BDDC7	0.00	FHLMC K716 A2 3.13% Due 6/25/2021	100.000		0.00	1,238.96	1,238.96	0.
Paydown	06/25/2018	3137BM6P6	0.00	FHLMC K721 A2Due 8/25/2022	100.000		0.00	3,476.25	3,476.25	0.
	Subtotal		**400,146.31**				**400,146.31**	**12,333.39**	**412,479.70**	**0.**
Maturity	06/13/2018	06538CFD8	1,680,000.00	Bank of Tokyo Mitsubishi NY Discount CP 2.1% Due 6/13/2018	99.463		1,680,000.00	0.00	1,680,000.00	0.
	Subtotal		**1,680,000.00**				**1,680,000.00**	**0.00**	**1,680,000.00**	**0.**
Security Withdrawal	06/06/2018	60934N104	410.67	Federated Investors Government Obligations Fund	1.000		410.67	0.00	410.67	0.
	Subtotal		**410.67**				**410.67**	**0.00**	**410.67**	**0.**
TOTAL DISPOSITIONS			**5,895,477.49**				**5,892,033.49**	**14,219.50**	**5,906,252.99**	**-3,673.**
OTHER TRANSACTIONS										
Interest	06/11/2018	313379RB7	1,000,000.00	FHLB Note 1.875% Due 6/11/2021	0.000		9,375.00	0.00	9,375.00	0.
Interest	06/13/2018	24422ESF7	545,000.00	John Deere Capital Corp Note 1.95% Due 12/13/2018	0.000		5,313.75	0.00	5,313.75	0.
Interest	06/22/2018	3135G0D75	1,655,000.00	FNMA Note 1.5% Due 6/22/2020	0.000		12,412.50	0.00	12,412.50	0.

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City of Moreno Valley

Transaction Ledger

5/31/18 Thru 6/30/18

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Los
OTHER TRANSACTIONS										
Interest	06/30/2018	912828N30	1,750,000.00	US Treasury Note 2.125% Due 12/31/2022	0.000		18,593.75	0.00	18,593.75	0.
Interest	06/30/2018	912828S27	1,015,000.00	US Treasury Note 1.125% Due 6/30/2021	0.000		5,709.38	0.00	5,709.38	0.
Interest	06/30/2018	912828XG0	1,700,000.00	US Treasury Note 2.125% Due 6/30/2022	0.000		18,062.50	0.00	18,062.50	0.
	Subtotal		**7,665,000.00**				**69,466.88**	**0.00**	**69,466.88**	**0.**
Dividend	06/01/2018	60934N104	235,604.57	Federated Investors Government Obligations Fund	0.000		1,574.72	0.00	1,574.72	0.
	Subtotal		**235,604.57**				**1,574.72**	**0.00**	**1,574.72**	**0.**
TOTAL OTHER TRANSACTIONS			**7,900,604.57**				**71,041.60**	**0.00**	**71,041.60**	**0.**

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CITY OF MORENO VALLEY

June 2018

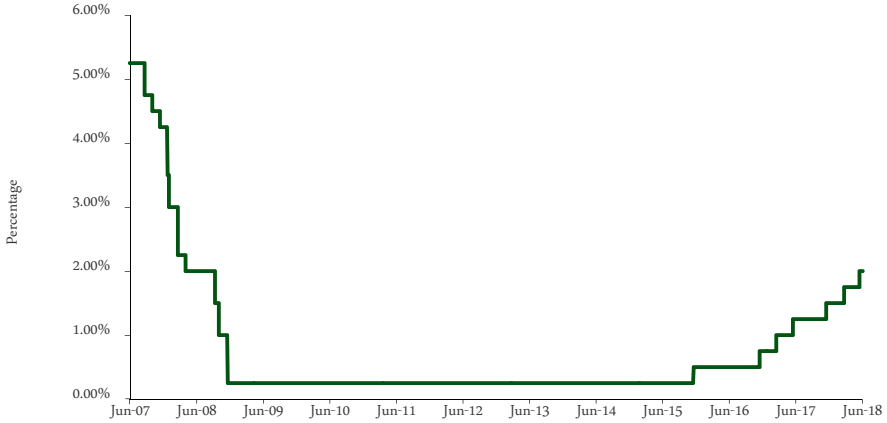
Part of BNY MELLON

Insight INVESTMENT

FIXED INCOME MARKET REVIEW

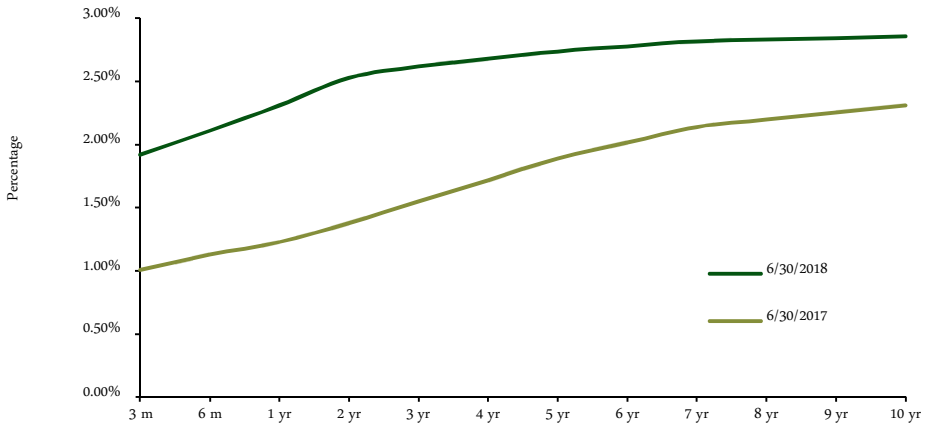
As of June 30, 2018

Chart 1: Fed funds target rate: 6/30/2007—6/30/2018



Source: Bloomberg Finance LP, June 30, 2018.

Chart 2: Treasury yield curve: 6/30/2017 and 6/30/2018



Source: Bloomberg Finance LP, June 30, 2018.

Economic Indicators and Monetary Policy

On June 13, the Federal Open Market Committee (FOMC) met and unanimously agreed to increase the federal funds target range by 25 basis points to 1.75% to 2%. (See Chart 1). The FOMC statement noted a strengthening labor market and solid economic activity since the May meeting. The statement also reflected that the FOMC expects further gradual increases in the target rate will be consistent with continued economic expansion, strong labor market conditions and inflation near the FOMC's 2% symmetrical target over the medium-term. Forward guidance from the FOMC meeting revealed that the median forecast for the upper range of the federal funds target rate at year-end 2018 is 2.375%, indicating that one-to-two additional rate increases are expected this year as of the June meeting.

The employment report released on June 1 showed an increase of 223,000 jobs in May, better than expectations for 190,000 jobs added. The unemployment rate decreased 0.1% to 3.8% and the underemployment rate fell 0.2% to 7.6% in May. Average hourly earnings increased 0.1% to 2.7% annual growth, better than expectations for 2.6% growth.

At the start of June, the Institute for Supply Management (ISM) Manufacturing and Non-Manufacturing Indices both pushed higher for May readings of 58.7% and 58.6% respectively. The final estimate for first quarter Gross Domestic Product (GDP) was released on June 28 showing 2% growth, revised down from the second estimate of 2.2% and an original estimate of 2.3% growth. Personal consumption was revised downward to 0.9% growth and inventories and net exports subtracted from the final estimate of first quarter GDP.

The Consumer Price Index (CPI) data released on June 12 showed 0.2% increases in the headline and core readings, in line with expectations. On an annual basis, the headline CPI was 2.8% for May and factoring out food and energy, the core level was 2.2%.

Interest Rate Summary

At the end of June, the 3-month US Treasury bill yielded 1.92%, the 6-month US Treasury bill yielded 2.11%, the 2-year US Treasury note yielded 2.53%, the 5-year US Treasury note yielded 2.74% and the 10-year US Treasury note yielded 2.86%. (See Chart 2).

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ACTIVITY AND PERFORMANCE SUMMARY

For the period June 1, 2018 - June 30, 2018

Amortized Cost Basis Activity Summary

Opening balance		55,945,032.18
Income received	79,075.74	
Total receipts		79,075.74
Total disbursements		0.00
Interportfolio transfers	0.00	
Total Interportfolio transfers		0.00
Realized gain (loss)		0.00
Total amortization expense		(6,967.70)
Total OID/MKT accretion income		8,749.48
Return of capital		0.00
Closing balance		56,025,889.70
Ending fair value		55,458,799.96
Unrealized gain (loss)		(567,089.74)

Detail of Amortized Cost Basis Return

	Interest earned	Accretion (amortization)	Realized gain (loss)	Total income
Cash and Cash Equivalents	134.20	0.00	0.00	134.20
Corporate Bonds	23,154.04	(26.19)	0.00	23,127.85
Government Agencies	39,298.77	564.66	0.00	39,863.43
Government Bonds	12,484.73	1,243.31	0.00	13,728.04
Total	**75,071.74**	**1,781.78**	**0.00**	**76,853.52**

Comparative Rates of Return (%)

	* Twelve month trailing	* Six month trailing	* One month
Fed Funds	1.38	0.79	0.15
Overnight Repo	1.38	0.80	0.15
Merrill Lynch 3m US Treas Bill	1.38	0.83	0.15
Merrill Lynch 6m US Treas Bill	1.51	0.90	0.17
ML 1 Year US Treasury Note	1.74	1.03	0.19
ML 2 Year US Treasury Note	1.95	1.14	0.21
ML 5 Year US Treasury Note	2.29	1.31	0.23

* rates reflected are cumulative

Summary of Amortized Cost Basis Return for the Period

	Total portfolio
Interest earned	75,071.74
Accretion (amortization)	1,781.78
Realized gain (loss) on sales	0.00
Total income on portfolio	76,853.52
Average daily amortized cost	55,982,780.50
Period return (%)	0.14
YTD return (%)	0.79
Weighted average final maturity in days	469

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ACTIVITY AND PERFORMANCE SUMMARY

For the period June 1, 2018 - June 30, 2018

Fair Value Basis Activity Summary

Opening balance		55,413,700.40
Income received	79,075.74	
Total receipts		79,075.74
Total disbursements		0.00
Interportfolio transfers	0.00	
Total Interportfolio transfers		0.00
Unrealized gain (loss) on security movements		0.00
Return of capital		0.00
Change in fair value for the period		(33,976.18)
Ending fair value		55,458,799.96

Detail of Fair Value Basis Return

	Interest earned	Change in fair value	Total income
Cash and Cash Equivalents	134.20	0.00	134.20
Corporate Bonds	23,154.04	(12,828.51)	10,325.53
Government Agencies	39,298.77	(19,301.05)	19,997.72
Government Bonds	12,484.73	(1,846.62)	10,638.11
Total	**75,071.74**	**(33,976.18)**	**41,095.56**

Comparative Rates of Return (%)

	* Twelve month trailing	* Six month trailing	* One month
Fed Funds	1.38	0.79	0.15
Overnight Repo	1.38	0.80	0.15
ICE ML 3m US Treas Bill	1.36	0.81	0.17
ICE ML 6m US Treas Bill	1.39	0.80	0.16
ICE ML 1 Year US Treasury Note	0.92	0.65	0.12
ICE ML US Treasury 1-3	0.08	0.09	0.02
ICE ML US Treasury 1-5	(0.35)	(0.25)	(0.01)

* rates reflected are cumulative

Summary of Fair Value Basis Return for the Period

	Total portfolio
Interest earned	75,071.74
Change in fair value	(33,976.18)
Total income on portfolio	41,095.56
Average daily total value *	55,619,324.27
Period return (%)	0.07
YTD return (%)	0.36
Weighted average final maturity in days	469

* Total value equals market value and accrued interest

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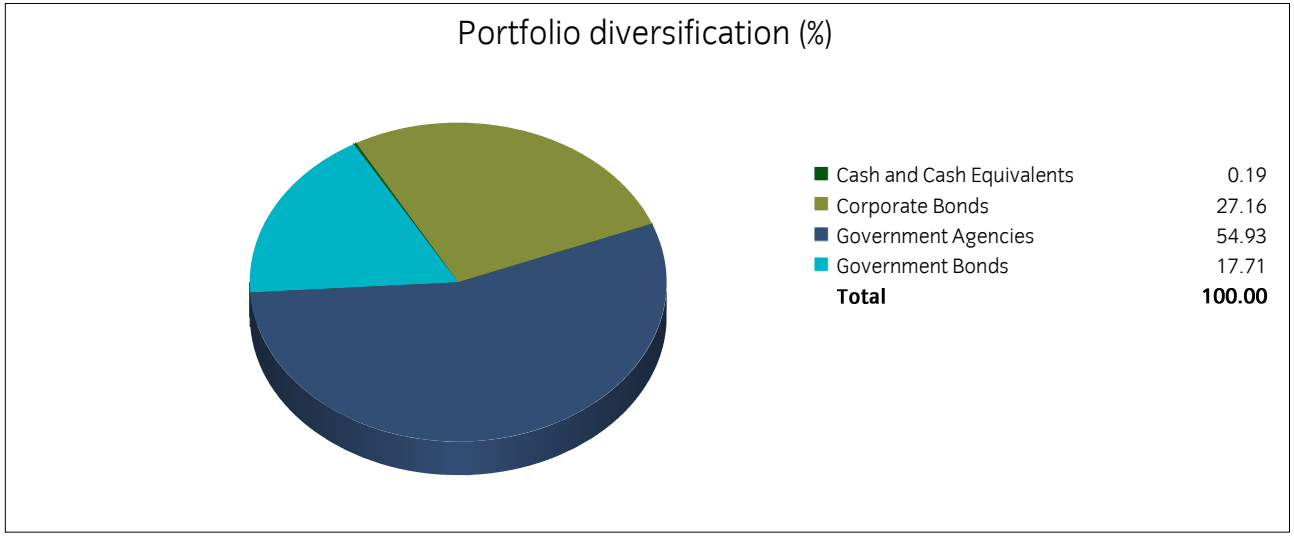
RECAP OF SECURITIES HELD

As of June 30, 2018

	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Weighted average final maturity (days)	Percent of portfolio	Weighted average effective duration (years)
Cash and Cash Equivalents	108,828.89	108,828.89	108,828.89	0.00	1	0.19	0.00
Corporate Bonds	15,236,237.43	15,204,998.93	15,043,985.64	(161,013.29)	455	27.16	1.21
Government Agencies	30,813,567.30	30,746,641.72	30,414,842.15	(331,799.57)	504	54.93	1.34
Government Bonds	9,933,321.59	9,965,420.16	9,891,143.28	(74,276.88)	386	17.71	1.03
Total	56,091,955.21	56,025,889.70	55,458,799.96	(567,089.74)	469	100.00	1.25



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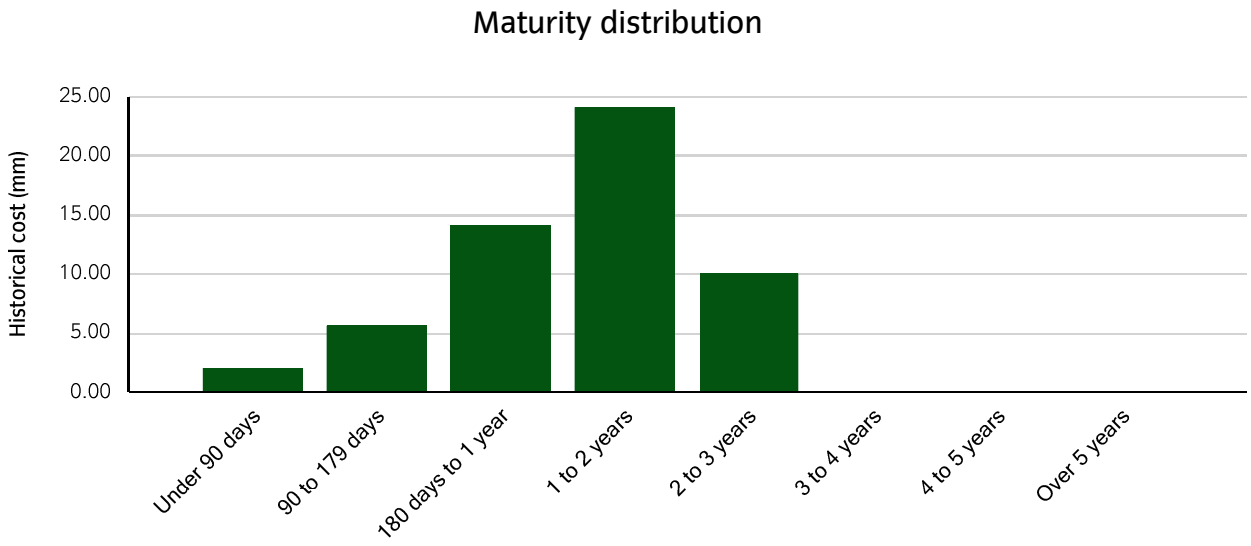
MATURITY DISTRIBUTION OF SECURITIES HELD

As of June 30, 2018

Maturity	Historic cost	Percent
Under 90 days	2,145,528.89	3.83
90 to 179 days	5,644,378.64	10.06
180 days to 1 year	14,125,467.19	25.18
1 to 2 years	24,135,823.28	43.03
2 to 3 years	10,040,757.21	17.90
3 to 4 years	0.00	0.00
4 to 5 years	0.00	0.00
Over 5 years	0.00	0.00
	56,091,955.21	100.00



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SECURITIES HELD

As of June 30, 2018

Cusip/ Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost/ Accrued interest purchased	Amortized cost/ Accretion (amortization)	Fair value/ Change in fair value	Unrealized gain (loss)	Interest received	Interest earned	Total accrued interest	% Port cost
Cash and Cash Equivalents											
Cash and Cash Equivalents	0.000		108,828.89	108,828.89 0.00	108,828.89 0.00	108,828.89 0.00	0.00	0.00	0.00	0.00	0.19
Total Cash and Cash Equivalents			**108,828.89**	**108,828.89** **0.00**	**108,828.89** **0.00**	**108,828.89** **0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.19**
Corporate Bonds											
91159HHE3 US BANCORP 1.95% 15NOV2018 (CALLABLE 15OCT18)	1.950	11/15/2018 10/15/2018	215,000.00	215,455.80 0.00	215,035.90 (7.98)	214,544.20 9.89	(491.70)	0.00	337.73	524.06	0.38
68389XAQ8 ORACLE CORP 2.375% 15JAN2019	2.375	01/15/2019	1,000,000.00	1,002,870.00 0.00	1,001,626.89 (250.29)	999,878.00 (184.00)	(1,748.89)	0.00	1,913.20	10,885.42	1.79
17275RBB7 CISCO SYSTEMS INC 1.6% 28FEB2019	1.600	02/28/2019	700,000.00	702,331.00 0.00	700,514.19 (64.28)	695,605.40 (162.40)	(4,908.79)	0.00	902.23	3,795.56	1.25
17275RAR3 CISCO SYSTEMS INC 2.125% 01MAR2019	2.125	03/01/2019	500,000.00	503,740.00 0.00	500,499.36 (62.16)	498,748.50 64.50	(1,750.86)	0.00	855.90	3,512.15	0.90
89236TDE2 TOYOTA MOTOR CREDIT CORP 1.4% 20MAY2019	1.400	05/20/2019	1,500,000.00	1,504,395.00 0.00	1,501,338.15 (125.46)	1,483,710.00 831.00	(17,628.15)	0.00	1,691.66	2,333.33	2.68
94988J5D5 WELLS FARGO BANK NA 1.75% 24MAY2019	1.750	05/24/2019	1,200,000.00	1,196,316.00 0.00	1,198,547.91 134.45	1,189,249.20 243.60	(9,298.71)	0.00	1,691.67	2,100.00	2.13
02665WAH4 AMERICAN HONDA FINANCE 2.25% 15AUG2019	2.250	08/15/2019	1,500,000.00	1,541,520.00 0.00	1,514,372.31 (1,064.61)	1,491,439.50 (450.00)	(22,932.81)	0.00	2,718.75	12,656.25	2.75
713448DJ4 PEPSICO INC 1.35% 04OCT2019	1.350	10/04/2019	1,500,000.00	1,487,931.00 0.00	1,493,799.10 409.75	1,475,121.00 (987.00)	(18,678.10)	0.00	1,631.25	4,837.50	2.65

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SECURITIES HELD

As of June 30, 2018

Cusip/ Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost/ Accrued interest purchased	Amortized cost/ Accretion (amortization)	Fair value/ Change in fair value	Unrealized gain (loss)	Interest received	Interest earned	Total accrued interest	% Port cost
Corporate Bonds											
24422ETJ8	1.250	10/09/2019	1,000,000.00	979,508.26	983,556.45	981,545.00	(2,011.45)	0.00	1,006.94	2,812.50	1.75
JOHN DEERE CAPITAL CORP 1.25% 09OCT2019				0.00	1,074.74	1,326.00					
69353RDZ8	2.400	10/18/2019	1,000,000.00	994,960.00	995,711.42	993,063.00	(2,648.42)	0.00	1,933.33	4,800.00	1.77
PNC BANK NA 2.4% 18OCT2019 (CALLABLE 18SEP19)		09/18/2019		0.00	274.91	(1,782.00)					
037833DH0	1.800	11/13/2019	639,000.00	631,542.87	632,351.96	632,244.49	(107.47)	0.00	926.55	1,501.65	1.13
APPLE INC 1.8% 13NOV2019				0.00	404.54	(1,490.15)					
594918AY0	1.850	02/12/2020	1,000,000.00	1,004,330.00	1,002,456.20	987,690.00	(14,766.20)	0.00	1,490.28	7,091.67	1.79
MICROSOFT CORP 1.85% 12FEB2020 (CALLABLE 12JAN20)		01/12/2020		0.00	(126.61)	(688.00)					
166764AR1	1.961	03/03/2020	1,000,000.00	1,003,180.00	1,002,224.52	987,305.00	(14,919.52)	0.00	1,579.69	6,373.25	1.79
CHEVRON CORP 1.961% 03MAR2020 (CALLABLE 03FEB20)		02/03/2020		0.00	(110.68)	(1,511.00)					
25468PDP8	1.950	03/04/2020	1,000,000.00	1,003,140.00	1,001,868.53	983,431.00	(18,437.53)	0.00	1,570.83	6,283.33	1.79
WALT DISNEY COMPANY/THE 1.95% 04MAR2020				0.00	(92.81)	(4,526.00)					
69353REP9	2.300	06/01/2020	550,000.00	550,104.50	550,081.23	541,655.95	(8,425.28)	6,325.00	1,019.03	1,019.03	0.98
PNC BANK NA 2.3% 01JUN2020 (CALLABLE 02MAY20)		05/02/2020		0.00	(3.52)	(1,088.45)					
0258M0DX4	2.600	09/14/2020	900,000.00	914,913.00	911,014.81	888,755.40	(22,259.41)	0.00	1,885.00	6,890.00	1.63
AMERICAN EXPRESS CREDIT 2.6% 14SEP2020 (CALLABLE 14AUG20)		08/14/2020		0.00	(416.18)	(2,434.50)					
Total Corporate Bonds			**15,204,000.00**	**15,236,237.43**	**15,204,998.93**	**15,043,985.64**	**(161,013.29)**	**6,325.00**	**23,154.04**	**77,415.70**	**27.16**
				0.00	**(26.19)**	**(12,828.51)**					

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SECURITIES HELD

As of June 30, 2018

Cusip/ Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost/ Accrued interest purchased	Amortized cost/ Accretion (amortization)	Fair value/ Change in fair value	Unrealized gain (loss)	Interest received	Interest earned	Total accrued interest	% Port cost
Government Agencies											
3135G0YM9 FANNIE MAE 1.875% 18SEP2018	1.875	09/18/2018	2,000,000.00	2,036,700.00 0.00	2,002,798.24 (1,076.25)	1,999,618.00 578.00	(3,180.24)	0.00	3,020.83	10,625.00	3.63
3135G0YT4 FANNIE MAE 1.625% 27NOV2018	1.625	11/27/2018	1,000,000.00	996,020.00 0.00	999,672.24 66.90	998,030.00 336.00	(1,642.24)	0.00	1,309.02	1,489.58	1.78
313376BR5 FEDERAL HOME LOAN BANK 1.75% 14DEC2018	1.750	12/14/2018	2,000,000.00	2,043,800.00 0.00	2,007,999.11 (1,463.25)	1,995,924.00 170.00	(12,075.11)	17,500.00	2,819.45	1,555.56	3.64
3137EADZ9 FREDDIE MAC 1.125% 15APR2019	1.125	04/15/2019	2,000,000.00	2,000,040.00 0.00	2,000,010.38 (1.10)	1,981,562.00 960.00	(18,448.38)	0.00	1,812.50	4,687.50	3.57
3134GBRH7 FREDDIE MAC 1.4% 14JUN2019 CALLABLE	1.400	06/14/2019	1,500,000.00	1,499,100.00 0.00	1,499,562.09 38.19	1,486,320.00 (240.00)	(13,242.09)	10,500.00	1,691.66	933.33	2.67
3134G44Y1 FREDDIE MAC 1.25% 24JUN2019 CALLABLE	1.250	06/24/2019	2,100,000.00	2,075,808.00 0.00	2,082,121.15 1,515.15	2,077,257.00 (189.00)	(4,864.15)	13,125.00	2,114.58	437.50	3.70
3133ECW83 FEDERAL FARM CREDIT BANK 2.06% 01AUG2019	2.060	08/01/2019	1,500,000.00	1,526,550.00 0.00	1,510,779.91 (827.10)	1,494,795.00 (2,175.00)	(15,984.91)	0.00	2,489.17	12,789.17	2.72
3135G0P49 FANNIE MAE 1% 28AUG2019	1.000	08/28/2019	1,100,000.00	1,079,969.00 0.00	1,081,718.43 1,312.07	1,082,009.50 (290.40)	291.07	0.00	886.11	3,727.78	1.93
313380FB8 FEDERAL HOME LOAN BANK 1.375% 13SEP2019	1.375	09/13/2019	1,000,000.00	1,016,632.00 0.00	1,006,224.42 (431.26)	988,030.00 420.00	(18,194.42)	0.00	1,107.64	4,086.81	1.81
3130ACM92 FEDERAL HOME LOAN BANK 1.5% 21OCT2019	1.500	10/21/2019	1,500,000.00	1,486,380.00 0.00	1,489,586.01 663.32	1,481,061.00 (1,522.50)	(8,525.01)	0.00	1,812.50	4,312.50	2.65

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SECURITIES HELD

As of June 30, 2018

Cusip/ Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost/ Accrued interest purchased	Amortized cost/ Accretion (amortization)	Fair value/ Change in fair value	Unrealized gain (loss)	Interest received	Interest earned	Total accrued interest	% Port cost
Government Agencies											
3130AA2H0	1.125	11/29/2019	1,700,000.00	1,684,980.50	1,692,927.91	1,668,142.00	(24,785.91)	0.00	1,540.63	1,646.88	3.00
FEDERAL HOME LOAN BANK 1.125% 29NOV2019				0.00	416.82	(425.00)					
3137EAEE5	1.500	01/17/2020	1,000,000.00	990,460.00	992,828.91	984,291.00	(8,537.91)	0.00	1,208.34	6,791.67	1.77
FREDDIE MAC 1.5% 17JAN2020				0.00	386.24	(1,176.00)					
3133ECEY6	1.450	02/11/2020	1,000,000.00	999,000.00	999,496.10	982,980.00	(16,516.10)	0.00	1,168.05	5,598.61	1.78
FEDERAL FARM CREDIT BANK 1.45% 11FEB2020				0.00	26.02	(1,380.00)					
3134G96L6	1.300	02/25/2020	1,000,000.00	1,000,000.00	1,000,000.00	978,810.00	(21,190.00)	0.00	1,047.22	4,513.89	1.78
FREDDIE MAC 1.3% 25FEB2020 (CALLABLE 25AUG18)		08/25/2018		0.00	0.00	(1,050.00)					
3136G3UB9	1.200	03/30/2020	1,300,000.00	1,299,025.00	1,299,532.18	1,270,204.00	(29,328.18)	0.00	1,300.00	3,900.00	2.32
FANNIE MAE 1.2% 30MAR2020 CALLABLE				0.00	22.28	(1,300.00)					
3133EJNW5	2.550	05/15/2020	1,250,000.00	1,249,450.00	1,249,468.88	1,248,701.25	(767.63)	0.00	1,947.92	3,984.38	2.23
FEDERAL FARM CREDIT BANK 2.55% 15MAY2020				(2,036.46)	18.88	(748.75)					
3130AB6A9	1.650	07/20/2020	1,000,000.00	999,910.00	999,942.14	980,810.00	(19,132.14)	0.00	1,329.16	7,333.33	1.78
FEDERAL HOME LOAN BANK 1.65% 20JUL2020				0.00	2.35	(1,840.00)					
3130ACBY9	1.680	08/28/2020	1,600,000.00	1,600,000.00	1,600,000.00	1,567,056.00	(32,944.00)	0.00	2,165.33	9,109.33	2.85
FEDERAL HOME LOAN BANK 1.68% 28AUG2020 (CALLABLE 28AUG18)		08/28/2018		0.00	0.00	(4,032.00)					
3133EHYM9	1.500	09/14/2020	1,500,000.00	1,495,110.00	1,496,388.22	1,463,880.00	(32,508.22)	0.00	1,812.50	6,625.00	2.67
FEDERAL FARM CREDIT BANK 1.5% 14SEP2020				0.00	136.46	(315.00)					
3133EDWV0	2.140	10/06/2020	1,860,000.00	1,860,855.60	1,860,707.37	1,839,558.60	(21,148.77)	0.00	3,206.43	9,287.60	3.32
FEDERAL FARM CREDIT BANK 2.14% 06OCT2020				0.00	(26.00)	(1,618.20)					

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SECURITIES HELD

As of June 30, 2018

Cusip/ Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost/ Accrued interest purchased	Amortized cost/ Accretion (amortization)	Fair value/ Change in fair value	Unrealized gain (loss)	Interest received	Interest earned	Total accrued interest	% Port cost
Government Agencies											
3133EG2L8 FEDERAL FARM CREDIT BANK 1.92% 28DEC2020	1.920	12/28/2020	1,880,000.00	1,873,777.20 0.00	1,874,878.03 171.12	1,845,802.80 (3,271.20)	(29,075.23)	18,048.00	2,907.73	200.53	3.34
Total Government Agencies			**30,790,000.00**	**30,813,567.30** **(2,036.46)**	**30,746,641.72** **950.84**	**30,414,842.15** **(19,109.05)**	**(331,799.57)**	**59,173.00**	**38,696.77**	**103,635.95**	**54.93**
Government Bonds											
912828WD8 USA TREASURY 1.25% 31OCT2018	1.250	10/31/2018	1,700,000.00	1,679,818.19 0.00	1,698,607.76 339.57	1,695,617.40 1,261.40	(2,990.36)	0.00	1,732.34	3,522.42	2.99
912828A34 USA TREASURY 1.25% 30NOV2018	1.250	11/30/2018	725,000.00	709,284.65 0.00	723,663.45 262.07	722,508.18 538.68	(1,155.27)	0.00	742.83	742.83	1.26
912828B33 USA TREASURY 1.5% 31JAN2019	1.500	01/31/2019	1,450,000.00	1,452,039.06 0.00	1,450,894.69 (124.84)	1,443,939.00 452.40	(6,955.69)	0.00	1,802.48	9,012.43	2.59
912828C65 USA TREASURY 1.625% 31MAR2019	1.625	03/31/2019	2,200,000.00	2,188,828.13 0.00	2,191,567.24 923.30	2,189,343.20 514.80	(2,224.04)	0.00	2,930.33	8,888.66	3.90
912828F39 USA TREASURY 1.75% 30SEP2019	1.750	09/30/2019	1,100,000.00	1,108,507.81 0.00	1,104,678.78 (307.14)	1,090,719.30 (816.20)	(13,959.48)	0.00	1,577.87	4,786.20	1.98
912828X21 USA TREASURY 1.5% 15APR2020	1.500	04/15/2020	1,500,000.00	1,498,652.34 0.00	1,499,050.84 43.47	1,473,340.50 (1,816.50)	(25,710.34)	0.00	1,844.26	4,672.13	2.67

Attachment: 06-2018 Investment Report (3182 : RECEIPT OF QUARTERLY INVESTMENT REPORT -

SECURITIES HELD

As of June 30, 2018

Cusip/ Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost/ Accrued interest purchased	Amortized cost/ Accretion (amortization)	Fair value/ Change in fair value	Unrealized gain (loss)	Interest received	Interest earned	Total accrued interest	% Port cost
Government Bonds											
912828WC0 USA TREASURY 1.75% 31OCT2020	1.750	10/31/2020	1,300,000.00	1,296,191.41 0.00	1,296,957.40 106.88	1,275,675.70 (1,981.20)	(21,281.70)	0.00	1,854.62	3,771.06	2.31
Total Government Bonds			9,975,000.00	9,933,321.59 0.00	9,965,420.16 1,243.31	9,891,143.28 (1,846.62)	(74,276.88)	0.00	12,484.73	35,395.73	17.71
Grand total			56,077,828.89	56,091,955.21 (2,036.46)	56,025,889.70 2,167.96	55,458,799.96 (33,784.18)	(567,089.74)	65,498.00	74,335.54	216,447.38	100.00

Attachment: 06-2018 Investment Report (3182 : RECEIPT OF QUARTERLY INVESTMENT REPORT -

SECURITIES PURCHASED

For the period June 1, 2018 - June 30, 2018

Cusip / Description / Broker	Trade date Settle date	Coupon	Maturity/ Call date	Par value or shares	Unit cost	Principal cost	Accrue interest purchase
Government Agencies							
3133EJNW5	06/07/2018	2.550	05/15/2020	1,250,000.00	99.96	(1,249,450.00)	(2,036.4
FEDERAL FARM CREDIT BANK 2.55% 15MAY2020	06/08/2018						
WELLS FARGO SECURITIES INTL LTD							
Total Government Agencies				**1,250,000.00**		**(1,249,450.00)**	**(2,036.4**
Grand total				1,250,000.00		(1,249,450.00)	(2,036.4

Attachment: 06-2018 Investment Report (3182 : RECEIPT OF QUARTERLY INVESTMENT REPORT -

SECURITIES SOLD AND MATURED

For the period June 1, 2018 - June 30, 2018

Cusip/ Description/ Broker	Trade date Settle date	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost at sale or maturity /Accr (amort)	Price	Fair value at sale or maturity / Chg.in fair value	Realized gain (loss)	Accrued interest sold	Interest received	Int e	t d
Government Agencies													
31331KNA4 FED FARM CR BKS 2.58% DUE 06-08-2018	06/08/2018 06/08/2018	2.580		(1,200,000.00)	1,248,852.00	1,200,000.00 (386.18)	0.00	1,200,000.00 (192.00)	0.00	0.00	15,480.00	6	0
Total (Government Agencies)				(1,200,000.00)	1,248,852.00	1,200,000.00 (386.18)		1,200,000.00 (192.00)	0.00	0.00	15,480.00	6	0
Grand total				(1,200,000.00)	1,248,852.00	1,200,000.00 (386.18)		1,200,000.00 (192.00)	0.00	0.00	15,480.00	6	0

Attachment: 06-2018 Investment Report (3182 : RECEIPT OF QUARTERLY INVESTMENT REPORT -

TRANSACTION REPORT

For the period June 1, 2018 - June 30, 2018

Trade date Settle date	Cusip	Transaction	Sec type	Description	Maturity	Par value or shares	Realized gain(loss)	Principal	Interest	Transactior	al
06/01/2018 06/01/2018	69353REP9	Income	Corporate Bonds	PNC BANK NA 2.3% 01JUN2020	06/01/2020	550,000.00	0.00	0.00	6,325.00	6,3	0
06/07/2018 06/08/2018	3133EJNW5	Bought	Government Agencies	FEDERAL FARM CREDIT BANK	05/15/2020	1,250,000.00	0.00	(1,249,450.00)	(2,036.46)	(1,251,4	)
06/08/2018 06/08/2018	31331KNA4	Income	Government Agencies	FED FARM CR BKS 2.58% DUE	06/08/2018	1,200,000.00	0.00	0.00	15,480.00	15,4	0
06/08/2018 06/08/2018	31331KNA4	Capital Change	Government Agencies	FED FARM CR BKS 2.58% DUE	06/08/2018	(1,200,000.00)	0.00	1,200,000.00	0.00	1,200,0	0
06/14/2018 06/14/2018	313376BR5	Income	Government Agencies	FEDERAL HOME LOAN BANK	12/14/2018	2,000,000.00	0.00	0.00	17,500.00	17,5	0
06/14/2018 06/14/2018	3134GBRH7	Income	Government Agencies	FREDDIE MAC 1.4% 14JUN2019	06/14/2019	1,500,000.00	0.00	0.00	10,500.00	10,5	0
06/24/2018 06/24/2018	3134G44Y1	Income	Government Agencies	FREDDIE MAC 1.25%	06/24/2019	2,100,000.00	0.00	0.00	13,125.00	13,1	0
06/28/2018 06/28/2018	3133EG2L8	Income	Government Agencies	FEDERAL FARM CREDIT BANK	12/28/2020	1,880,000.00	0.00	0.00	18,048.00	18,0	0
06/30/2018		Income	Cash and Cash Equivalents	Cash		0.00	0.00	0.00	134.20	1	0

Attachment: 06-2018 Investment Report (3182 : RECEIPT OF QUARTERLY INVESTMENT REPORT -

CHANDLER ASSET MANAGEMENT

BOND MARKET REVIEW

A Monthly Review of Fixed Income Markets

JULY 2018

IN THIS ISSUE:

Since 1988, Chandler Asset Management has specialized in the management of fixed income portfolios. Chandler's mission is to provide fully customizable, client-centered portfolio management that preserves principal, manages risk and generates income in our clients' portfolios.

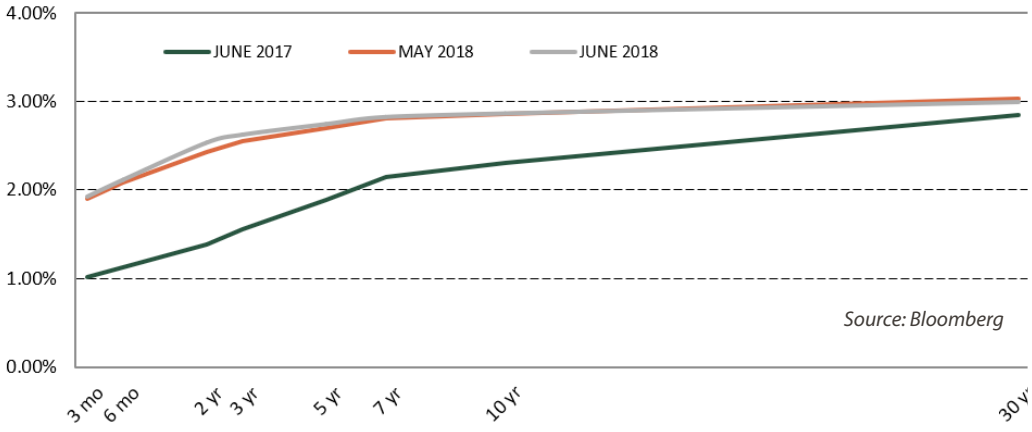
Market Summary

The Federal Open Market Committee raised the fed funds target rate by 25 basis points to a rang of 1.75%-2.00% at the June 13 meeting. The Fed also signaled there could be two more rate hike this year. However, we anticipate the impact of market dynamics related to a stronger US dolla increased deficit-related Treasury issuance, and the continued roll-off of the Fed's balance sheet wi cause financial conditions to tighten in the second half of this year and thus slow down the pac of future rate hikes. These factors, along with ongoing concerns about global trade, the potentia for increased volatility sparked by the upcoming US midterm elections, and a shift toward les accommodative monetary policy by the European Central Bank, may cause the Fed to move mor gradually. However, if we do not see signs of increased financial market tightening over the next 3-months, we think the Fed will move forward with two more rate hikes before year-end.

We are forecasting GDP growth of about 2.5%-3.0% in 2018, which is in line with the Fed's forecas and the market consensus. This would equate to an increase over 2017 GDP growth of 2.3%. Overal economic data remains favorable but predictive economic indicators suggest that economi growth is unlikely to accelerate in the second half of the year.

The Treasury yield curve continued to flatten in June. At month-end, the 2-year Treasury yield wa up ten basis points to 2.52%, while the 10-year Treasury yield was essentially unchanged at 2.86% The spread between 2- and 10-year Treasury yields narrowed to just 33 basis points at month end. Over the past 20 years, the average spread between 2- and 10-year Treasuries has been abou 140 basis points, with a median spread of roughly 150 basis points. However, we believe ongoin normalization of the Fed's balance sheet, along with increased issuance by the Treasury to fund th growing fiscal deficit, will help promote a steeper yield curve in the second half of this year.

Treasury Yield Curve



The Treasury yield curve has flattened year-over-year. Rate hikes by the Federal Reserve have pu upward pressure on shorter-term rates, while supply and demand imbalances, technical factors, an subdued inflation expectations have kept longer rates relatively contained. A flat Treasury yield curv is typically an indication that market participants are concerned about the economic outlook.

TREASURY YIELDS	Trend (▲/▼)	6/30/2018	5/31/2018	Change
3-Month	▲	1.92	1.90	0.02
2-Year	▲	2.53	2.43	0.10
3-Year	▲	2.62	2.55	0.07
5-Year	▲	2.74	2.70	0.04
7-Year	▲	2.82	2.81	0.01
10-Year	▲	2.86	2.86	0.00
30-Year	▼	2.99	3.03	(0.04)

Source: Bloomberg

Attachment: CAM-Newsletter-July2018 (3182 : RECEIPT OF QUARTERLY INVESTMENT REPORT - QUARTER ENDED JUNE 30, 2018)

Market Data

World Indices
data as of 6/30/2018

	Diff (5/31/18)	% Change
S&P 500		
2,718.37	13.10	0.48%
NASDAQ		
7,510.30	68.19	0.92%
DOW JONES		
24,271.41	144.43	0.59%
FTSE (UK)		
7,636.93	41.27	0.54%
DAX (Germany)		
12,306.00	298.89	2.37%
Hang Seng (Hong Kong)		
28,955.11	1,513.45	4.97%
Nikkei (Japan)		
22,304.51	102.69	0.46%

Source: Bloomberg

Economic Roundup

Consumer Prices

The Consumer Price Index (CPI) was up 2.8% year-over-year in May, up from 2.5% in April. Core CPI (CPI less food and energy) was up 2.2% year-over-year in May, up from 2.1% in April. The Personal Consumption Expenditures (PCE) index was up 2.3% year-over-year in May, versus 2.0% in April. Core PCE (excluding food and energy) was up 2.0% on a year-over-year basis in May, versus 1.8% in April. Core PCE inflation is now in line with the Fed's 2.0% target.

Retail Sales

On a year-over-year basis, retail sales were up 5.9% in May, versus up 4.8% year-over-year in April. On a month-over-mont basis, retail sales increased 0.8% in May, exceeding the consensus forecast of 0.4%, following an upwardly revised increase c 0.4% in April.

Labor Market

The pace of hiring remained solid in June with non-farm payrolls increasing by 213,000, modestly above the 195,00 consensus estimate. The prior two months were also revised higher by a net 37,000. On a trailing three and six-month basi payrolls increased by 211,000 and 215,000, respectively. The unemployment rate ticked higher by 0.2% to 4.0% and th labor force participation rate also increased by 0.2% to 62.9% as more people entered the workforce. A broader measure o unemployment called the U-6, which includes those who are marginally attached to the labor force and employed part tim for economic reasons, increased by 0.2% to 7.8%. The average workweek remained unchanged at 34.5 hours. Average hourl earnings increased by 0.2% for the month and 2.7% on a year-over-year basis, a tenth lower on a month-over-month basis an unchanged on a year-over-year basis from the prior month.

Housing Starts

Total housing starts increased 5.0% in May. Single-family starts rose 3.9% while multi-family starts rose 7.5%.

Credit Spreads Widened Further in June

CREDIT SPREADS	Spread to Treasuries (%)	One Month Ago (%)	Change
3-month top rated commercial paper	0.30	0.35	(0.05)
2-year A corporate note	0.51	0.48	0.03
5-year A corporate note	0.71	0.65	0.06
5-year Agency note	0.11	0.09	0.02

Source: Bloomberg

Data as of 5/31/2018

Economy Growth Remains Positive but Unlikely to Accelerate

ECONOMIC INDICATOR	Current Release	Prior Release	One Year Ago
Trade Balance	(43.1) $Bln MAY 18	(46.1) $Bln APR 18	(45.8) $Bln MAY 17
GDP	2.0% MAR 18	2.9% DEC 17	1.2% MAR 17
Unemployment Rate	4.0% JUN 18	3.8% MAY 18	4.3% JUN 17
Prime Rate	5.0% JUN 18	4.75% MAY 18	4.25% JUN 17
CRB Index	200.39 JUN 18	202.84 MAY 18	174.78 JUN 17
Oil (West Texas Int.)	$74.15 JUN 18	$67.04 MAY 18	$46.04 JUN 17
Consumer Price Index (y/o/y)	2.8% MAY 18	2.5% APR 18	1.9% MAY 17
Producer Price Index (y/o/y)	4.1% MAY 18	2.4% APR 18	2.8% MAY 17
Dollar/Euro	1.17 JUN 18	1.17 MAY 18	1.14 JUN 17

Source: Bloomberg

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CHANDLER ASSET MANAGEMENT
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Attachment: CAM-Newsletter-July2018 (3182 : RECEIPT OF QUARTERLY INVESTMENT REPORT - QUARTER ENDED JUNE 30, 2018)

Report to City Council

TO:	Mayor and City Council
FROM:	Marshall Eyerman, Chief Financial Officer
AGENDA DATE:	August 21, 2018
TITLE:	SECOND READING OF ORDINANCE NO.938 AMENDING SECTIONS 5.02.390 AND 5.02.660 (C)(5) OF THE MUNICIPAL CODE DEFINING THE ACTIVE TERM OF A BUSINESS LICENSE

RECOMMENDED ACTION

Recommendations:

That the City Council adopt Ordinance No. 938, an Ordinance of the City Council of the City of Moreno Valley, California, Amending Sections 5.02.390 and 5.02.660 of Title 5 of the City of Moreno Valley Municipal Code Relating to Term of an Active Business License.

SUMMARY

To help support the establishment of new businesses and support greater customer service, this report recommends adoption of Ordinance 938 to amend the term of an active business license when the original application is submitted after September 30th. By amending the Ordinance the current exclusion period would be expanded from the current two month period of November 1st through December 31st to become a three month exemption period covering October 1st through December 31st.

DISCUSSION

All business licenses expire on December 31st of each year. At that time businesses are required to complete an annual renewal form and would pay any applicable fees or taxes that are due.

Under current general provisions of both section 5.02.390 and 5.02.660 (C)(5) of the Moreno Valley Municipal Code, business owners are excluded from the year end renewal process if they submit their original business license application between November 1st and December 31st. This provision exempts these businesses that apply

during that period from paying the business license renewal fee which would normally be due during the renewal period that begins at the end of December. They would not be required to pay the annual renewal fee until December 31st of the following year. On average approximately 250 applications for new businesses are received between November 1st and December 31st each year with an average impact of approximately $15,000 per year.

By amending the Ordinance this exclusion period would be expanded from the current two month period of November 1st through December 31st to become a three month exemption period covering October 1st through December 31st. With the extension of this period by the additional month we would anticipate an additional 125 new applications would be received annually increasing the impact to the revenues by approximately $8,000.

This Ordinance was introduced at the meeting on June 19, 2018. The Council moved the Ordinance for a second reading and possible adoption at this meeting.

ALTERNATIVES

1. Conduct the second reading by title only and adopt Ordinance 938 and modify the Term of an active business license in Municipal Code Sections 5.02.390 and 5.02.660 (C)(5). *Recommended by staff since this will expand the current exclusion period.*

2. Do not adopt Ordinance 938 and provide staff with additional direction. *Not recommended by staff since this will maintain the current exclusion period set forth in Sections 5.02.390 and 5.02.660 (C)(5) of the Municipal Code.*

FISCAL IMPACT

There will be minimal fiscal impact from this action. This new provision would result in the loss of the Business License Application Fee ($61) and the State of California CASP fee ($4) for those businesses which apply for a business license during the month of October. In the past years there have been on the average approximately 250 new business applications between November 1st and December 31st which have received the exclusion. During October 2017 there were 125 new applications for business licenses. With the extension of the exclusion period to include the month of October we would expect the business license application revenue to see a decline of approximately $8,000.

NOTIFICATION

Agenda publication

PREPARATION OF STAFF REPORT

Prepared By:
Brooke McKinney
Treasury Operations Division Manager

Department Head Approval:
Marshall Eyerman
Chief Financial Officer/City Treasurer

CITY COUNCIL GOALS

None

CITY COUNCIL STRATEGIC PRIORITIES

1. **Economic Development**
2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

ATTACHMENTS

1. Ordinance 938 _City Council 06-05-2018

APPROVALS

Budget Officer Approval	✓ Approved	8/02/18 9:27 AM
City Attorney Approval	✓ Approved	8/06/18 10:40 AM
City Manager Approval	✓ Approved	8/06/18 4:43 PM

Attachment 1

ORDINANCE NO. 938

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, AMENDING SECTIONS 5.02.390 AND 5.02.660 (C)(5) OF TITLE 5 OF THE CITY OF MORENO VALLEY MUNICIPAL CODE RELATING TO THE ACTIVE TERM OF A BUSINESS LICENSES

The City Council of the City of Moreno Valley does ordain as follows:

SECTION 1. MUNICIPAL CODE AMENDMENT

Section 5.02.390 of the Moreno Valley Municipal Code is hereby amended to read as follows:

"5.02.390 Term of license—New.

All new annual licenses issued on or before September thirtieth of the current year shall be for the period of time remaining in the current year and shall expire on the thirty-first of December. All new annual licenses issued on or after October first of the current year shall be for the period of time remaining in the current year as well as the entire period of the following year ending December 31st."

SECTION 2. MUNICIPAL CODE AMENDMENT

Section 5.02.660(C)(5) is the Moreno Valley Municipal Code is hereby amended to read as follows:

"5.02.660 (C)(5) Fee and tax exemptions and exclusions—Disabled veterans.

5. Every license issued under the provisions of this section shall expire on the thirty-first day of December of the license year; provided, however that a license newly issued on or after October 1st of the current year shall expire on the thirty-first day of December of the next year."

SECTION 3. EFFECT OF ENACTMENT:

Except as specifically provided herein, nothing contained in this ordinance shall be deemed to modify or supersede any prior enactment of the City Council which addresses the same subject addressed herein.

SECTION 4. NOTICE OF ADOPTION:

Within fifteen days after the date of adoption hereof, the City Clerk shall certify to the adoption of this ordinance and cause it to be posted in three public places within the City.

Attachment: Ordinance 938 _City Council 06-05-2018 (3184 : SECOND READING OF ORDINANCE NO. 938)

SECTION 5. EFFECTIVE DATE:

This ordinance shall take effect thirty days after the date of its adoption.

APPROVED AND ADOPTED this 21st day of August 2018.

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

Attachment: Ordinance 938 _City Council 06-05-2018 (3184 : SECOND READING OF ORDINANCE NO. 938)

ORDINANCE JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Pat Jacquez-Nares, City Clerk of the City of Moreno Valley, California, do hereby certify that Ordinance No. 938 had its first reading on June 5, 2018 and had its second reading on August 21, 2018, and was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 21st day of August, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

_____

CITY CLERK

(SEAL)

Attachment: Ordinance 938 _City Council 06-05-2018 (3184 : SECOND READING OF ORDINANCE NO. 938)

Report to City Council

TO: Mayor and City Council

FROM: Michael L. Wolfe, P.E., Public Works Director/City Engineer

AGENDA DATE: August 21, 2018

TITLE: PA13-0002 (PM 36522) – ST. CHRISTOPHER CATHOLIC CHURCH - APPROVE PARCEL MAP 36522 LOCATED AT THE SOUTHEAST CORNER OF COTTONWOOD AVENUE AND PERRIS BOULEVARD. DEVELOPER: THE ROMAN CATHOLIC BISHOP OF SAN BERNARDINO, A CORPORATION SOLE

RECOMMENDED ACTION

Recommendations:

1. Approve Parcel Map 36522 for PA13-0002.

2. Authorize the City Clerk to sign the map and transmit said map to the County Recorder's Office for recordation.

SUMMARY

This report recommends approval of Parcel Map 36522, which is owned by The Roman Catholic Bishop of San Bernardino, a Corporation Sole DBA Saint Christopher Catholic Church. The Parcel Map 36522 will combine five lots into one 9.5-acre parcel. The project is located at the southeast corner of Cottonwood Avenue and Perris Boulevard.

DISCUSSION

On September 26, 2013, the Planning Commission approved project PA13-0002 (PM 36522). On November 8, 2013 the project was appealed to the City Council. On December 1, 2015, the City Council of the City of Moreno Valley denied the appeal and sustained the Planning Commission approval of project PA13-0002 (PM 36522) combining five lots into one 9.5-acre parcel. An associated Master Plot Plan was approved with the map for the expansion of the church. The Agreement for Public Improvements was approved by the City Engineer and recorded on February 22, 2018.

Parcel Map 36522 is in substantial conformance with the approved Tentative Parcel Map. The developer has requested that the map be approved for recordation. Due to the size of the map, it is not attached to this report. However, the map is available for review at the Public Works/Land Development counter at City Hall.

ENVIRONMENTAL

On October 24, 2013, the Planning Commission of the City of Moreno Valley reviewed the applicant's environmental document. In accordance with the California Environmental Quality Act (CEQA) Guidelines at that time, the Planning Commission determined the project will not result in any significant effect on the environment and adopted a Negative Declaration prepared for the project.

ALTERNATIVES

1. Approve and authorize the recommended actions as presented in this staff report. *Staff recommends this alternative as it will allow the parcel map to be recorded and allow the project to move forward with development of the Church property and adjacent improvements.*

2. Do not approve and do not authorize the recommended actions as presented in this staff report. *Staff does not recommend this alternative as it will not allow the parcel map to be recorded and not allow the project to move forward with development of the Church property and adjacent improvements.*

FISCAL IMPACT

No fiscal impact is anticipated.

NOTIFICATION

Publication of agenda.

PREPARATION OF STAFF REPORT

Prepared By:
Guy Pegan, P.E.
Senior Engineer

Department Head Approval:
Michael L. Wolfe, P.E.
Public Works Director/City Engineer

Concurred By:
Michael D. Lloyd, P.E.
Engineering Division Manager/Assistant City Engineer

CITY COUNCIL GOALS

Public Facilities and Capital Projects. Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

CITY COUNCIL STRATEGIC PRIORITIES

1. **Economic Development**
2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

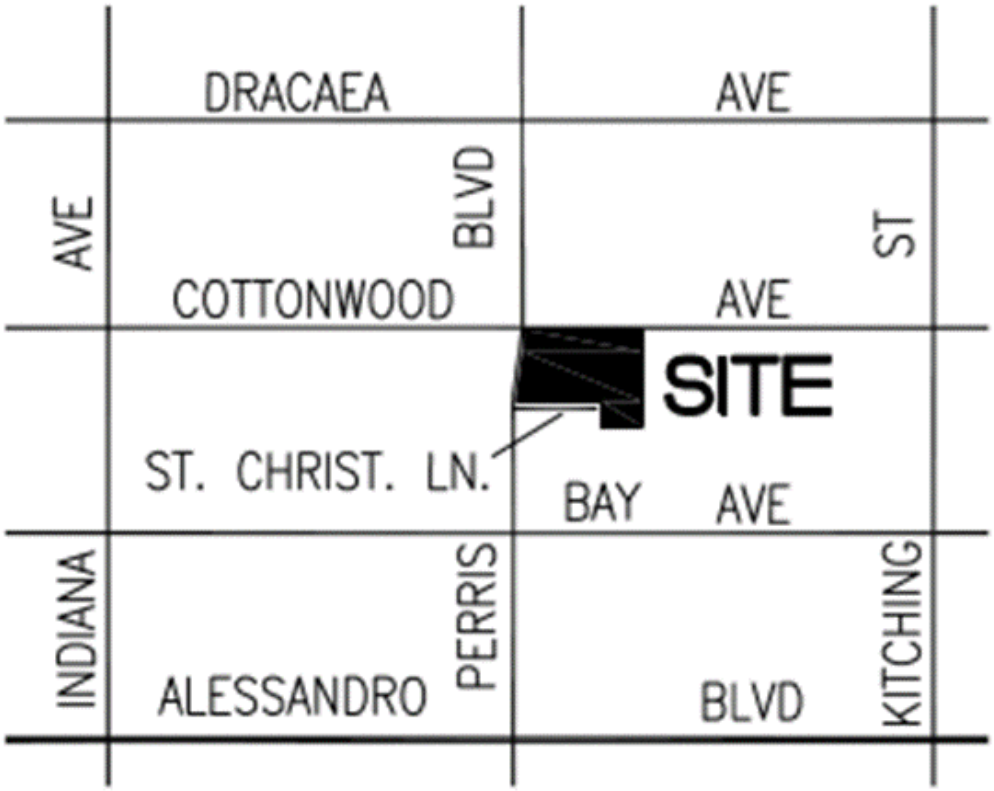
Objective 4.2: Develop and maintain a comprehensive Infrastructure Plan to invest in and deliver City infrastructure.

ATTACHMENTS

1. Vicinity Map - PA13-0002 (PM 36522)

APPROVALS

Budget Officer Approval	✓ Approved	8/10/18 7:18 AM
City Attorney Approval	✓ Approved	8/14/18 2:26 PM
City Manager Approval	✓ Approved	8/14/18 2:39 PM



VICINITY MAP

NOT TO SCALE

CITY OF MORENO VALLEY **PUBLIC WORKS DEPARTMENT -** **LAND DEVELOPMENT DIVISION**	**PA13-0002** **(Parcel Map 36522)**

Attachment: Vicinity Map - PA13-0002 (PM 36522) [Revision 1] (3185 : PA13-0002 (PM 36522) – ST. CHRISTOPHER CATHOLIC CHURCH -

Report to City Council

TO: Mayor and City Council

FROM: Michael L. Wolfe, P.E., Public Works Director/City Engineer

AGENDA DATE: August 21, 2018

TITLE: PEN16-0125/PEN17-0098 – APPROVE COOPERATIVE AGREEMENT BETWEEN THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, THE CITY, AND DUKE REALTY, LP FOR THE PERRIS VALLEY MDP PERRIS BOULEVARD STORM DRAIN, STAGE 1 AND PERRIS VALLEY MDP LATERAL B-1, STAGE 4 LOCATED ON PERRIS BOULEVARD, NORTH OF SAN MICHELE ROAD. DEVELOPER: DUKE REALTY, LP

RECOMMENDED ACTION

Recommendations:

1. Approve the Cooperative Agreement with the Riverside County Flood Control and Water Conservation District (the District), the City of Moreno Valley, and Duke Realty, LP for the Perris Valley Master Drainage Plan (MDP) Perris Boulevard Storm Drain, Stage 1 and Perris Valley MDP Lateral B-1, Stage 4.

2. Authorize the City Manager to execute the Cooperative Agreement.

SUMMARY

This report recommends approval of the Cooperative Agreement between the District, the City, and Duke Realty, L.P, to allow for the construction of storm drain facilities. As a condition of approval for PEN16-0125/PEN17-0098, San Michele Industrial Facility, the City requires the developer to construct certain public improvements in order to provide flood protection and drainage as a result of the developer's planned development. The Cooperative Agreement is the District's mechanism by which the District, the City, and the developer coordinate the construction and maintenance of master storm drain facilities.

DISCUSSION

Pursuant to the Moreno Valley Municipal Code, the Community Development Director approved this project (PEN16-0125) on April 21, 2017 and its amended plot plan (PEN17-0098) on August 28, 2017 for the construction of approximately 241,216 square-foot warehouse facility. The project site is located at the northwest corner of Perris Boulevard and San Michele Road. The required public improvements for this project includes the construction of a storm drain facility which includes a new underground storm drain system (approximately 680 lineal feet), catch basins, and storm drain laterals located along the project's easterly boundary.

The Developer will be responsible for the design and construction of the project improvements. The Developer will prepare plans and specifications in accordance with the District's and the City's standards and submit improvement plans to the District and the City for review and approval. The City will review the plans and specifications, provide inspection for the construction, and accept responsibility for the operation and maintenance of the City's drainage facilities, if the developer meets all requirements of the agreement. The District will review the plans and specifications, provide inspection for the construction, and accept ownership and responsibility for the maintenance of the District's drainage facilities, if the developer meets all requirements of the agreement.

On July 16, 2018, the Public Works Director/City Engineer approved the bonded improvements by the Developer as part of the Agreement for Public Improvements for PEN17-0098. The Agreement also included a Faithful Performance bond and Material and Labor bond for both the District's drainage facility and the City's drainage facility. The storm drain portion of the bonds will be held by the City until completion of the storm drain and acceptance of the storm drain improvements by the City.

ALTERNATIVES

1. Approve and authorize the recommended actions as presented in this staff report. *Staff recommends this alternative as it will allow the project to construct master drainage plan storm drain facilities.*

2. Do not approve and authorize the recommended actions as presented in this staff report. *Staff does not recommend this alternative as it will not allow the project to construct master drainage plan storm drain facilities and may delay the development project.*

FISCAL IMPACT

No fiscal impact is anticipated.

NOTIFICATION

Publication of agenda.

PREPARATION OF STAFF REPORT

Prepared By:
Zara Terrell
Management Analyst

Department Head Approval:
Michael L. Wolfe, P.E.
Public Works Director/City Engineer

Concurred By:
Hoang Nguyen, P.E.
Associate Engineer

Concurred By:
Michael Lloyd, P.E.
Eng. Div. Manager/Asst. City Engineer

CITY COUNCIL GOALS

Public Facilities and Capital Projects. Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

CITY COUNCIL STRATEGIC PRIORITIES

1. **Economic Development**
2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

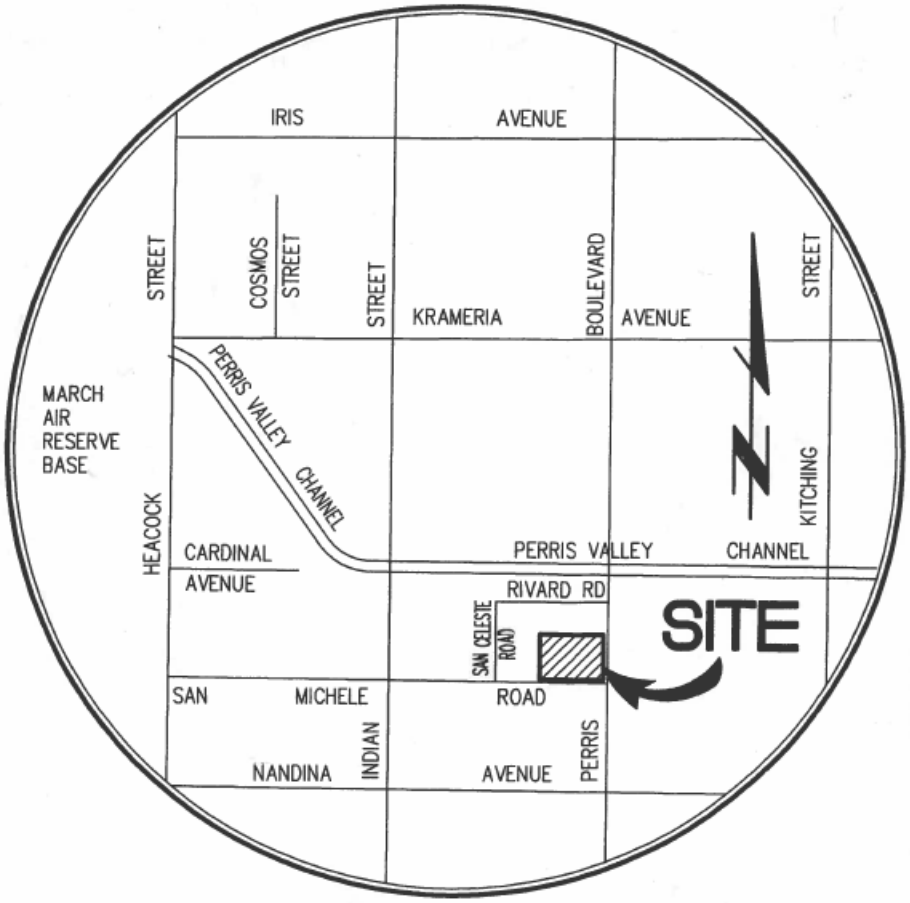
Objective 4.2: Develop and maintain a comprehensive Infrastructure Plan to invest in and deliver City infrastructure.

ATTACHMENTS

1. Vicinity Map - PEN16-0125_PEN17-0098
2. Cooperative Agreement PEN16-0125_PEN17-0098

APPROVALS

Budget Officer Approval	✓ Approved	8/10/18 7:17 AM
City Attorney Approval	✓ Approved	8/14/18 2:26 PM
City Manager Approval	✓ Approved	8/14/18 2:36 PM



VICINITY MAP

N.T.S.

CITY OF MORENO VALLEY **PUBLIC WORKS DEPARTMENT - LAND DEVELOPMENT**	**PEN16-0125/PEN17-0098**

Attachment: Vicinity Map - PEN16-0125_PEN17-0098 (3186 : PEN16-0125 AND PEN17-0098 – APPROVE COOPERATIVE AGREEMENT)

COOPERATIVE AGREEMENT
Perris Valley MDP Perris Boulevard Storm Drain, Stage 1
Perris Valley MDP Lateral B-1, Stage 4
Project Nos. 4-0-00464 and 4-0-00486
(Planning Entitlement Nos. 16-0125 and 17-0098)

The Riverside County Flood Control and Water Conservation District, a body politic ("DISTRICT"), the City of Moreno Valley, a municipal corporation ("CITY"), and Duke Realty Limited Partnership, an Indiana limited partnership ("DEVELOPER"), hereby agree as follows:

RECITALS

A. DEVELOPER is the legal owner of record of certain real property located within the County of Riverside. DEVELOPER has submitted for approval PEN 16-0125/17-0098 located in the City of Moreno Valley. As a condition of approval, DEVELOPER must construct certain flood control facilities identified in DISTRICT's Perris Valley MDP in order to provide flood protection and drainage for DEVELOPER's planned development; and

B. The required flood control facilities are shown in concept in blue on Exhibit "A" attached hereto and a part hereof, and as shown in DISTRICT's Drawing No. 4-1123, include the:

(i) Removal and realignment of a segment of DISTRICT's Perris Valley MDP Lateral B-1, Stage 3 consisting of approximately 47 lineal feet of 66-inch reinforced concrete pipe ("STAGE 4"); and

(ii) Construction of approximately 680 lineal feet 42-inch reinforced concrete pipe ("STORM DRAIN"). At its upstream terminus, STORM DRAIN terminates with a concrete bulkhead for future extension. STAGE 4 and STORM DRAIN are hereinafter called "DISTRICT DRAINAGE FACILITIES"; and

C. Associated with the construction of DISTRICT DRAINAGE FACILITIES

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is the construction of certain catch basins, inlets, connector pipes, and various lateral storm drains that are thirty-six inches (36") or less in diameter that are located within CITY held easements or rights of way, hereinafter called "APPURTENANCES"; and

D. Also associated with the construction of DISTRICT DRAINAGE FACILITIES is the construction of two (2) 24-inch reinforced concrete pipe located within DEVELOPER held rights of way or easements, hereinafter called "DEVELOPER FACILITIES". DEVELOPER FACILITIES are to be initially owned and maintained by DEVELOPER, and subsequently owned and maintained by the Property Owners' Association for PEN 16-0125/17-0098; and

E. Together, DISTRICT DRAINAGE FACILITIES, APPURTENANCES and DEVELOPER FACILITIES are hereinafter called "PROJECT"; and

F. CITY and DEVELOPER desire DISTRICT to ultimately accept ownership and responsibility for the operation and maintenance of DISTRICT DRAINAGE FACILITIES. Therefore, DISTRICT must review and approve DEVELOPER's plans and specifications for DISTRICT DRAINAGE FACILITIES and subsequently inspect the construction of DISTRICT DRAINAGE FACILITIES; and

G. DISTRICT and DEVELOPER desire CITY to accept ownership and responsibility for the operation and maintenance of APPURTENANCES. Therefore, CITY must review and approve DEVELOPER's plans and specifications for PROJECT and subsequently inspect the construction of PROJECT; and

H. DISTRICT is willing to (i) review and approve DEVELOPER's plans and specifications for DISTRICT DRAINAGE FACILITIES, (ii) inspect the construction of DISTRICT DRAINAGE FACILITIES, and (iii) accept ownership and responsibility for the operation and maintenance of DISTRICT DRAINAGE FACILITIES, provided that

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DEVELOPER (i) complies with this Agreement, (ii) constructs PROJECT in accordance with DISTRICT and CITY approved plans and specifications, and (iii) accepts ownership and responsibility for the operation and maintenance of PROJECT following completion of PROJECT construction until such time as DISTRICT accepts ownership and responsibility for the operation and maintenance of DISTRICT DRAINAGE FACILITIES; and

I. CITY is willing to (i) review and approve PROJECT plans and specifications, (ii) inspect the construction of PROJECT, (iii) accept and hold faithful performance and payment bonds submitted by DEVELOPER for DISTRICT DRAINAGE FACILITIES, (iv) grant DISTRICT the right to inspect, operate and maintain portions of DISTRICT DRAINAGE FACILITIES located within CITY rights of way, (v) accept ownership and responsibility for the operation and maintenance of APPURTENANCES, provided PROJECT is constructed in accordance with plans and specifications approved by DISTRICT and CITY.

NOW, THEREFORE, the parties hereto mutually agree as follows:

SECTION I

DEVELOPER shall:

1. Prepare PROJECT plans and specifications, hereinafter called "IMPROVEMENT PLANS", including separate plans and specifications for DISTRICT DRAINAGE FACILITIES, in accordance with applicable DISTRICT and CITY standards, and submit to DISTRICT and CITY for their respective review and approval.

2. Continue to pay DISTRICT, within thirty (30) days after receipt of periodic billings from DISTRICT, any and all such amounts as are deemed reasonably necessary by DISTRICT to cover DISTRICT's costs associated with the review of IMPROVEMENT PLANS,

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review and approval of right of way and conveyance documents, and with the processing and administration of this Agreement.

3. Deposit with DISTRICT (Attention: Business Office - Accounts Receivable), at the time of providing written notice to DISTRICT of the start of PROJECT construction as set forth in Section I.8. herein, the estimated cost of providing construction inspection for DISTRICT DRAINAGE FACILITIES, in an amount as determined and approved by DISTRICT in accordance with Ordinance Nos. 671 and 749 of the County of Riverside, including any amendments thereto, based upon the bonded value of DISTRICT DRAINAGE FACILITIES.

4. Secure, at its sole cost and expense, all necessary licenses, agreements, permits, approvals, rights of way, rights of entry and temporary construction easements as may be needed for the construction, inspection, operation and maintenance of PROJECT. DEVELOPER shall furnish DISTRICT, at the time of providing written notice to DISTRICT of the start of construction as set forth in Section I.8., or not less than twenty (20) days prior to recordation of the final map for PEN 16-0125/17-0098 or any phase thereof, whichever occurs first, with sufficient evidence of DEVELOPER having secured such necessary licenses, agreements, permits, approvals, rights of way, rights of entry and temporary construction easements as determined and approved by DISTRICT and CITY.

5. Prior to commencing construction, furnish DISTRICT and CITY with copies of all permits, approvals or agreements required by any Federal, State or local resource and/or regulatory agency for the construction, operation and maintenance of PROJECT. Such documents include but are not limited to those issued by the U.S. Army Corps of Engineers, California Regional Water Quality Control Board, California State Department of Fish and Wildlife, State

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Water Resources Control Board and Western Riverside County Regional Conservation Authority ("REGULATORY PERMITS").

6. Grant DISTRICT and CITY, by execution of this Agreement, the right to enter upon DEVELOPER's property where necessary and convenient for the purpose of gaining access to and performing inspection service for the construction of PROJECT as set forth herein.

7. Provide CITY, at the time of providing written notice to DISTRICT of the start of construction as set forth in Section I.8., or not less than twenty (20) days prior to recordation of the final map for PEN 16-0125/17-0098 or any phase thereof, whichever occurs first, with faithful performance and payment bonds, each in the amount of one hundred percent (100%) of the estimated cost for construction of DISTRICT DRAINAGE FACILITIES as determined by DISTRICT. The surety, amount and form of the bonds shall be subject to the approval of DISTRICT and CITY. The bonds shall remain in full force and effect until DISTRICT DRAINAGE FACILITIES are accepted by DISTRICT and CITY as complete; at which time the bond amount may be reduced to five percent (5%) for a period of one year to guarantee against any defective work, labor or materials.

8. Notify DISTRICT in writing (Attention: Contract Services Section) at least twenty (20) days prior to the start of construction of PROJECT. Construction shall not begin on any element of PROJECT, for any reason whatsoever, until DISTRICT has issued to DEVELOPER a written Notice to Proceed authorizing DEVELOPER to commence construction of PROJECT.

9. [INTENTIONALLY DELETED]

10. [INTENTIONALLY DELETED]

11. Furnish DISTRICT, at the time of providing written notice to DISTRICT of the start of construction as set forth in Section I.8., with a complete list of all contractors and

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subcontractors to be performing work on DISTRICT DRAINAGE FACILITIES, including the corresponding license number and license classification of each. At such time, DEVELOPER shall further identify in writing its designated superintendent for PROJECT construction.

12. Furnish DISTRICT, at the time of providing written notice to DISTRICT of the start of construction as set forth in Section I.8., a construction schedule which shall show the order and dates in which DEVELOPER or DEVELOPER's contractor proposes to carry out the various parts of work, including estimated start and completion dates. As construction of PROJECT progress, DEVELOPER shall update said construction schedule as requested by DISTRICT.

13. Furnish DISTRICT with final mylar PROJECT plans and assign their ownership to DISTRICT prior to the start on any portion of PROJECT construction.

14. Not permit any change to, or modification of, DISTRICT and CITY approved IMPROVEMENT PLANS without the prior written permission and consent of DISTRICT and CITY.

15. Comply with all Cal/OSHA safety regulations including regulations concerning confined space and maintain a safe working environment for DEVELOPER, DISTRICT and CITY employees on the site.

16. Furnish DISTRICT, at the time of providing written notice to DISTRICT of the start of construction as set forth in Section I.8., a confined space entry procedure specific to DISTRICT DRAINAGE FACILITIES. The procedure shall comply with requirements contained in California Code of Regulations, Title 8 Section 5158, Other Confined Space Operations, Section 5157, Permit Required Confined Space and District Confined Space Procedures, SOM-18. The procedure shall be reviewed and approved by DISTRICT prior to the issuance of a Notice to Proceed.

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17. DEVELOPER shall not commence operations until DISTRICT and CITY have been furnished with original certificate(s) of insurance and original certified copies of endorsements and if requested, certified original policies of insurance including all endorsements and any and all other attachments as required in this Section. Without limiting or diminishing DEVELOPER's obligation to indemnify or hold DISTRICT or CITY harmless, DEVELOPER shall procure and maintain or cause to be maintained, at its sole cost and expense, the following insurance coverage's during the term of this Agreement:

A. Workers' Compensation:

If DEVELOPER has employees as defined by the State of California, DEVELOPER shall maintain statutory Workers' Compensation Insurance (Coverage A) as prescribed by the laws of the State of California. Policy shall include Employers' Liability (Coverage B) including Occupational Disease with limits not less than $1,000,000 per person per accident. Policy shall be endorsed to waive subrogation in favor of DISTRICT, the County of Riverside and CITY.

B. Commercial General Liability:

Commercial General Liability insurance coverage, including but not limited to, premises liability, unmodified contractual liability, products and completed operations liability, personal and advertising injury, and cross liability coverage, covering claims which may arise from or out of DEVELOPER's performance of its obligations hereunder. Policy shall name the Riverside County Flood Control and Water Conservation District and CITY, its agencies, districts, special districts, and departments, their respective directors, officers, Board of Supervisors, employees, elected or

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appointed officials, agents or representatives as additional insureds. Policy's limit of liability shall not be less than $2,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this Agreement or be no less than two (2) times the occurrence limit.

C. Vehicle Liability:

If DEVELOPER's vehicles or mobile equipment are used in the performance of the obligations under this Agreement, then DEVELOPER shall maintain liability insurance for all owned, non-owned or hired vehicles so used in an amount not less than $1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this Agreement or be no less than two (2) times the occurrence limit. Policy shall name the Riverside County Flood Control and Water Conservation District and CITY, its agencies, districts, special districts, and departments, their respective directors, officers, Board of Supervisors, employees, elected or appointed officials, agents or representatives as additional insureds.

D. Professional Liability:

DEVELOPER shall cause any architect or engineer retained by DEVELOPER in connection with the performance of DEVELOPER's obligations under this Agreement to maintain Professional Liability Insurance providing coverage for the performance of their work included within this Agreement, with a limit of liability of not less than $2,000,000 per occurrence and $4,000,000 annual aggregate. DEVELOPER shall require that, if such Professional Liability Insurance is written on a claims made basis rather than

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an occurrence basis, such insurance shall continue through the term of this Agreement and that such architect or engineer shall purchase at such architect or engineer's sole expense either 1) an Extended Reporting Endorsement (also known as Tail Coverage); or 2) Prior Dates Coverage from a new insurer with a retroactive date back to the date of, or prior to, the inception of this Agreement; or 3) demonstrate through Certificates of Insurance that such architect or engineer has maintained continuous coverage with the same or original insurer. Coverage provided under items: 1), 2) or 3) shall continue for the term specified in the insurance policy as long as the law allows.

E. General Insurance Provisions – All Lines:

i. Any insurance carrier providing insurance coverage hereunder shall be admitted to the State of California and have an A.M. BEST rating of not less than an A: VIII (A: 8) unless such requirements are waived, in writing, by the County Risk Manager. If the County Risk Manager waives a requirement for a particular insurer such waiver is only valid for that specific insurer and only for one policy term.

ii. The DEVELOPER must declare its insurance self-insured retention for each coverage required herein. If any such self-insured retention exceeds $500,000 per occurrence each such retention shall have the prior written consent of the County Risk Manager before the commencement of operations under this Agreement. Upon notification of self-insured retention deemed unacceptable to DISTRICT, and at the election of the County Risk Manager, DEVELOPER's carriers shall either: 1) reduce or eliminate such self-insured retention with respect to

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this Agreement with DISTRICT, or 2) procure a bond which guarantees payment of losses and related investigations, claims administration, and defense costs and expenses.

iii. DEVELOPER shall cause their insurance carrier(s) to furnish DISTRICT and CITY with 1) a properly executed original certificate(s) of insurance and certified original copies of endorsements effecting coverage as required herein; and 2) if requested to do so orally or in writing by the County Risk Manager, provide original certified copies of policies including all endorsements and all attachments thereto, showing such insurance is in full force and effect. Further, said certificate(s) and policies of insurance shall contain the covenant of the insurance carrier(s) that a minimum of thirty (30) days written notice shall be given to DISTRICT and CITY prior to any material modification, cancellation, expiration or reduction in coverage of such insurance. If DEVELOPER insurance carrier(s) policies does not meet the minimum notice requirement found herein, DEVELOPER shall cause DEVELOPER's insurance carrier(s) to furnish a 30 day Notice of Cancellation Endorsement. In the event of a material modification, cancellation, expiration or reduction in coverage, this Agreement shall terminate forthwith, unless DISTRICT and CITY receives, prior to such effective date, another properly executed original certificate of insurance and original copies of endorsements or certified original policies, including all endorsements and attachments thereto, evidencing coverages set forth herein and the insurance required herein

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is in full force and effect. An individual authorized by the insurance carrier to do so on its behalf shall sign the original endorsements for each policy and the certificate of insurance.

iv. It is understood and agreed by the parties hereto that DEVELOPER's insurance shall be construed as primary insurance, and DISTRICT's or CITY's insurance and/or deductibles and/or self-insured retentions or self-insured programs shall not be construed as contributory.

v. If, during the term of this Agreement or any extension thereof, there is a material change in the scope of services or there is a material change in the equipment to be used in the performance of the scope of work which will add additional exposures (such as the use of aircraft, watercraft, cranes, etc.); or the term of this Agreement, including any extensions thereof, exceeds five (5) years, DISTRICT and CITY reserves the right to adjust the types of insurance required under this Agreement and the monetary limits of liability for the insurance coverages currently required herein, if, in the County Risk Manager's reasonable judgment, the amount or type of insurance carried by DEVELOPER has become inadequate.

vi. DEVELOPER shall pass down the insurance obligations contained herein to all tiers of subcontractors working under this Agreement.

vii. The insurance requirements contained in this Agreement may be met with a program(s) of self-insurance acceptable to DISTRICT and CITY.

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viii. DEVELOPER agrees to notify DISTRICT and CITY of any claim by a third party or any incident or event that may give rise to a claim arising from the performance of this Agreement.

Failure to maintain the insurance required by this paragraph shall be deemed a material breach of this Agreement and shall authorize and constitute authority for DISTRICT, at its sole discretion, to provide written notice to DEVELOPER that DISTRICT is unable to perform its obligations hereunder, nor to accept responsibility for ownership, operation and maintenance of DISTRICT DRAINAGE FACILITIES due, either in whole or in part, to said breach of this Agreement.

18. Construct or cause to be constructed, PROJECT at DEVELOPER's sole cost and expense in accordance with DISTRICT and CITY approved IMPROVEMENT PLANS.

19. Within two (2) weeks of completing PROJECT construction, provide DISTRICT (Attention: Construction Management Section) and CITY with written notice that PROJECT construction is substantially complete and request that DISTRICT conduct a final inspection of DISTRICT DRAINAGE FACILITIES and CITY conduct a final inspection of PROJECT.

20. [INTENTIONALLY DELETED]

21. [INTENTIONALLY DELETED]

22. Accept ownership and sole responsibility for the operation and maintenance of PROJECT until such time as DISTRICT accepts ownership and responsibility for the operation and maintenance of DISTRICT DRAINAGE FACILITIES, CITY accepts ownership and responsibility for the operation and maintenance of APPURTENANCES, and the Home Owner's Association accepts ownership and responsibility for the operation and maintenance of DEVELOPER FACILITIES.

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23. Accept all liability whatsoever associated with the ownership, operation and maintenance of DISTRICT DRAINAGE FACILITIES until such time as DISTRICT DRAINAGE FACILITIES are formally accepted by DISTRICT for ownership, operation and maintenance

24. Pay, if suit is brought upon this Agreement or any bond guaranteeing the completion of PROJECT, all costs and reasonable expenses and fees, including reasonable attorneys' fees, and acknowledge that, upon entry of judgment, all such costs, expenses and fees shall be computed as costs and included in any judgment rendered.

25. Upon completion of PROJECT construction, but prior to DISTRICT acceptance of DISTRICT DRAINAGE FACILITIES for ownership, operation and maintenance, provide or cause its civil engineer of record or construction civil engineer of record, duly registered in the State of California, to provide DISTRICT with a redlined "record drawings" copy of PROJECT plans. After DISTRICT approval of the redlined "record drawings", DEVELOPER's engineer shall schedule with DISTRICT a time to transfer the redlined changes onto DISTRICT's original mylars at DISTRICT's office, after which the engineer shall review, stamp and sign the original PROJECT engineering plans "record drawings".

26. Ensure that all work performed pursuant to this Agreement by DEVELOPER, its agents or contractors is done in accordance with all applicable laws and regulations, including but not limited to all applicable provisions of the Labor Code, Business and Professions Code, and Water Code. DEVELOPER shall be solely responsible for all costs associated with compliance with applicable laws and regulations.

SECTION II

DISTRICT shall:

1. Review and approve IMPROVEMENT PLANS prior to the start of

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PROJECT construction.

2. Provide CITY an opportunity to review and approve IMPROVEMENT PLANS prior to DISTRICT's final approval.

3. Upon execution of this Cooperative Agreement, record or cause to be recorded, a copy of this Cooperative Agreement in the Official Records of the Riverside County Recorder.

4. [INTENTIONALLY DELETED]

5. Inspect DISTRICT DRAINAGE FACILITIES construction.

6. Keep an accurate accounting of all DISTRICT costs associated with the review and approval of IMPROVEMENT PLANS, the review and approval of right of way and conveyance documents, and the processing and administration of this Cooperative Agreement.

7. Keep an accurate accounting of all DISTRICT construction inspection costs, and within forty-five (45) days after DISTRICT acceptance of DISTRICT DRAINAGE FACILITIES as being complete, submit a final cost statement to DEVELOPER. If the deposit, as set forth in Section I.3., exceeds such costs, DISTRICT shall reimburse DEVELOPER the excess amount within sixty (60) days after DISTRICT acceptance of DISTRICT DRAINAGE FACILITIES as being complete. If at any time the costs exceed the deposit or are anticipated by DISTRICT to exceed the deposit, DEVELOPER shall pay such additional amount(s), as deemed reasonably necessary by DISTRICT to complete inspection of DISTRICT DRAINAGE FACILITIES, within thirty (30) days after receipt of billing from DISTRICT.

8. Accept ownership and sole responsibility for the operation and maintenance of DISTRICT DRAINAGE FACILITIES upon (i) DISTRICT inspection of DISTRICT DRAINAGE FACILITIES in accordance with Section I.19., (ii) DISTRICT acceptance of PROJECT construction as being complete, (iii) DISTRICT receipt of stamped and signed "record

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drawings" of PROJECT plans, as set forth in Section I.25., (iv) CITY acceptance of APPURTENANCES for ownership, operation, and maintenance, and (v) DISTRICT's sole determination that DISTRICT DRAINAGE FACILITIES are in a satisfactorily maintained condition.

9. Provide CITY with a reproducible duplicate copy of "record drawings" PROJECT plans upon DISTRICT acceptance of DISTRICT DRAINAGE FACILITIES as being complete.

SECTION III

CITY shall:

1. Review and approve IMPROVEMENT PLANS prior to the start of PROJECT construction.

2. Accept CITY and DISTRICT approved faithful performance and payment bonds submitted by DEVELOPER, as set forth in Section I.7., and hold said bonds as provided herein.

3. Inspect PROJECT construction.

4. [INTENTIONALLY DELETED]

5. [INTENTIONALLY DELETED]

6. Grant DISTRICT, by execution of this Agreement, the right to construct, inspect, operate and maintain DISTRICT DRAINAGE FACILITIES within CITY rights of way.

7. Accept ownership and sole responsibility for the operation and maintenance of APPURTENANCES upon DISTRICT acceptance of DISTRICT DRAINAGE FACILITIES for ownership, operation and maintenance.

8. Not grant any occupancy permits for any units within any portion of PEN 16-0125/17-0098 or any phase thereof, until construction of PROJECT is complete, unless

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otherwise approved in writing by DISTRICT.

9. Upon DISTRICT acceptance of DISTRICT DRAINAGE FACILITIES construction as being complete, accept sole responsibility for the adjustment of all PROJECT manhole rings and covers located within CITY rights of way which must be performed at such time(s) that the finished grade along and above the underground portions of DISTRICT DRAINAGE FACILITIES are improved, repaired, replaced or changed. It being further understood and agreed that any such adjustments shall be performed at no cost to DISTRICT.

SECTION IV

It is further mutually agreed:

1. All work involved with PROJECT shall be inspected by DISTRICT and CITY but shall not be deemed complete until DISTRICT and CITY mutually agree in writing that construction is completed in accordance with DISTRICT and CITY approved IMPROVEMENT PLANS.

2. CITY and DEVELOPER personnel may observe and inspect all work being done on DISTRICT DRAINAGE FACILITIES, but shall provide any comments to DISTRICT personnel who shall be solely responsible for all quality control communications with DEVELOPER'S contractor(s) during the construction of PROJECT.

3. DISTRICT acceptance of ownership and responsibility for the operation and maintenance of DISTRICT DRAINAGE FACILITIES shall be in a satisfactorily maintained condition as solely determined by DISTRICT. If, subsequent to the inspection and, in the sole discretion of DISTRICT, DISTRICT DRAINAGE FACILITIES are not in an acceptable condition, corrections shall be made at sole expense of DEVELOPER.

4. DEVELOPER shall complete construction of PROJECT within twelve (12) consecutive months after execution of this Agreement and within one hundred twenty (120)

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consecutive calendar days after commencing work on PROJECT. It is expressly understood that since time is of the essence in this Agreement, failure of DEVELOPER to perform the work within the agreed upon time shall constitute authority for DISTRICT to perform the remaining work and require DEVELOPER's surety to pay to CITY the penal sum of any and all bonds. In which case, CITY shall subsequently reimburse DISTRICT for DISTRICT costs incurred.

5. If DEVELOPER fails to commence construction of PROJECT within eight (8) months after execution of this Agreement, then DISTRICT reserves the right to withhold issuance of the Notice to Proceed pending a review of the existing site conditions as they exist at the time DEVELOPER provides written notification to DISTRICT of the start of construction as set forth in Section I.8. In the event of a change in the existing site conditions that materially affects PROJECT function or DISTRICT's ability to operate and maintain DISTRICT DRAINAGE FACILITIES, DISTRICT may require DEVELOPER to modify IMPROVEMENT PLANS as deemed necessary by DISTRICT. In the event of a change in the existing site conditions that materially affects PROJECT function or CITY's ability to operate and maintain APPURTENANCES, CITY may require DEVELOPER to modify IMPROVEMENTS as deemed necessary by CITY.

6. DISTRICT shall endeavor to issue DEVELOPER a Notice to Proceed within twenty (20) days of receipt of DEVELOPER's complete written notice, as set forth in Section I.8.; however, DISTRICT's construction inspection staff is limited and, therefore, the issuance of a Notice to Proceed is subject to staff availability.

In the event DEVELOPER wishes to expedite issuance of a Notice to Proceed, DEVELOPER may elect to furnish an independent qualified construction inspector at DEVELOPER's sole cost and expense. DEVELOPER shall furnish appropriate documentation of the individual's credentials and experience to DISTRICT for review and, if appropriate,

Attachment: Cooperative Agreement PEN16-0125_PEN17-0098 (3186 : PEN16-0125 AND PEN17-0098 – APPROVE COOPERATIVE AGREEMENT)

approval. DISTRICT shall review the individual's qualifications and experience and, upon approval thereof, said individual, hereinafter called "DEPUTY INSPECTOR", shall be authorized to act on DISTRICT's behalf on all DISTRICT DRAINAGE FACILITIES construction and quality control matters. If DEVELOPER's initial construction inspection deposit furnished pursuant to Section I.3. exceeds ten thousand dollars ($10,000), DISTRICT shall refund to DEVELOPER up to eighty percent (80%) of DEVELOPER's initial inspection deposit within forty-five (45) days of DISTRICT's approval of DEPUTY INSPECTOR; however, a minimum balance of ten thousand dollars ($10,000) shall be retained on account.

7. PROJECT construction work shall be on a five (5) day, forty (40) hour work week with no work on Saturdays, Sundays or DISTRICT designated legal holidays, unless otherwise approved in writing by DISTRICT. If DEVELOPER feels it is necessary to work more than the normal forty (40) hour work week or on holidays, DEVELOPER shall make a written request for permission from DISTRICT to work the additional hours. The request shall be submitted to DISTRICT at least seventy-two (72) hours prior to the requested additional work hours and shall state the reasons for the overtime and the specific time frames required. The decision of granting permission for overtime work shall be made by DISTRICT at its sole discretion and shall be final. If permission is granted by DISTRICT, DEVELOPER will be charged the cost incurred at the overtime rates for additional inspection time required in connection with the overtime work in accordance with Ordinance Nos. 671 and 749, including any amendments thereto, of the County of Riverside.

8. DEVELOPER for itself, its successors and assigns hereby releases DISTRICT and County of Riverside (including their agencies, districts, special districts and departments, their respective directors, officer, Board of Supervisors, elected and appointed officials, employees, agents and representatives) from any and all claims, demands, actions, or

Attachment: Cooperative Agreement PEN16-0125_PEN17-0098 (3186 : PEN16-0125 AND PEN17-0098 – APPROVE COOPERATIVE AGREEMENT)

suits of any kind arising out of any liability, known or unknown, present or future, including but not limited to any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance which seeks to impose any other liability or damage, whatsoever, for damage caused by the discharge of drainage within or from PROJECT. Nothing contained herein shall constitute a release by DEVELOPER of DISTRICT, its officers, agents and employees from any and all claims, demands, actions or suits of any kind arising out of any liability, known or unknown, present or future, for the negligent maintenance of DISTRICT DRAINAGE FACILITIES, after the acceptance of ownership, operation and maintenance of DISTRICT DRAINAGE FACILITIES by DISTRICT.

9. DEVELOPER shall indemnify and hold harmless DISTRICT, County of Riverside, and CITY (including their respective agencies, districts, special districts and departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives) from any liability, claim, damage, proceeding or action, present or future, based upon, arising out of or in any way relating to DEVELOPER's (including its officers, employees, subcontractors and agents) actual or alleged acts or omissions related to this Agreement, performance under this Agreement, or failure to comply with the requirements of this Agreement, including but not limited to: (a) property damage; (b) bodily injury or death; (c) liability or damage pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution or any other law, ordinance or regulation caused by the diversion of waters from the natural drainage patterns or the discharge of drainage within or from PROJECT; or, (d) any other element of any kind or nature whatsoever.

DEVELOPER shall defend, at its sole expense, including all costs and fees (including but not limited to attorney fees, cost of investigation, defense and settlements or

Attachment: Cooperative Agreement PEN16-0125_PEN17-0098 (3186 : PEN16-0125 AND PEN17-0098 – APPROVE COOPERATIVE AGREEMENT)

awards), DISTRICT, County of Riverside, and CITY (including their respective agencies, districts, special districts and departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives) in any claim, proceeding or action for which indemnification is required.

With respect to any of DEVELOPER's indemnification requirements, DEVELOPER shall, at its sole cost, have the right to use counsel of their own choice and shall have the right to adjust, settle, or compromise any such claim, proceeding or action without the prior consent of DISTRICT, County of Riverside and CITY; provided, however, that any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes DEVELOPER's indemnification obligations to DISTRICT, County of Riverside, or CITY.

DEVELOPER's indemnification obligations shall be satisfied when DEVELOPER has provided to DISTRICT, County of Riverside, and CITY the appropriate form of dismissal (or similar document) relieving DISTRICT, County of Riverside, or CITY from any liability for the claim, proceeding or action involved.

The specified insurance limits required in this Agreement shall in no way limit or circumscribe DEVELOPER's obligations to indemnify and hold harmless DISTRICT, County of Riverside and CITY from third party claims.

In the event there is conflict between this section and California Civil Code Section 2782, this section shall be interpreted to comply with California Civil Code Section 2782. Such interpretation shall not relieve the DEVELOPER from indemnifying DISTRICT, County of Riverside or CITY to the fullest extent allowed by law.

10. Any waiver by DISTRICT or by CITY of any breach of any one or more of the terms of this Agreement shall not be construed to be a waiver of any subsequent or other breach of the same or of any other term hereof. Failure on the part of DISTRICT or CITY to

Attachment: Cooperative Agreement PEN16-0125_PEN17-0098 (3186 : PEN16-0125 AND PEN17-0098 – APPROVE COOPERATIVE AGREEMENT)

require exact, full and complete compliance with any terms of this Agreement shall not be construed as in any manner changing the terms hereof, or estopping DISTRICT or CITY from enforcement hereof.

11. Any and all notices sent or required to be sent to the parties of this Agreement will be mailed by first class mail, postage prepaid, to the following addresses:

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT
1995 Market Street
Riverside, CA 92501
Attn: Administration Services Section

CITY OF MORENO VALLEY
14177 Frederick Street
Moreno Valley, CA 92552
Attn: Michael Lloyd
Engineering Division Manager/
Assistant City Engineer

DUKE REALTY LIMITED PARTNERSHIP
200 Spectrum Center Drive, Suite 1600
Irvine, CA 92618
Attn: Ricardo Rivas

12. This Agreement is to be construed in accordance with the laws of the State of California. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

13. Any action at law or in equity brought by any of the parties hereto for the purpose of enforcing a right or rights provided for by the Agreement, shall be tried in a court of competent jurisdiction in the County of Riverside, State of California, and the parties hereto waive all provisions of law providing for a change of venue in such proceedings to any other county.

14. This Agreement is the result of negotiations between the parties hereto, and the advice and assistance of their respective counsel. The fact that this Agreement was prepared as a matter of convenience by DISTRICT shall have no import or significance. Any uncertainty or ambiguity in this Agreement shall not be construed against DISTRICT because DISTRICT prepared this Agreement in its final form.

Attachment: Cooperative Agreement PEN16-0125_PEN17-0098 (3186 : PEN16-0125 AND PEN17-0098 – APPROVE COOPERATIVE AGREEMENT)

15. The rights and obligations of DEVELOPER shall inure to and be binding upon all heirs, successors and assignees.

16. DEVELOPER shall not assign or otherwise transfer any of its rights, duties or obligations hereunder to any person or entity without the written consent of the other parties hereto being first obtained. In the event of any such transfer or assignment, DEVELOPER expressly understands and agrees that it shall remain liable with respect to any and all of the obligations and duties contained in this Agreement.

17. The individual(s) executing this Agreement on behalf of DEVELOPER hereby certify that they have the authority within their company to enter into and execute this Agreement, and have been authorized to do so by any and all boards of directors, legal counsel, and/or any other board, committee or other entity within their company which have the authority to authorize or deny entering this Agreement.

18. This Agreement is intended by the parties hereto as a final expression of their understanding with respect to the subject matters hereof and as a complete and exclusive statement of the terms and conditions thereof and supersedes any and all prior and contemporaneous agreements and understandings, oral or written, in connection therewith. This Agreement may be changed or modified only upon the written consent of the parties hereto.

//

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Attachment: Cooperative Agreement PEN16-0125_PEN17-0098 (3186 : PEN16-0125 AND PEN17-0098 – APPROVE COOPERATIVE AGREEMENT)

IN WITNESS WHEREOF, the parties hereto have executed this Cooperative Agreement on

_____.
(to be filled in by Clerk of the Board)

RECOMMENDED FOR APPROVAL:

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

By _____
JASON E. UHLEY
General Manager-Chief Engineer

By _____
MARION ASHLEY, Chairman
Riverside County Flood Control and Water Conservation District Board of Supervisors

APPROVED AS TO FORM:

GREGORY P. PRIAMOS
County Counsel

By _____
LEILA MOSHREF-DANESH
Deputy County Counsel

ATTEST:

KECIA HARPER-IHEM
Clerk of the Board

By _____
Deputy

(SEAL)

Cooperative Agreement w/City of Perris and Duke Realty Limited Partnership:
Perris Valley MDP – Lateral B-1, Stage 4
Perris Valley MDP – Perris Boulevard Storm Drain, Stage 1
Project Nos. 4-0-00486 and 4-0-00464
PEN's 16-0125 and 17-0098
07/02/18
AMR:blm

Attachment: Cooperative Agreement PEN16-0125_PEN17-0098 (3186 : PEN16-0125 AND PEN17-0098 – APPROVE COOPERATIVE AGREEMENT)

RECOMMENDED FOR APPROVAL:

By _____

_____
Public Works Director/City Engineer

CITY OF MORENO VALLEY

By _____
THOMAS M. DESANTIS
City Manager

APPROVED AS TO FORM:

MARTIN D. KOCZANOWICZ
City Attorney

By _____
PAUL EARLY
Assistant City Attorney

ATTEST:

By _____
PAT JACQUEZ-NARES
City Clerk

(SEAL)

Cooperative Agreement w/City of Perris and Duke Realty Limited Partnership:
Perris Valley MDP – Lateral B-1, Stage 4
Perris Valley MDP – Perris Boulevard Storm Drain, Stage 1
Project Nos. 4-0-00486 and 4-0-00464
PEN's 16-0125 and 17-0098
07/02/18
AMR:blm

Attachment: Cooperative Agreement PEN16-0125_PEN17-0098 (3186 : PEN16-0125 AND PEN17-0098 – APPROVE COOPERATIVE AGREEMENT)

DUKE REALTY LIMITED PARTNERSHIP
an Indiana limited partnership

By DUKE REALTY CORPORATION,
an Indiana corporation,
its sole general partner

By _____
CHRISTOPHER M. BURNS
Senior Vice President,
Southern California

(ATTACH NOTARY WITH CAPACITY STATEMENT)

Cooperative Agreement w/City of Perris and Duke Realty Limited Partnership:
Perris Valley MDP – Lateral B-1, Stage 4
Perris Valley MDP – Perris Boulevard Storm Drain, Stage 1
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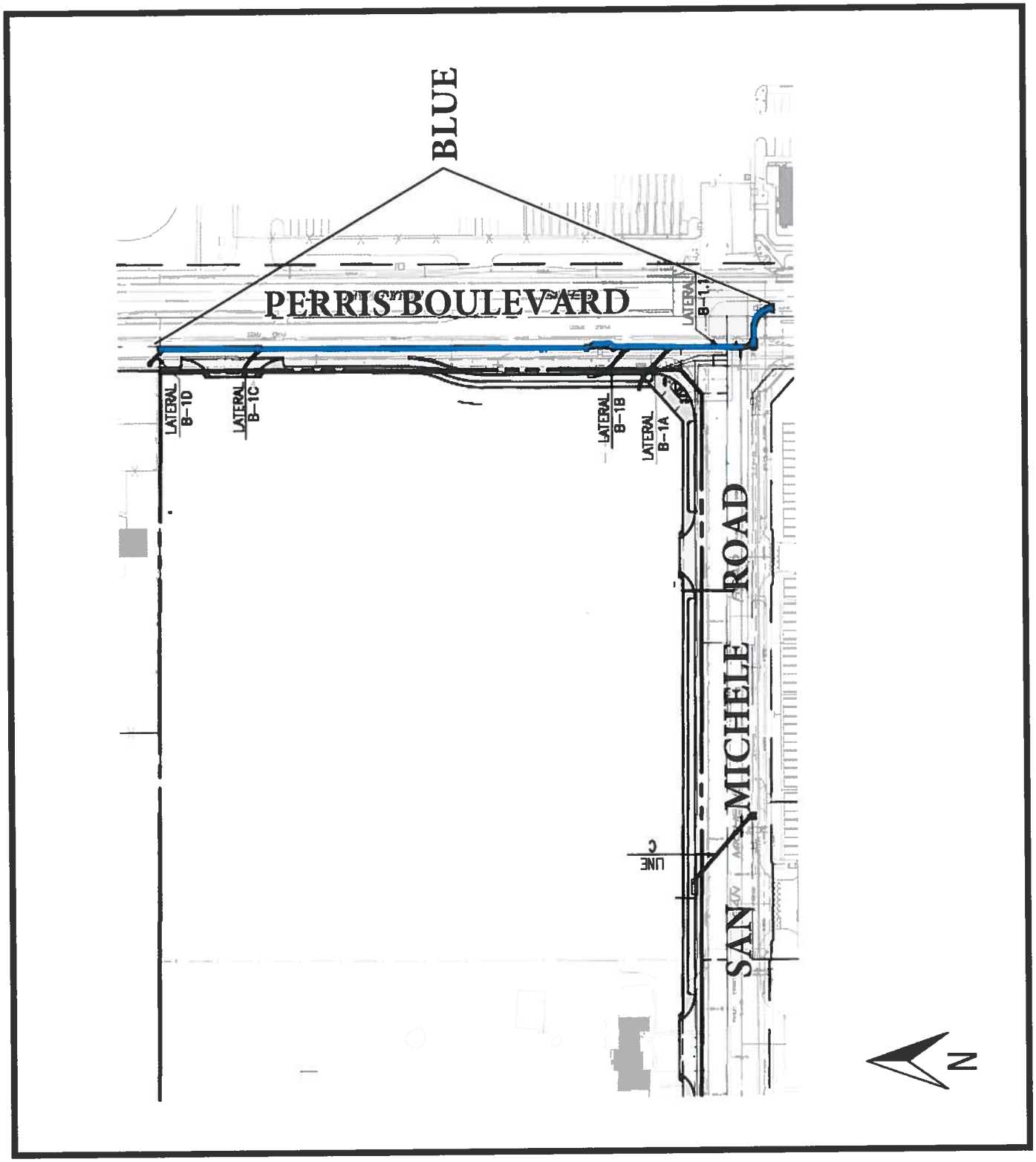
07/02/18
AMR:blm

Attachment: Cooperative Agreement PEN16-0125_PEN17-0098 (3186 : PEN16-0125 AND PEN17-0098 – APPROVE COOPERATIVE AGREEMENT)

Exhibit A



COOPERATIVE AGREEMENT
Perris Valley MDP – Perris Boulevard Storm Drain, Stage 1
Perris Valley MDP – Lateral B-1, Stage 4
Project Nos. 4-0-00464 and 4-0-00486
(Planning Entitlement Number 16-0125/17-0098)
Page 1 of 1

Attachment: Cooperative Agreement PEN16-0125_PEN17-0098 (3186 : PEN16-0125 AND PEN17-0098 – APPROVE COOPERATIVE AGREEMENT)

Report to City Council

TO: Mayor and City Council

FROM: Kathleen Sanchez, Human Resources Director

AGENDA DATE: August 21, 2018

TITLE: LIST OF PERSONNEL CHANGES

RECOMMENDED ACTION

Recommendation:

1. Ratify the list of personnel changes as described.

DISCUSSION

The attached list of personnel changes scheduled since the last City Council meeting is presented for City Council ratification.

Staffing of City positions ensures assignment of highly qualified and trained personnel to achieve Momentum MoVal priorities, objectives and initiatives.

FISCAL IMPACT

All position changes are consistent with appropriations previously approved by the City Council.

PREPARATION OF STAFF REPORT

Prepared By:
Denise Hansen
Executive Assistant

Department Head Approval:
Kathleen M. Sanchez
Human Resources Director

CITY COUNCIL GOALS

None

CITY COUNCIL STRATEGIC PRIORITIES

1. **Economic Development**
2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

ATTACHMENTS

1. Personnel Changes - 8.21.18

APPROVALS

Budget Officer Approval	✓ Approved	8/08/18 5:22 PM
City Attorney Approval	✓ Approved	8/14/18 10:21 AM
City Manager Approval	✓ Approved	8/14/18 1:42 PM

City of Moreno Valley
Personnel Changes
August 21, 2018

New Hires

Kevin Teagarden, Management Assistant
Public Works Department/Maintenance & Operations Division

Gary Coppers, Parks Maintenance Worker
Parks & Community Services Department/Parks Maintenance Division

Sandra Ramirez, Senior Office Assistant
Community Development Department/Code & Neighborhood Services Division

Jeremy Beaver, Parks Maintenance Worker
Parks & Community Services Department/Parks Maintenance Division

Andrew Murillo, Parks Maintenance Worker
Parks & Community Services Department/Parks Maintenance Division

Nestor Machado, Recreation Program Leader
Parks & Community Services Department/Community Services Division

Mauricio Saavedra, Traffic Signal Technician
Public Works Department/Transportation Division

Joseph Eisinger, GIS Technician
City Manager's Office/Technology Services Division

Erica Green, Parks & Community Services Deputy Director
Parks & Community Services Department

Promotions

Brandon Miranda
From: Traffic Sign/Marking Technician I, Public Works Department/Transportation Division
To: Traffic Sign/Marking Technician II, Public Works Department/Transportation Division

Terry Klauminzer
From: Traffic Signal Technician, Public Works Department/Transportation Division
To: Senior Traffic Signal Technician, Public Works Department/Transportation Division

Caleb Hargis
From: Recreation Program Leader, Parks & Community Services Department/Community Services Division
To: Community Services Coordinator, Parks & Community Services Department/Community Services Division

Attachment: Personnel Changes - 8.21.18 (3188 : LIST OF PERSONNEL CHANGES)

Transfers

None

Separations

Angela Medina, Community Services Coordinator
Parks & Community Services Department/Community Services Division

Yousif Al Jumaili, Parks Maintenance Worker
Parks & Community Services Department/Parks Maintenance Division

Rod Davis, Lead Traffic Sign/Marking Technician
Public Works Department/Transportation Division

Ron Matthews, Senior Traffic Signal Technician
Public Works Department/Transportation Division

Javier Venegas, Recreation Program Leader
Parks & Community Services Department/Community Services Division

Attachment: Personnel Changes - 8.21.18 (3188 : LIST OF PERSONNEL CHANGES)

Report to City Council

TO: Mayor and City Council

FROM: Michael L. Wolfe, P.E., Public Works Director/City Engineer

AGENDA DATE: August 21, 2018

TITLE: ACCEPTANCE OF SUSTAINABLE TRANSPORTATION PLANNING GRANT FUNDING, FUNDING APPROPRIATION, AND RESOLUTION NO. 2018-XX AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENT WITH CALTRANS FOR THE DRACAEA AVENUE NEIGHBORHOOD GREENWAY CORRIDOR STUDY PROJECT

RECOMMENDED ACTION

Recommendations:

1. Accept the California Department of Transportation (Caltrans) Sustainable Communities grant award of up to $154,927 in funds to conduct the Dracaea Avenue Neighborhood Greenway Corridor Study.

2. Authorize the Chief Financial Officer to appropriate $154,927 as revenue and expense in the Capital Projects Grants fund (Fund 2301).

3. Amend the Adopted Capital Improvement Plan for Fiscal Years 17/18 and 18/19 to include the Dracaea Avenue Neighborhood Greenway Corridor Study as a funded project (810 0014).

4. Adopt Resolution No. 2018-XX a Resolution of the City Council of the City of Moreno Valley, California, authorizing the City Manager to Execute Agreements with Caltrans for the Dracaea Avenue Neighborhood Greenway Corridor Study.

SUMMARY

This report requests that the City Council accept the $154,927 Caltrans Sustainable Communities Planning Grant award, appropriate funds for the project to conduct the Dracaea Avenue Neighborhood Greenway Corridor Study, amend the Adopted Capital

Improvement Program for Fiscal Years 17/18 and 18/19 to include this project, and adopt Resolution No. 2018-XX authorizing the City Manager to execute required agreements and any subsequent amendments for the project.

DISCUSSION

Transportation Planning Grants offered by Caltrans are intended to promote a balanced, comprehensive multi-modal transportation system. Goals of the grants are the following: (1) Improve Mobility and Accessibility, (2) Preserve the Transportation System, (3) Support the Economy, (4) Enhance Public Safety and Security, (5) Reflect Community Values, and (6) Enhance the Environment.

Dracaea Avenue is a residential collector roadway, approximately five miles in length, extending from Arbor Park Lane to Nason Street. Dracaea Avenue provides direct connection to four parks, eight schools, two major shopping centers, churches, multi-use trails, transit stops, and several residential communities. Dracaea Avenue is the longest residential collector roadway in the City. Within the corridor, certain segments carry more than 5,500 vehicles per day, which is higher than any other residential collector within the City. The majority of the corridor has a 35 mph posted speed limit and residences take direct access to the roadway.

Resulting from higher vehicle volumes and speeds, coupled with the direct fronting residential access, the City receives approximately five to ten requests annually for traffic calming measures on Dracaea Avenue. Spot speed surveys confirmed that on many segments along the corridor, motorists exceed the posted speed limit. Additionally, segments within the corridor experience higher collision rates as compared to similar roadways within the City.

The study will provide policies and guidelines for improvements along the entire corridor of Dracaea Avenue, from Arbor Park Lane to Nason Street, to enhance bicycle and pedestrian safety, to reduce cut through traffic, and reduce neighborhood speeding. It is the intent of staff to have a consultant evaluate Dracaea Avenue as a Master Planned Neighborhood Greenway Corridor. Neighborhood Greenways are intended to operate as low-volume, low-speed routes that provide safe, quiet routes for motorists, pedestrians, and bicycles.

The community and other interested parties would be engaged to assess current challenges and needs, evaluate best practices that address those needs, and develop design concepts for the community to consider. The plan could also serve as a framework for implementation of traffic calming on other City Residential Collector roadways.

The total project cost is $175,000. The program has an 11.47% local match requirement which would be funded by WRCOG BEYOND Initiative funding.

Approval of the recommended actions would support Objective 4.6 of the Momentum MoVal Strategic Plan: “Advance the development of a well-connected and balanced

citywide transportation network that serves all modes."

ALTERNATIVES

1. Approve and authorize the recommended actions as presented in this staff report. *This alternative will allow for execution of this key corridor study project.*

2. Do not approve and authorize the recommended actions. *This alternative would not allow implementation of this key corridor study project.*

FISCAL IMPACT

The Caltrans Sustainable Communities grant award will provide for reimbursement of up to $154,927 (88.53% of project costs). The 11.47% local match requirement will be met using $20,073 of WRCOG BEYOND Initiative funds available from the Community Enhancement II project (810 0009). Caltrans Sustainable Communities funds can only be used for transportation planning purposes. **There is no impact to the General Fund.**

Description	Fund	GL Account No.	Type (Rev/ Exp)	FY 18/19 Budget	Proposed Adjustments	FY 18/19 Amended Budget
CIP	Capital Projects Grants (2301)	G/L 2301-99-99-92301-482020	Rev	$4,415,000	$154,927	$4,569,927
CIP	Capital Projects Grants (2301)	G/L 2301-70-76-80010-720199 PN: 810 0014 2301-99	Exp	$0 $0	$154,927 $154,927	$154,927 $154,927

PROPOSED PROJECT BUDGET:
Capital Projects Grants Appropriation
(Account No. 2301-70-76-80010-720199) (Project No. 810 0014-2301-99)... $154,927
Capital Projects Grants Appropriation
(Account No. 2301-70-76-80010-720199) (Project No. 810 0009-2301-99)... $ 20,073
Total……..$175,000

ESTIMATED PROJECT COSTS:
Consultant contract $165,000
Staff time/contract administration $10,000
Total $175,000

ANTICIPATED PROJECT SCHEDULE:
Consultant Selection Completed By .....January 2019
Award Consultant Contract ..... February 2019
Study Completed By..... February 2021

NOTIFICATION

The agenda was posted in accordance with the Brown Act.

PREPARATION OF STAFF REPORT

Prepared by:

Eric Lewis, P.E., T.E.
City Traffic Engineer

Department Head Approval:

Michael L. Wolfe, P.E.
Public Works Director / City Engineer

CITY COUNCIL GOALS

Revenue Diversification and Preservation. Develop a variety of City revenue sources and policies to create a stable revenue base and fiscal policies to support essential City services, regardless of economic climate.

Public Safety. Provide a safe and secure environment for people and property in the community, control the number and severity of fire and hazardous material incidents, and provide protection for citizens who live, work and visit the City of Moreno Valley.

Public Facilities and Capital Projects. Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

CITY COUNCIL STRATEGIC PRIORITIES

1. **Economic Development**
2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

ATTACHMENTS

1. Dracaea Corridor Plan Resolution 2018-XX_City Council
2. Dracaea Avenue Exhibit

APPROVALS

Budget Officer Approval	✓ Approved	8/06/18 3:53 PM
City Attorney Approval	✓ Approved	8/06/18 10:54 AM
City Manager Approval	✓ Approved	8/06/18 4:41 PM

Attachment "1"

RESOLUTION NO. 2018-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS WITH CALTRANS FOR THE MORENO VALLEY DRACAEA AVENUE NEIGHBORHOOD GREENWAY CORRIDOR STUDY

WHEREAS, the City of Moreno Valley is eligible to receive Federal and/or State funding for certain transportation planning related plans, through the California Department of Transportation; and

WHEREAS, a Fund Transfer Agreement is needed to be executed with the California Department of Transportation before such funds can be claimed through the Transportation Planning Grant Programs; and

WHEREAS, the City of Moreno Valley City Council wishes to delegate authority to execute these agreements and any amendments thereto to the City Manager.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS: The City Manager is authorized to execute agreements and any amendments thereto with the California Department of Transportation for Transportation Planning Grants, if awarded to the City.

APPROVED AND ADOPTED this 21st day of August 2018.

_____
Mayor of the City of Moreno Valley

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

Attachment: Dracaea Corridor Plan Resolution 2018-XX_City Council [Revision 1] (3193 : ACCEPTANCE OF SUSTAINABLE TRANSPORTATION

RESOLUTION JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Pat Jacquez-Nares, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2018-___ was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 21st day of August,2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

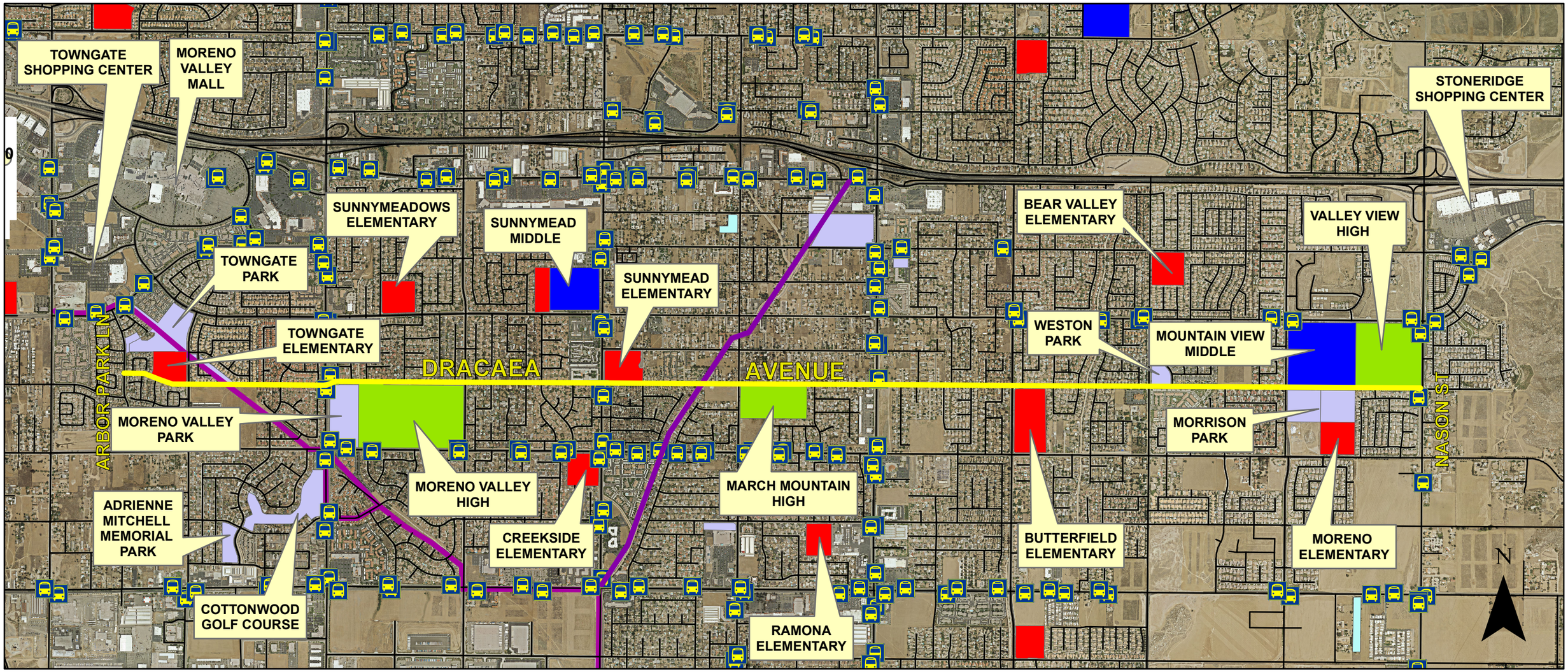
(Council Members, Mayor Pro Tem, and Mayor)

_____

CITY CLERK

Attachment: Dracaea Corridor Plan Resolution 2018-XX_City Council [Revision 1] (3193 : ACCEPTANCE OF SUSTAINABLE TRANSPORTATION

NEIGHBORHOOD GREENWAY
DRACAEA AVENUE FROM ARBOR PARK LANE TO NASON STREET



LEGENDS:

- Elementary School
- Middle School
- High School
- K-12 School
- College
- City Parks
- Public Transit Stop
- Multi-Use Trails
- Neighborhood Greenway

Attachment: Dracaea Avenue Exhibit (3193 : ACCEPTANCE OF SUSTAINABLE TRANSPORTATION PLANNING GRANT FUNDING, FUNDING

Report to City Council

TO:	Mayor and City Council
FROM:	Michael L. Wolfe, P.E., Public Works Director/City Engineer
AGENDA DATE:	August 21, 2018
TITLE:	AUTHORIZATION TO SUBMIT GRANT APPLICATIONS UNDER CYCLE 9 OF THE HIGHWAY SAFETY IMPROVEMENT PLAN (HSIP)

RECOMMENDED ACTION

Recommendation:

1. Authorize the submittal of grant applications for Cycle 9 of the Highway Safety Improvement Program (HSIP).

SUMMARY

This report recommends approval to submit grant funding applications for Cycle 9 of the Highway Safety Improvement Program (HSIP). HSIP is a federal-aid program for the purpose of reducing collisions on public roads.

DISCUSSION

HSIP eligible projects must enhance roadway safety and be consistent with California's Strategic Highway Safety Plan (SHSP). Projects will be prioritized in descending order, statewide, using a benefit/cost (B/C) ratio comparison. Approximately $140 to $160 million will be allocated under this program. Submissions are due August 31, 2018.

Staff recommends submittal of grant applications for Cycle 9 of the Highway Safety Improvement Program for construction of roundabouts at the following intersections:

1. Kitching Street and John F. Kennedy Drive (replacing the existing traffic signal).
2. Elsworth Street and Cottonwood Avenue (in lieu of a future traffic signal).

The locations were selected based on observed collision history and suitability for

conversion. The collision history at these two locations does not support projects other than roundabouts for this round of funding.

Roundabouts will eliminate broadside-type collisions, and save the City money by eliminating the cost of erecting a traffic signal (for the location that is not already signalized) and also eliminate the future cost of operating and maintaining traffic signals at the two project intersections. Roundabouts were prioritized by Caltrans in this round of funding by eliminating the match requirement and by changing the way roundabout benefits are calculated (thereby increasing project budgets).

The HSIP Cycle 9 grant funding opportunity and the proposed projects were discussed at the August 1st Traffic Safety Commission (TSC) meeting. The TSC unanimously approved the item and recommended forwarding it to the City Council for consideration.

Approval of the recommended action would support Initiative 4.7.2 of the Momentum MoVal Strategic Plan, "Develop Roundabout Corridors similar to Theodore Street proposed by WLC, to replace stop signs and/or traffic signals."

ALTERNATIVES

1. Authorize the submittal of grant applications for the Highway Safety Improvement Program (HSIP) as shown. *This alternative will provide for potential federal funding of the proposed improvements.*
2. Do not authorize the submittal of grant applications for the Highway Safety Improvement Program (HSIP) and provide alternative projects to be submitted. *Developing a grant application for a different project could result in missing the submission deadline of August 31, 2018.*
3. Direct staff to not submit any projects for the Cycle 9 Highway Safety Improvement Program. *This alternative eliminates a potential outside funding source for eligible projects.*

FISCAL IMPACT

The recommended projects would be funded at 100% by the HSIP. All project phases (environmental clearance, design, construction, and construction engineering) are eligible for funding. City financial participation would be limited to setting aside funds for reimbursement by the State of California as the project progresses.

Preliminary project budgets are as follows:

Project	Federal Funds*	Local Match	Total*
Roundabout at Kitching/JFK	$2,975,000	$0	$2,975,000
Roundabout at Elsworth/Cottonwood	1,750,000	0	1,750,000
Total:	**$4,725,000**	**$0**	**$4,725,000**

**—Project cost estimate still being developed; amount represents potential maximum budget; actual applied-for amount to be determined*

NOTIFICATION

Publication of agenda

PREPARATION OF STAFF REPORT

Prepared By:
John Kerenyi
Senior Engineer, P.E.

Department Head Approval:
Michael L. Wolfe, P.E.
Public Works Director/City Engineer

Concurred By:
Eric Lewis, P.E., T.E.
City Traffic Engineer/Transportation Division Manager

CITY COUNCIL GOALS

Public Safety. Provide a safe and secure environment for people and property in the community, control the number and severity of fire and hazardous material incidents, and provide protection for citizens who live, work and visit the City of Moreno Valley.

Public Facilities and Capital Projects. Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

CITY COUNCIL STRATEGIC PRIORITIES

1. **Economic Development**
2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

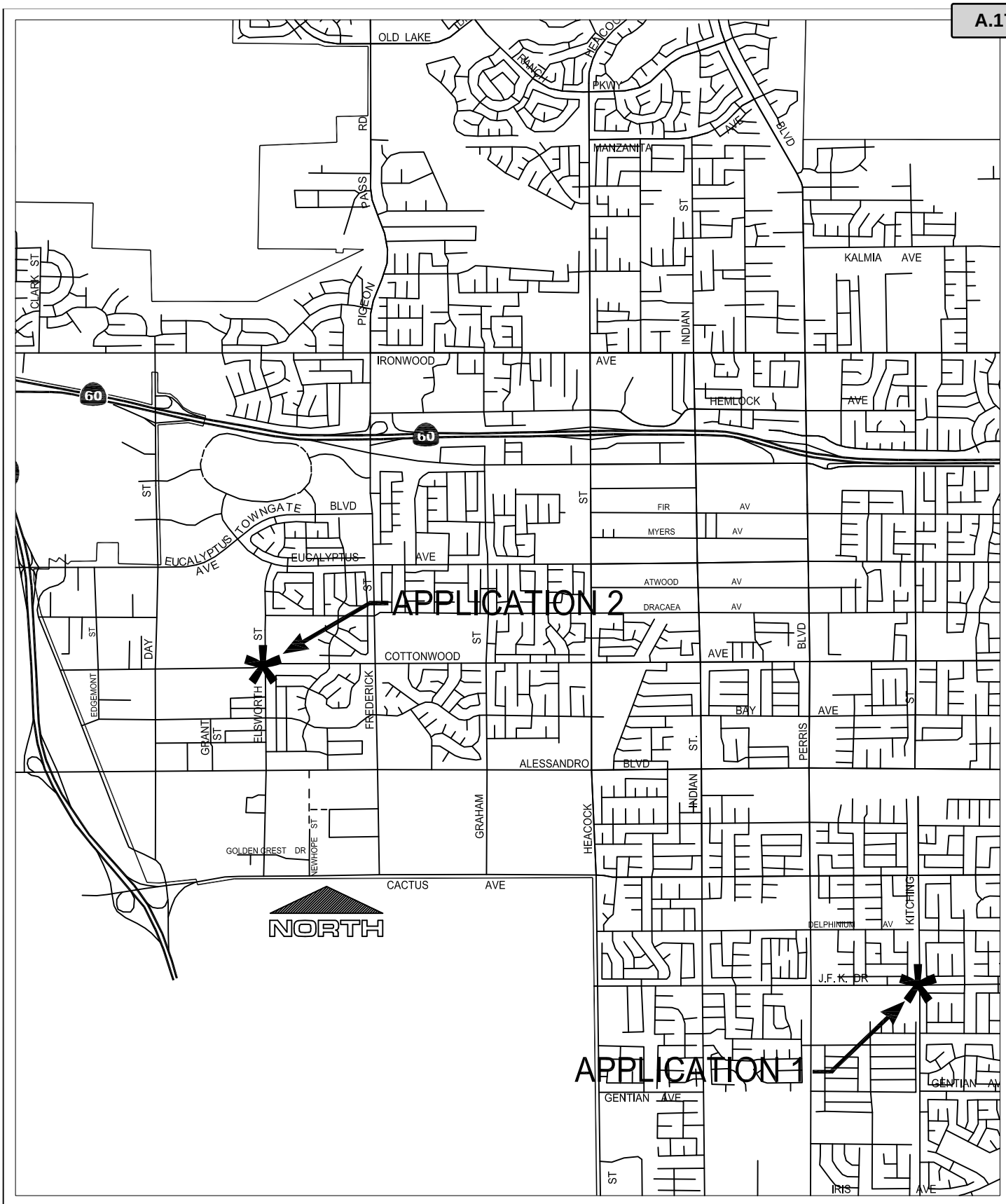
Objective 4.7: Demonstrate innovative and industry leading transportation systems.

ATTACHMENTS

1. Vicinity Map

APPROVALS

Budget Officer Approval	✓ Approved	8/06/18 3:51 PM
City Attorney Approval	✓ Approved	8/06/18 10:57 AM
City Manager Approval	✓ Approved	8/06/18 4:42 PM



LOCATION MAP

Public Works Department
Transportation Division

ATTACHMENT 1

HIGHWAY SAFETY IMPROVEMENT PROGRAM CYCLE 8

Attachment: Vicinity Map (3194 : AUTHORIZATION TO SUBMIT GRANT APPLICATIONS UNDER CYCLE 9 OF THE HIGHWAY SAFETY

Report to City Council

TO:	Mayor and City Council
FROM:	Pat Jacquez-Nares, City Clerk
AGENDA DATE:	August 21, 2018
TITLE:	2018 CITY COUNCIL COMMISSION, BOARD, AND TASKFORCE PARTICIPATION APPOINTMENTS

RECOMMENDED ACTION

Recommendations: That the City Council:

1. Ratify the appointments to the various committees as noted on the 2018 Council Committee Participation List – Terms End December 31, 2018.

SUMMARY

The previous Council Committee Participation appointments expired on June 30, 2018. Mayor Gutierrez has compiled the new 2018 Council Committee Participation appointments to the various committees with the terms to end December 31, 2018.

PREPARATION OF STAFF REPORT

Prepared By:
Pat Jacquez-Nares
City Clerk

Department Head Approval:
Pat Jacquez-Nares
City Clerk

CITY COUNCIL GOALS

Advocacy. Develop cooperative intergovernmental relationships and be a forceful advocate of City policies, objectives, and goals to appropriate external governments, agencies and corporations.

CITY COUNCIL STRATEGIC PRIORITIES

1. Economic Development

2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

ATTACHMENTS

1. 2018 Council Committee Participation - August 2018

APPROVALS

Budget Officer Approval	✓ Approved	
City Attorney Approval	✓ Approved	8/14/18 10:50 AM
City Manager Approval	✓ Approved	8/14/18 12:51 PM

MAYOR'S RECOMMENDATION
2018 COUNCIL COMMITTEE PARTICIPATION

CITY COUNCIL ADVISORY COMMISSIONS/ BOARDS :	***Primary***	***Alternate***
Arts Commission	Cabrera	Baca
Emerging Leaders Council	Cabrera	Gutierrez
Environmental and Historical Preservation Board	Cabrera	Baca
Library Commission	Marquez	Gutierrez
Parks, Community Services and Trails Committee	Baca	Marquez
Senior Citizens' Board	Baca	Marquez
Traffic Safety Commission	Marquez	
Utilities Commission	Baca	Marquez

CITY COUNCIL SUBCOMMITTEES :		
Economic Development Subcommittee *Appoint 2 Primary*	Baca/Gutierrez	
Finance Subcommittee *Appoint 2 Primary*	Gutierrez/Marquez	
Public Safety Subcommittee *Appoint 2 Primary*	Marquez/Baca	Gutierrez

Attachment: 2018 Council Committee Participation - August 2018 (3210 : 2018 CITY COUNCIL COMMITTEE PARTICIPATION APPOINTMENTS)

Term
12/31/2018
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12/31/2018
12/31/2018

Attachment: 2018 Council Committee Participation - August 2018 (3210 : 2018 CITY COUNCIL COMMITTEE PARTICIPATION APPOINTMENTS)

Report to City Council

TO:	Mayor and City Council
FROM:	Patti Solano, Parks & Community Services Director
AGENDA DATE:	August 21, 2018
TITLE:	APPROVE FUNDING FOR CONSTRUCTION OF MORENO VALLEY COMMUNITY PARK SKATE PARK

RECOMMENDED ACTION

Recommendation:

1. Approve the amended budget and funding plan for construction of Moreno Valley Community Park Skate Park, as contained in the Fiscal Impact section of this report.

SUMMARY

This staff report requests the appropriation of Parkland DIF Funds for the construction of a new skate park at Moreno Valley Community Park.

DISCUSSION

The Moreno Valley community has long awaited a skate park located in a densely populated area of the City that is accessible and popular with residents. In early 2018, a grassroots effort began with a group of youth skateboarders in the City. Young people from various high schools circulated petitions and gathered hundreds of signatures supporting an additional skate park in Moreno Valley. The Mayor, Mayor Pro Tem and City staff met with a focus group of skaters to discuss the need for the new facility, potential locations, and the type of amenities preferred. Community Park was widely supported as the location for the skate park because it is highly utilized, lies adjacent to a high school, and contains existing park amenities such as restrooms, parking and a shade structure. A new skate park at that location could also be constructed on an underutilized passive landscaped area, while maximizing public benefit from the other improvements currently at the park. The skate park will provide a dynamic venue to keep youth active and engaged after school hours and will serve the large and growing community of skaters of all ages.

On June 21st, a public input meeting was held at Cottonwood Golf Center hosted by City officials and the architect and design team, which provided an opportunity for skateboarders and residents to view three conceptual designs, ask questions, and provide feedback. The renderings were also posted on a social media site for those who could not attend the meeting to view and comment. The design attached to this report reflects input received from the public.

At their July 12, 2018 Special Meeting, the Parks, Community Services, and Trails Committee voted unanimously to recommend the skate park conceptual design attached to this staff report.

This facility will build upon the success of the City's first skate park, located at March Field Park which features bowls and elements that were popular with skateboarders when it was constructed. The Community Park venue will offer street skating features such as ramps, rails and stairs as part of its skating experience.

To expedite the planning process, the original architect for Moreno Valley Community Park will prepare the design.

ALTERNATIVES

1. Approve the amended budget and funding plan for construction of Moreno Valley Community Park Skate Park, as contained in the Fiscal Impact section of this report.

2. Elect not to approve amended budget and funding plan for construction of Moreno Valley Community Park Skate Park, and provide further direction to staff.

FISCAL IMPACT

There is no impact to the General Fund. Parkland development impact fees have been identified to fund this project, utilizing available fund balance**. DIF - Parkland funds may only be used for new parks and/or new use of parks.**

The project budget is approximately $600,000 with funding sources and project related costs as identified below:

AVAILABLE PROJECT FUNDS**:**

DIF – Parkland	$600,000
Total Available Project Funds	**$600,000**

PROJECT RELATED COSTS:

Construction Costs*	$600,000
Total Estimated Construction Related Costs	**$600,000**

*****Includes contingency.

Description	Fund	GL Account No.	Type (Rev/Exp)	FY 18/19 Budget	Proposed Adjustments	FY 18/19 Amended Budget
Transfer Out	DIF-PARKLAND	2905-99-95-92905-903015	Exp	$0	$600,000	$600,000
Transfer In	PCS Cap Proj	3015-99-99-93015-802905	Rev	$0	$600,000	$600,000
Project Budget	PCS Cap Proj	3015-50-57-80007-720199	Exp	$0	$600,000	$600,000

ANTICIPATED PROJECT SCHEDULE

Notice to Proceed.....January 8, 2019
Start of Construction .....January 9, 2018
Completion of Construction ..... April 30, 2019

NOTIFICATION

Posting of the agenda

PREPARATION OF STAFF REPORT

Prepared By:
Tony Hetherman
Parks Projects Coordinator

Department Head Approval:
Patti Solano
Parks and Community Services Director

CITY COUNCIL GOALS

Public Facilities and Capital Projects. Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

Positive Environment. Create a positive environment for the development of Moreno Valley's future.

Community Image, Neighborhood Pride and Cleanliness. Promote a sense of community pride and foster an excellent image about our City by developing and executing programs which will result in quality development, enhanced neighborhood preservation efforts, including home rehabilitation and neighborhood restoration.

CITY COUNCIL STRATEGIC PRIORITIES

1. **Economic Development**
2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

Objective 5.2: Promote the installation and maintenance of cost effective, low maintenance landscape, hardscape and other improvements which create a clean, inviting community.

Objective 5.5: Promote a healthy community and lifestyle.

Objective 6.2: Improve health, wellness and fitness for Moreno Valley youth through recreation and sports programs.

ATTACHMENTS

1. Community Skate Park Conceptual Design

CITY COUNCIL GOALS

Public Facilities and Capital Projects. Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

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CITY COUNCIL STRATEGIC PRIORITIES

1. **Economic Development**
2. **Public Safety**
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Objective 5.5: Promote a healthy community and lifestyle.

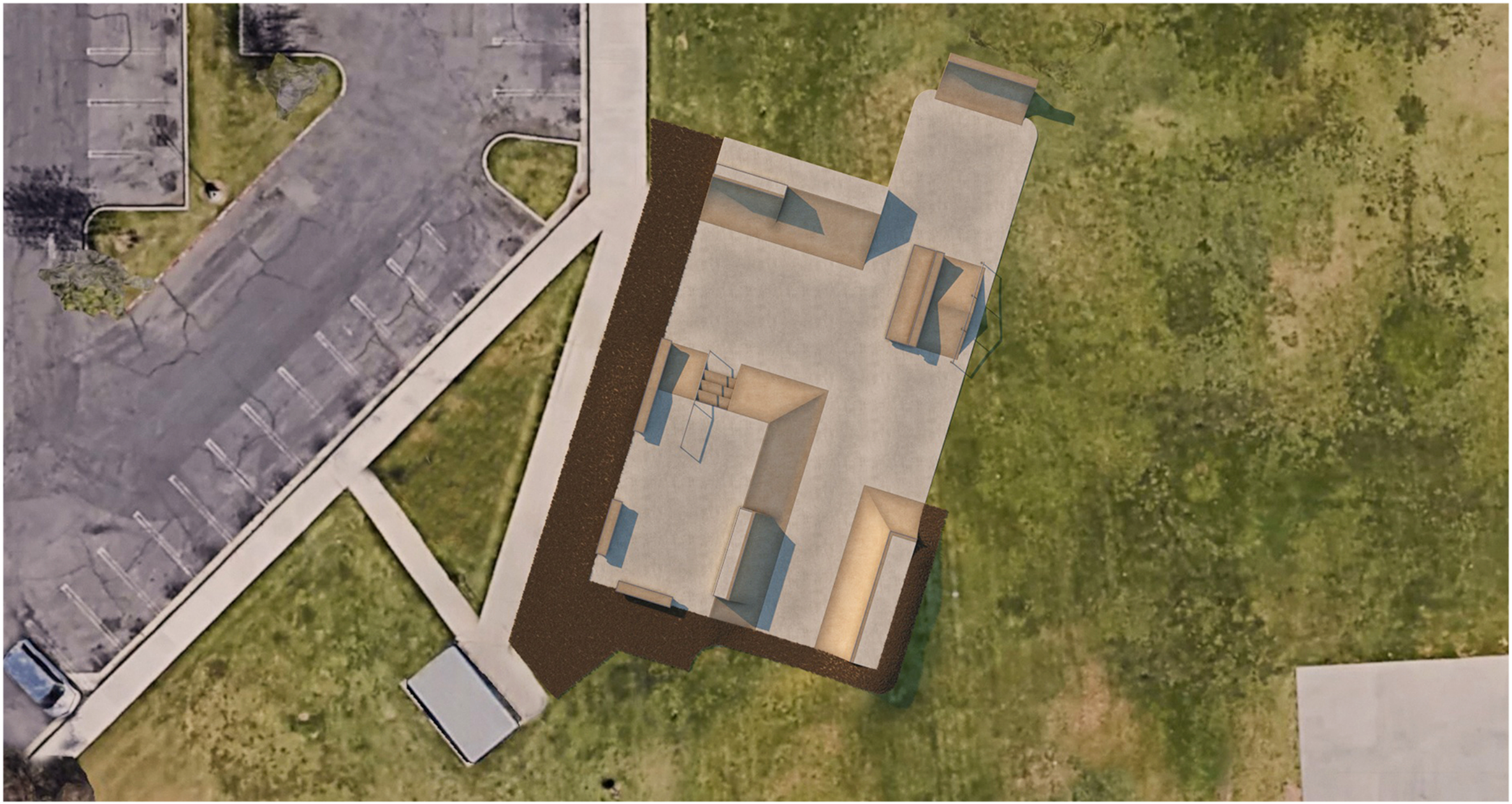
Objective 6.2: Improve health, wellness and fitness for Moreno Valley youth through recreation and sports programs.

ATTACHMENTS

1. MV Conceptual Design 7.18.18

APPROVALS

Budget Officer Approval	✓ Approved	8/08/18 5:21 PM
City Attorney Approval	✓ Approved	8/08/18 9:07 AM
City Manager Approval	✓ Approved	8/08/18 6:45 PM



SPOHN RANCH SKATEPARKS

RHA LANDSCAPE ARCHITECTS PLANNERS, INC.

MORENO VALLEY WHERE DREAMS SOAR

MORENO VALLEY SKATEPARK

CONCEPTUAL DESIGN | 7.18.18

Attachment: MV Conceptual Design 7.18.18 (3212 : Approve Funding for Construction of Moreno Valley Community Park Skate

SPOHN RANCH SKATEPARKS

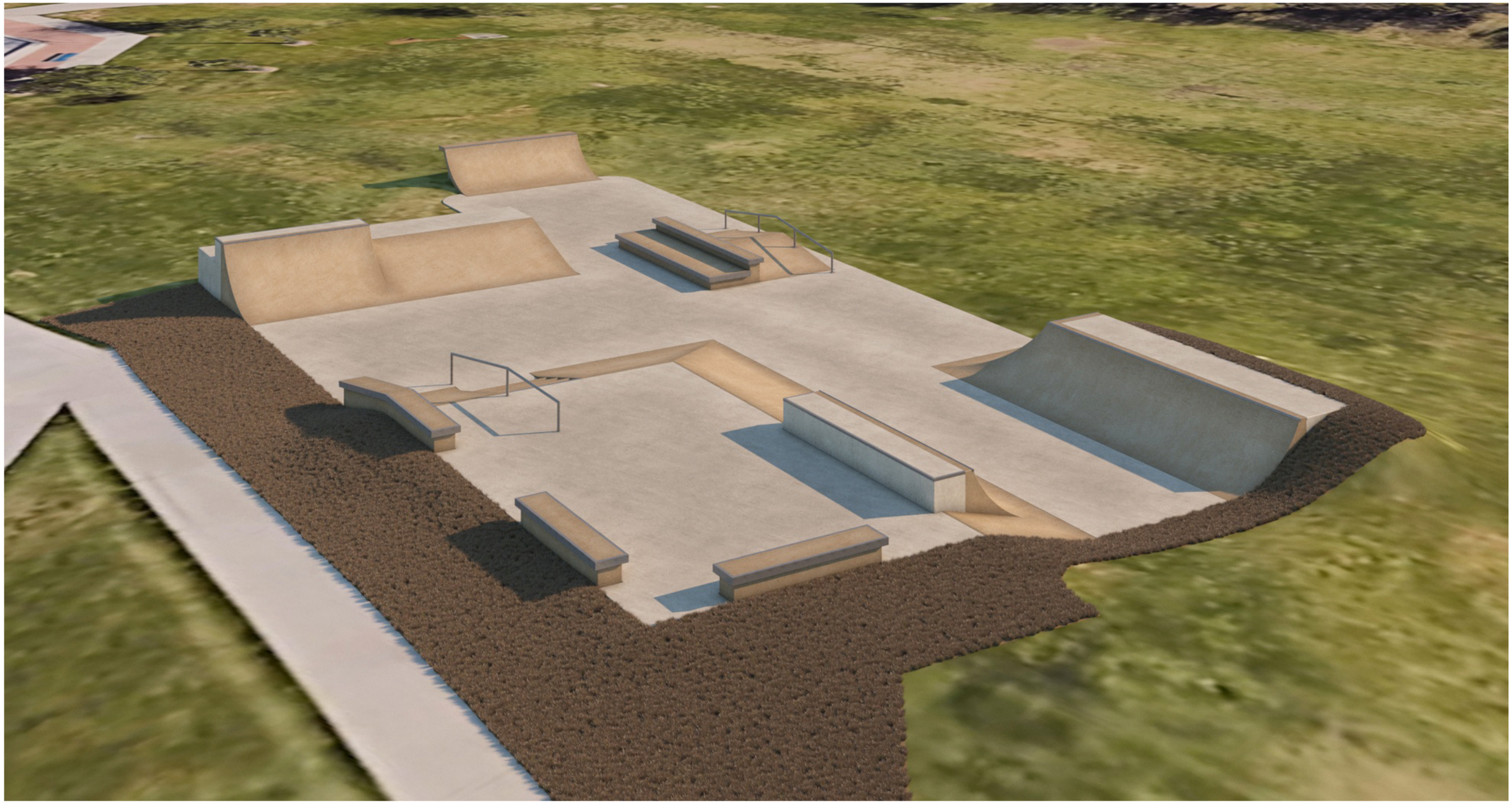
RHA LANDSCAPE ARCHITECTS PLANNERS, INC.

MORENO VALLEY WHERE DREAMS SOAR

MORENO VALLEY SKATEPARK

CONCEPTUAL DESIGN | 7.18.18

Attachment: MV Conceptual Design 7.18.18 (3212 : Approve Funding for Construction of Moreno Valley Community Park Skate



SPOHN RANCH SKATEPARKS

RHA LANDSCAPE ARCHITECTS PLANNERS, INC.

MORENO VALLEY WHERE DREAMS SOAR

MORENO VALLEY SKATEPARK

CONCEPTUAL DESIGN | 7.18.18

Attachment: MV Conceptual Design 7.18.18 (3212 : Approve Funding for Construction of Moreno Valley Community Park Skate

Report to City Council

TO:	Mayor and City Council Mayor and City Council Acting in its Capacity as President and Members of the Board of Directors of the Moreno Valley Community Services District (CSD)
FROM:	Patti Solano, Parks & Community Services Director
AGENDA DATE:	August 21, 2018
TITLE:	APPROVE FUNDING FOR SENIOR COMMUNITY CENTER FACILITY IMPROVEMENTS

RECOMMENDED ACTION

Recommendation:

1. Approve the amended budget and funding plan for facility improvements at the Moreno Valley Senior Community Center, as contained in the Fiscal Impact section of this report.

SUMMARY

This report recommends the approval of funding for improvements to the Moreno Valley Senior Community Center. As the facility is among the City's most popular public venues, improvements are recommended to address normal wear and tear while modernizing several features which have been in place since it opened in 1993. These significant improvements will comprise new flooring, interior paint, removal of non-functional brick pillars, and new furnishings for the lobby and banquet area. Funding is currently available in replacement reserve funds for completion of the project.

DISCUSSION

The Moreno Valley Senior Community Center opened its doors on February 8, 1993 after years of planning, research, and public input from the senior residents in the community. When constructed, the 14,000-square foot facility featured design elements which reflected contemporary trends and provision of a more narrow range of services. Since that time, the facility has withstood heavy usage and interior spaces are being programmed to support a new range of services. One area has been converted to a

fitness center and another now serves as a computer room. New classes and activities have gained popularity such as yoga, Zumba, and technology.

The Senior Community Center consistently serves between 150 to 180 residents age 50 and over each day and houses four staff. More than 50 classes/programs are offered at the Center; partnerships with agencies such as Family Service Association and Friends of the Moreno Valley Senior Center have brought a reduced fee lunch program and transportation services to our seniors.

The Senior Citizens' Advisory Board, City Council liaison Mayor Pro Tem Baca, and Parks and Community Services staff have engaged in an ongoing effort to assess program and facility needs to support our senior community. The resulting Senior Citizens' Advisory Board Strategic Plan incorporates four initiatives which emphasize quality services, activities, and resources for area seniors. Specifically, the plan identifies beautification and infrastructure objectives to improve existing spaces, explore additional amenities, maintain and paint the facility, maximize space, and increase utilization of the Center.

The planned improvements align with the Strategic Plan and address public comments (requesting improved aesthetics and updated spaces) from attendees of monthly Senior Citizens' Advisory Board meetings. New flooring throughout the facility will bring a modern look and will more effectively accommodate those using walkers or wheelchairs. Painting of the facility will cover walls, ceilings, and acoustic panels. Accent walls will highlight several rooms and bring depth to the spaces. The removal of the brick pillars will open Lobby areas for ease of travel, provide additional seating space and improve aesthetics. Finally, new senior-friendly seating will be vibrant and comfortable, while enhancing access and use. The ballroom will be refreshed with stackable, cushioned, banquet chairs.

After a staff presentation at an August 7, 2018 Special Meeting, the Senior Citizens' Advisory Board approved staff's recommendation to move forward with the facility improvements and added the suggestion of purchasing new furniture.

ALTERNATIVES

1. Approve the amended budget and funding plan for facility improvements at the Moreno Valley Senior Community Center, as contained in the Fiscal Impact section of this report.

2. Elect not to approve amended budget and funding plan for facility improvements at the Moreno Valley Senior Community Center and provide further direction to staff.

FISCAL IMPACT

The Parks and Community Services Department has established reserve funds over the years which will be utilized for the proposed renovation of the Senior Community

Center. The proposed budget amendment will transfer these available reserves to the Parks Zone A fund (Fund 5011) for these project costs. **There is no impact on the General Fund.**

The project budget is approximately $165,000, consisting of the following funding source and project related costs:

AVAILABLE PROJECT FUNDS**:**
Zone A..... $165,000
Total Available Project Funds $165,000

PROJECT RELATED COSTS:
Flooring $75,000
Painting…… $45,200
Pillar Removal…… .. $ 8,919
Furnishings…… .. $35,881
Total Estimated Construction Related Costs $165,000
*****Includes contingency.

Description	Fund	GL Account No.	Type (Rev/Exp)	FY 18/19 Budget	Proposed Adjustments	FY 18/19 Amended Budget
Transfer Out	Equipment Replacement	7510-99-97-88190-905011	Exp	$0	$165,000	$165,000
Transfer In	Zone A	5011-99-99-95011-807510	Rev	$0	$165,000	$165,000
Project Budget	Zone A	5011-50-57-35210-xxxxxx	Exp	$3,500,190	$165,000	$3,665,190

NOTIFICATION

Posting of the agenda.

PREPARATION OF STAFF REPORT

Prepared By:
Patti Solano
Parks & Community Services Director

Department Head Approval:
Patti Solano
Parks & Community Services Director

Approved By:
Thomas M. DeSantis
City Manager

CITY COUNCIL GOALS

Public Facilities and Capital Projects. Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

Positive Environment. Create a positive environment for the development of Moreno Valley's future.

Community Image, Neighborhood Pride and Cleanliness. Promote a sense of community pride and foster an excellent image about our City by developing and executing programs which will result in quality development, enhanced neighborhood preservation efforts, including home rehabilitation and neighborhood restoration.

CITY COUNCIL STRATEGIC PRIORITIES

1. **Economic Development**
2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

Objective 5.2: Promote the installation and maintenance of cost effective, low maintenance landscape, hardscape and other improvements which create a clean, inviting community.

Objective 5.5: Promote a healthy community and lifestyle.

ATTACHMENTS

None

APPROVALS

CITY COUNCIL GOALS

Public Facilities and Capital Projects. Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

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Community Image, Neighborhood Pride and Cleanliness. Promote a sense of community pride and foster an excellent image about our City by developing and executing programs which will result in quality development, enhanced neighborhood preservation efforts, including home rehabilitation and neighborhood restoration.

CITY COUNCIL STRATEGIC PRIORITIES

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Objective 5.2: Promote the installation and maintenance of cost effective, low maintenance landscape, hardscape and other improvements which create a clean, inviting community.

Objective 5.5: Promote a healthy community and lifestyle.

ATTACHMENTS

None

APPROVALS

Budget Officer Approval	✓ Approved	8/09/18 1:05 PM
City Attorney Approval	✓ Approved	8/14/18 10:29 AM
City Manager Approval	✓ Approved	8/14/18 1:29 PM

Report to City Council

TO:	Mayor and City Council
FROM:	Pat Jacquez-Nares, City Clerk
AGENDA DATE:	August 21, 2018
TITLE:	REQUEST FOR CITY PARTICIPATION IN EL GRITO- CELEBRATING HISPANIC HERITAGE

RECOMMENDED ACTION

1. Consider a request for City participation in El Grito- Celebrating Hispanic Heritage event.

2. Approve the City' participation in the amount of $10,000 as set forth in the Fiscal Impact section of this report.

BACKGROUND

The first El Grito event held in the City of Moreno Valley took place at Moreno Valley College on Friday, September 15, 2017 as a collaborative effort by several organizations, including the City of Moreno Valley. The Moreno Valley Hispanic Chamber of Commerce was the lead event organizer.

Approximately 1,500 attendees enjoyed live music, ballet folklorico dancers, food, and other cultural activities and community information booths.

The City of Moreno Valley participated in the 2017 by providing various in-kind services and material items totaling $6,091.84.

El Grito refers to the *Cry from Dolores* – the battle cry of the Mexican War of Independence. The cry was uttered on September 16, 1810 by Miguel Hidalgo y Costilla- a priest in the small town of Dolores rallying his countrymen against the Spanish. It is important in the remembrance of Mexico's War of Independence a significant source of pride and ingrained in cultural traditions among many Mexican-Americans.

DISCUSSION

To build upon the momentum of the successful El Grito event in 2017 and continue to provide cultural activities for the community, Moreno Valley Hispanic Chamber of Commerce (MVHCC) is requesting City participation totaling $10,000. In-kind services include the provision of 2 Moreno Valley Police Department motor officers, Moreno Valley Police Department explorers with 1 supervising deputy, and assistance marketing the event. Approval of City participation would also provide a reduced rate for rental of the mobile stage saving the MVHCC $125.

In-kind services for 2 motor officers and 1 supervising Deputy is estimated at $1,714 leaving the balance of the participation as a cash value of $8,286.

The El Grito- Celebrating Hispanic Heritage event will include, but will not be limited to: live music, including Mariachi and vocalists; food options representing Hispanic culture; ballet folklorico dance performances; activities for children; booths and vendors representing the local business community; and other cultural activities.

The event is scheduled for Saturday, September 15, 2018 from 6 p.m. to 10 p.m. Admission is free to the public.

The proposed participation in this cultural event supports two of the six top priorities identified in the Momentum MoVal Strategic Plan: Economic Development and Beautification, Community Engagement, and Quality of Life.

ALTERNATIVES

1. Consider the request by the Moreno Valley Hispanic Chamber of Commerce for the El Grito- Celebrating Hispanic Heritage event to include $8,286 and $1,714 in in-kind support for traffic control services.

   Staff recommends this alternative as the requested funding will support keeping an important cultural event in the Moreno Valley community.

2. Provide alternative direction to staff.

FISCAL IMPACT

Should the City Council approve the requested $10,000 participation, this will include $1,714 of in-kind services and $8,286 of new funding from the General Fund.

Description	Fund	GL Account No.	Type (Rev/Exp)	FY 18/19 Budget	Proposed Adjustments	FY 18/19 Amended Budget
General Fund	GF	1010-10-01-10010-620199	Exp	$93,500	$8,286	$101,786

CITY COUNCIL GOALS

Positive Environment. Create a positive environment for the development of Moreno Valley's future.

Community Image, Neighborhood Pride and Cleanliness. Promote a sense of community pride and foster an excellent image about our City by developing and executing programs which will result in quality development, enhanced neighborhood preservation efforts, including home rehabilitation and neighborhood restoration.

CITY COUNCIL STRATEGIC PRIORITIES

1. **Economic Development**
2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

ATTACHMENTS

1. El Grito Letter for Mayor
2. El Grito 2018 Event Budget

APPROVALS

Budget Officer Approval	✓ Approved	8/14/18 2:21 PM
City Attorney Approval	✓ Approved	8/14/18 2:25 PM
City Manager Approval	✓ Approved	8/14/18 2:44 PM

August 6, 2018

Dr. Yxstian Gutierrez
Mayor, City of Moreno Valley
14177 Frederick St
Moreno Valley CA 92552

Dear Mayor Gutierrez,

The Moreno Valley Hispanic Chamber of Commerce's impact to the community is of the upmost importance in our city. Through our partnerships last year, we were able to provide a warm meal and toys to over 300 families during the holiday season. We welcomed over 2,500 people to visit Moreno Valley college at our annual El Grito event. Our vendors provided local resource information, and everyone in attendance enjoyed our cultural enrichment program.in which we highlighted talented local student performances. MVHCC would like to ask for the City's support so we can continue making an impact.

We are seeking your help in our efforts and asking you and the city council to consider providing financial support in the amount of $10,000 for this year's event: Celebrating Hispanic Heritage El Grito 2018. This event will be open to the general public and we plan to increase last year's attendance. We will be highlighting local talented performers from Moreno Valley Unified School District, Folkloric dancers from the Moreno Valley Ballet Folklorico Scholarship Association, traditional Hispanic musicians, and we will be transmitting a live "El Grito" ceremony from Mexico City. There are no other local events Moreno Valley residents can attend that provide the opportunity to enjoy Hispanic culture, food, music, support local commerce, obtain resource information and the exposure of learning about our local college.

As the Hispanic Chamber our mission is to support the business community and education. All sponsorship levels come with a booth to help provide educational materials, promote business products and services in addition to food vendor opportunities. We also recognize that many families are unaware that Moreno Valley College is part of their community nor aware of all of the programs to support student's goals of continuing their education. With the city's generosity and financial support, we are able to welcome more families to visit this beautiful campus. Our goal in support of education is to increase awareness of their career and technical occupational programs and encourage families to support education beyond high school graduation.

Attached is a copy of our estimated budget and revenue for your review. We understand the importance and impact unity can bring to our city. We are not alone in our efforts. Our planning committee consists of local Influential Leaders like yourself that are dedicated to making this event a success and welcome everyone to enjoy our cultural enriching program. On behalf of our entire committee we thank you for your consideration, your partnership and your generosity.

Warmest Regards,

Karina Cocoletzi
MVHCC President

Moreno Valley Hispanic Chamber of Commerce
25920 Iris Avenue, Suite 13A | P.O. Box 342 | Moreno Valley, CA 92555
Phone: 951.255-0671 | www.mvhcc.org

Attachment: El Grito Letter for Mayor (3216 : REQUEST FOR CITY PARTICPATION IN EL GRITO- CELEBRATING HISPANIC HERITAGE)

Celebrating Hispanic Heritage
El Grito 2018

Expense Report

	Estimated	Actual
Total Expenses	$31,790.75	$2,764.00

Site	Estimated	Actual
Grounds Person	$280.00	
Police Officer	$460.50	
Community co-ordinator	$460.50	
Satilite Connection	$100.00	$150.00
Total	$1,301.00	$150.00

Stage/Equipment	Estimated	Actual
Stage Rental	$500.00	
LED/electrical items for stage	$19,000.00	
Dancer stage	$500.00	
Stage crew meals	$40.00	
Total	$20,040.00	$0.00

Permits/Safety	Estimated	Actual
County of Riverside	$500.00	
PD staff	$800.00	$952.00
Ambulance	$500.00	
Traffic Officers	$640.00	$762.00
Total	$2,440.00	$1,714.00

Program	Estimated	Actual
Dancers-Tent	$750.00	
mariachi	$800.00	$500.00
MC	$750.00	$400.00
Entertainment	$500.00	
Dancers Meals	$250.00	
Total	$3,050.00	$900.00

Marketing	Estimated	Actual
Graphics work	$500.00	
Printing	$500.00	
Flyers and Posters	$1,000.00	
Total	$2,000.00	$0.00

Kids Area	Estimated	Actual
Art Supplies	$300.00	
Face Painter	$400.00	
Balloon artist	$400.00	
Total	$1,100.00	$0.00

Miscellaneous	Estimated	Actual
Golf Carts	$359.75	$0.00
Volunteer Meals	$500.00	
Volunteer Drinks	$200.00	
Dancers Tent	$300.00	
Tables and chairs	$500.00	
Total	$1,859.75	$0.00

Attachment: El Grito 2018 Event Budget (3216 : REQUEST FOR CITY PARTICPATION IN EL GRITO-

Celebrating Hispanic Heritage
El Grito 2018

Income

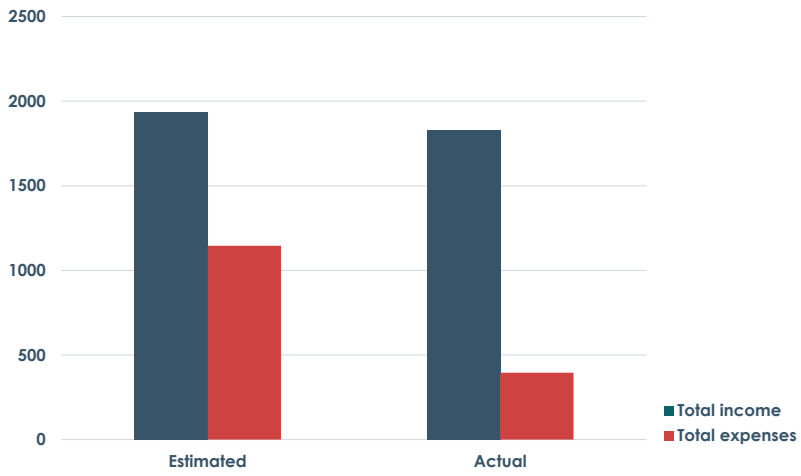
			Commitments	Actual
Total Income			$11,125.00	$5,000.00
MVHCC	**Sponsorship Goal**	**$10,000**	**Percentage to Goal**	**50%**
Sponsor	**Level**		**Commitment**	**Received**
MVUSD	Silver		$ 2,000.00	
Altura Credit Union	Gold		$ 3,000.00	
			$5,000.00	$0.00
Victoria Baca	**Sponsorship Goal**	**$10,000**	**Percentage to Goal**	**50%**
Sponsor	**Level**		**Commitment**	**Received**
Bail Hotline	Platinum		$5,000.00	$5,000.00
			$0.00	$0.00
			$0.00	$0.00
			$5,000.00	$5,000.00
City of Moreno Valley	**Support Requested**	**$10,000**		
Itemized Support	**Cost Covered**		**Estimated**	**Received**
			$0.00	$0.00
			$0.00	$0.00
			$0.00	$0.00
			$0.00	$0.00

Attachment: El Grito 2018 Event Budget (3216 : REQUEST FOR CITY PARTICPATION IN EL GRITO-

Celebrating Hispanic Heritage El Grito 2018

Profit-Loss Summary

	Estimated	Actual
Total income	$11,125.00	$5,000.00
Total expenses	$31,790.75	$2,764.00
Total profit (or loss)	-$20,665.75	$2,236.00



Attachment: El Grito 2018 Event Budget (3216 : REQUEST FOR CITY PARTICPATION IN EL GRITO-

Report to City Council

TO:	Mayor and City Council
FROM:	Pat Jacquez-Nares, City Clerk City Attorney,
AGENDA DATE:	August 21, 2018
TITLE:	APPROVE FIRST AMENDMENT TO MEMORANDUM OF UNDERSTANDING FOR MORENO VALLEY COLLEGE PROMISE INITIATIVE

RECOMMENDED ACTION

Recommendations:

1. Approve the First Amendment to Memorandum of Understanding between the City of Moreno Valley and Riverside Community College District to extend support for first year Moreno Valley resident students attending Moreno Valley College via the Promise Initiative.

2. Authorize the City Manager to execute the attached Memorandum of Understanding with Riverside Community College District and authorize the one-time $50,000 expenditure.

3. Authorize a budget adjustment to the General Fund budget as set forth in the Fiscal Impact section of this report.

SUMMARY

This report recommends approval of the First Amendment to the Memorandum of Understanding (MOU) between the City of Moreno Valley and Riverside Community College District (RCCD) to extend support Moreno Valley resident students enrolled in the Moreno Valley College (MVC) Promise Initiative. The extension of the MOU commits $50,000 for the 2018 - 2019 school year to continue to provide gap funding to offset first year college costs such as tuition, various fees and textbooks.

The goal of the MVC Promise Initiative is to ensure that students complete their associate degree transfer, and/ or workforce certificate requirements in a timely and

efficient manner.

DISCUSSION

On August 15, 2017, the Mayor and City Council approved an MOU between the City of Moreno Valley and the RCCD to assist Moreno Valley residents through MVC's Promise Initiative (Promise Initiative). The approved $50,000 expenditure supported Promise Initiative students for the 2017- 2018 school year. The proactive approach to community partnerships such as this serves the community by leveraging community resources to achieve the goals as outlined in the strategic plan to include expanding economic and workforce development efforts.

There is a direct correlation between attainment of higher education and economic prosperity for families and communities. It is projected that by 2020, 66% of all new jobs in California will require at least two years of college level education. The rising costs of higher education make it less accessible to low and middle income students. Even those who attend by receiving student loans, accumulate more debt than their more affluent peers.

MVC reports that the Promise Initiative has been highly successful and the City's support of the program earned a 2018 Programs Award of Excellence by the California Association for Local Economic Development (CALED) early this year.

The First Amendment to the MOU supporting the MVC Promise Initiative extends the MOU to cover the 2018- 2018 school year. There are no other amendments to the MOU.

About the Moreno Valley College Promise Initiative

Recognizing the need for financial assistance for many of the incoming students, MVC launched the MVC Promise Initiative in school year 2016/ 2017. Its goal is to ensure that graduating students from Moreno Valley and Val Verde Unified School Districts have access to financial resources for a successful first year of college.

The Promise Initiative is part of the First Year Experience program which provides an institutional framework for the positive transition of students from high school to college. According to Moreno Valley College, students with a solid foundation in the first year of college are significantly more likely to complete the first two years and transfer to a University. The framework includes structural and financial support.

ALTERNATIVES

1. Approve a First Amendment to the MOU between the City of Moreno Valley and RCCD extending the term and increasing the commitment by $50,000 to support the MVC Promise Initiative. Authorization of this expenditure is tangible support and leverage of other community resources for the goals as outlined in the strategic plan to

expand economic and workforce development efforts.

2. Do not approve the First Amendment to the MOU to provide continuing support for the Moreno Valley College Promise Initiative. This alternative would be a lost opportunity to continue the proactive partnership with Moreno Valley College leveraging resources to create positive economic impacts in the lives of Moreno Valley families and in the community.

FISCAL IMPACT

Should the City Council approve the First Amendment of the MOU continuation of support for Moreno Valley College Promise Initiative students, the $50,000 funding would be provided from the General Fund balance.

Appropriations/ Budget Adjustments						
Description	Fund	GL Account No.	Type	FY 18/19 Budget	Proposed Adjustments	FY 18/19 Amended Budget
MVC Promise Initiative	General	1010-10-01-10010-620199	Exp.	$ 95,632.14	$50,000	$145,632.14

NOTIFICATION

Staff discussed the First Amendment to extend the existing MOU with Dr. Robin Steinback, President Moreno Valley College. Moreno Valley College is grateful for the City of Moreno Valley's partnership and interest in continuing support for the Promise Initiative.

PREPARATION OF STAFF REPORT

Prepared By:
Shanna Palau
Management Analyst

Department Head Approval:
Pat Jacquez-Nares
City Clerk

Concurred By:
Martin Koczanowicz
City Attorney

CITY COUNCIL GOALS

Advocacy. Develop cooperative intergovernmental relationships and be a forceful advocate of City policies, objectives, and goals to appropriate external governments, agencies and corporations.

Positive Environment. Create a positive environment for the development of Moreno Valley's future.

CITY COUNCIL STRATEGIC PRIORITIES

1. **Economic Development**
2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

ATTACHMENTS

None

APPROVALS

Report to City Council

TO: Mayor and City Council

FROM: Pat Jacquez-Nares, City Clerk

AGENDA DATE: August 21, 2018

TITLE: MAYORAL APPOINTMENTS TO THE LIBRARY COMMISSION AND THE SENIOR CITIZENS' BOARD

RECOMMENDED ACTION

Recommendation:

1. Receive and confirm the Mayoral appointments as follows:

Library Commission

Name	Position	Term
Mona Lisa Stallworth	Member	Ending 06/30/2021

Senior Citizens' Board

Name	Position	Term
Robert Snyder	Member	Ending 06/30/2021

CITY COUNCIL GOALS

Advocacy. Develop cooperative intergovernmental relationships and be a forceful advocate of City policies, objectives, and goals to appropriate external governments, agencies and corporations.

CITY COUNCIL STRATEGIC PRIORITIES

1. **Economic Development**
2. **Public Safety**

3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

ATTACHMENTS

1. Mona Lisa Stallworth_Redacted
2. Robert Snyder_Redacted

APPROVALS

Budget Officer Approval	✓ Approved
City Attorney Approval	✓ Approved
City Manager Approval	✓ Approved

registered ✓

CITY CLERK
MORENO VALLEY
RECEIVED
18 JUL 12 PM 4:48

For City Clerk's Use
Stamp Date and Time Received

City of Moreno Valley

Boards and Commissions

Membership Application Form

Name: Mona Lisa Stallworth

Home Address: 24311 Old Country Road
Moreno Valley CA 92557

How long have you resided in Moreno Valley? 28 years

CONFIDENTIAL INFORMATION

Home Phone No.: [redacted]
Work Phone No.:
Cell Phone No.:

Driver's License: [redacted]
Email Address:
Date of Birth:

Employer Name: Retired Position:

Address:

Board or Commission applying for*: 1st Choice Library Commission

2nd Choice

*If applying for the Accessibility Appeals Board, please indicate which position you are applying for:

☐ Physically Challenged Person ☐ Person Experienced in Construction ☐ Public Member

*If applying for the Utilities Commission, please indicate which position you are applying for:

☐ Public Member ☐ Customer of Moreno Valley Utility ☐ Business Customer of Moreno Valley Utility

Why do you wish to serve on this Board and/or Commission?

I have served faithfully for the last three years and believe that I still have time that I can contribute to the Commission

List any education, training, or special skills, you have which may be relevant or of particular benefit to this Board and/or Commission:

I have an undergrad/dual degree from UCR in Sociology and Administrate studies, I have taken professional classes in negotiation, and mediation, plus I am very involved in my Commun

Explain briefly your understanding of what this Board and/or Commission does, including its powers and limitations.

The Library Commission has no authority however input and recommen made by a Commission are given sincere consideration and are viewe with respect by the City Council members. Commission is a liaison betw residents of Moreno Valley and the City Council.

What do you hope to accomplish by your participation?

I hope to further advance the agenda set forth by the Mayor and the City Counc in regards to the main library and any and all satellite locations of the I will work hard to inform residents of the library's new programs and resources available to them and their family

Attachment: Mona Lisa Stallworth_Redacted (3221 : MAYORAL APPOINTMENTS TO THE LIBRARY COMMISSION AND THE SENIOR CITIZENS'

List any employment, volunteer work, or membership in a service/community organization that you have served on, or are now a member of. Please provide the name(s) of the agency (ies), contact person, and dates served:

2014-Present American Red Cross Disaster Services Linda Shoemaker 951 805-36

2015 to Present Cert Volunteer Andrew Cheng andrewc@moval.org

2017 to Present Toast Master International Marcela Angulo 951 756-115

United Way Problem Solving Community 1996-2006

2018 to Present Veteran Connect - Ivorie Franks ivorie.franks@lssilibraries.com

What other areas of interest do you have in our City government?

Disaster Preparedness, Economic Development & Ecological Protection

Would you be available for meetings during the day ☑ or evening? ☑

Attendance of at least one (1) meeting is required prior to the appointment.
Date(s) of the meeting(s) attended: May 17, 2018

Pursuant to Resolution 2016-42 all board and commission members must be registered voters of the City of Moreno Valley.

I authorize the City of Moreno Valley to obtain and review, on a confidential basis, such information regarding me as may be contained in the California State Summary Criminal History and in records of the California Department of Motor Vehicles. Yes ☒ No ☐ (The application shall not be considered if the NO box is checked.)

I hereby agree to attend all board or commission meetings, unless excused, and understand that I may be removed for lack of attendance, pursuant to Municipal Code, Subsection 2.06.010(C) which states, "If a member is absent without advance permission of the board or commission or of the appointing authority, from three consecutive regular meetings or from 25% of the duly scheduled meetings of the board or commission within any fiscal year, the membership shall thereupon become vacant and shall be filled as any other vacancy."

CERTIFICATE OF APPLICANT: I certify that all statements in this application are true and complete to the best of my knowledge. I understand that any false statements of material fact will subject me to [redacted] ase the City of Moreno Valley from any liability for the

7-12-18
Date

Please Note: Applications will be kept on file for potential future vacancies for one year after the application submittal date. Applications are accepted year-round. All applications are public record; personal information may be redacted to protect applicants' privacy.

Revised December 6, 2017

Attachment: Mona Lisa Stallworth_Redacted (3221 : MAYORAL APPOINTMENTS TO THE LIBRARY COMMISSION AND THE SENIOR CITIZENS'

CITY CLERK
MORENO VALLEY
RECEIVED
18 JUN 19 PM 2:12
For City Clerk's Use
Stamp Date and Time Received

City of Moreno Valley

Boards and Commissions

Membership Application Form

Name: ROBERT A. SNYDER

Home Address: 22537 RAINIER LANE
MORENO VALLEY, CA. 92557-6804

How long have you resided in Moreno Valley? 30 YEARS

CONFIDENTIAL INFORMATION

Home Phone No.: [redacted]
Work Phone No.:
Cell Phone No.:

Driver's License
Email Address:
Date of Birth: [redacted]

Employer Name: BUREAU OF AUTO REPAIR Position: PROGRAM REP I

Address: 1450 IOWA AVE. #150
RIVERSIDE, CA. 92507

Board or Commission applying for*: 1st Choice SENIOR CITIZENS' BOARD

2nd Choice

*If applying for the Accessibility Appeals Board, please indicate which position you are applying for:

☐ Physically Challenged Person ☐ Person Experienced in Construction ☐ Public Member

*If applying for the Utilities Commission, please indicate which position you are applying for:

☐ Public Member ☐ Customer of Moreno Valley Utility ☐ Business Customer of Moreno Valley Utility

Why do you wish to serve on this Board and/or Commission?

I AM THE CHAIR PERSON OF THE BOARD.
WE ARE DOING AMAZING THINGS FOR THE SENIORS OF OUR COMMUNITY
I WANT TO DO SO MUCH MORE DURING MY NEXT TERM ON THIS BOARD.

List any education, training, or special skills, you have which may be relevant or of particular benefit to this Board and/or Commission:

INVESTIGATOR, COMMUNICATOR, MENTOR, VOLUNTEER WITH MANY PROGRAMS AND PROJECTS FOR KIDS, ADULTS AND SENIORS

Explain briefly your understanding of what this Board and/or Commission does, including its powers and limitations.

CONSIDERS MATTERS SUCH AS IMPROVEMENTS, TO HELP SENIORS IN MO VAL AND THE MO VAL SENIOR CENTER.

What do you hope to accomplish by your participation?

TO CONTINUE THE GREAT WORK THE BOARD IS DOING NOW.
I AM COMMITTED

Attachment: Robert Snyder_Redacted (3221 : MAYORAL APPOINTMENTS TO THE LIBRARY COMMISSION AND THE SENIOR CITIZENS'

List any employment, volunteer work, or membership in a service/community organization that you have served on, or are now a member of. Please provide the name(s) of the agency (ies), contact person, and dates served:

M.V. PARKS & REC YOUTH PROGRAMS FROM 78 - 98, ALSO 2005 - 2008
AUTO SHOP MENTOR AT CANYON SPRINGS HIGH SCHOOL

What other areas of interest do you have in our City government?

ALL! ALL ARE EQUALLY IMPORTANT, TO ALL RESIDENCES AND PERSONS.
I WORK NEARBY AND STRIVE TO MAKE OUR CITY A GREAT PLACE TO LIVE, WORK, SHOP AND PLAY

Would you be available for meetings during the day ☑ or evening? ☑

Attendance of at least one (1) meeting is required prior to the appointment.
Date(s) of the meeting(s) attended: MAY 21, 2018, JUNE 18, 2018 AND OTHERS

Pursuant to Resolution 2016-42 all board and commission members must be registered voters of the City of Moreno Valley.

I authorize the City of Moreno Valley to obtain and review, on a confidential basis, such information regarding me as may be contained in the California State Summary Criminal History and in records of the California Department of Motor Vehicles. Yes ☑ No ☐ (The application shall not be considered if the NO box is checked.)

I hereby agree to attend all board or commission meetings, unless excused, and understand that I may be removed for lack of attendance, pursuant to Municipal Code, Subsection 2.06.010(C) which states, "If a member is absent without advance permission of the board or commission or of the appointing authority, from three consecutive regular meetings or from 25% of the duly scheduled meetings of the board or commission within any fiscal year, the membership shall thereupon become vacant and shall be filled as any other vacancy."

CERTIFICATE OF APPLICANT: I certify that all statements in this application are true and complete to the best of my knowledge. I understand that any false statements of material fact will subject me to disqualification or dismissal if appointed. I release the City of Moreno Valley from any liability for the use of the aforesaid information.

[redacted]
Signature

JUNE 18, 2018
Date

Please Note: Applications will be kept on file for potential future vacancies for one year after the application submittal date. Applications are accepted year-round. All applications are public record; personal information may be redacted to protect applicants' privacy.

Revised December 6, 2017

Attachment: Robert Snyder_Redacted (3221 : MAYORAL APPOINTMENTS TO THE LIBRARY COMMISSION AND THE SENIOR CITIZENS'

Report to City Council

TO: Mayor and City Council Acting in its Capacity as Chairman and Commissioners of the Moreno Valley Housing Authority (HA)

FROM: Marshall Eyerman, Chief Financial Officer

AGENDA DATE: August 21, 2018

TITLE: EXCLUSIVE NEGOTIATION AGREEMENT BY AND BETWEEN THE MORENO VALLEY HOUSING AUTHORITY AND RANCHO BELAGO DEVELOPERS, INC.

RECOMMENDED ACTION

Recommendations:

1. Approve the Exclusive Negotiation Agreement by and between the Moreno Valley Housing Authority and Rancho Belago Developers, Inc.

2. Authorize the Executive Director to execute the Exclusive Negotiation Agreement, subject to the approval of the City Attorney.

SUMMARY

This report recommends approval of the Exclusive Negotiation Agreement (ENA) by and between the Moreno Valley Housing Authority and Rancho Belago Developers, Inc. (Developer).

The Developer has informed the Housing Authority that it is interested in developing an affordable rental housing project, to include: approximately one hundred ninety nine (199) rental dwelling units. The proposed development concept would be constructed on all or a portion of Housing Authority property located at the northeast corner of Alessandro Boulevard and Day Street consisting of approximately 8.3 acres.

DISCUSSION

The Housing Authority currently owns approx. 8.3 acres located at the northeast corner of Alessandro Boulevard and Day Street which is zoned R30 and restricted for the future development of an affordable housing project.

The Developer is currently seeking an ENA to allow for the option to propose a development on the Housing Authority land prior to substantial investments being incurred for development and financial plans necessary for the Housing Authority to consider before entering into a future Development and Disposition Agreement. The ENA does not commit the Housing Authority to the development of the site but provides an opportunity to negotiate with the Developer for the potential affordable housing project.

The ENA provides the Developer an opportunity to prepare a Preliminary Development Concept Package consisting of a development proposal generally describing the facilities, including all development activities proposed to be undertaken; a statement describing the proposed method of financing, including construction and permanent financing and, if applicable, proposed credit enhancement; a detailed construction and operating pro forma which identifies all sources and uses of funds including without limitation design of the facilities and supporting infrastructure; and a proposed timeline which includes the submittal for any required allocation for tax credits and/or bonds.

Upon receipt of the Preliminary Development Concept Package, the Housing Authority may further negotiate a Development and Disposition Agreement ("DDA") with the Developer. The DDA shall then be brought back to the Housing Authority and the City Council for review and formal approval before proceeding with the development of the project.

ALTERNATIVES

1. Approve the Exclusive Negotiation Agreement; authorize the City Manager and Executive Director of the Housing Authority to execute project-related documents. **Staff recommends this alternative as it will allow the Housing Authority to negotiate the potential development of the site.**

2. Do not Approve the Exclusive Negotiation Agreement; do not authorize the City Manager and Executive Director of the Housing Authority to execute project-related documents. **Staff recommends does not recommend this alternative as it will not allow the Housing Authority to negotiate the potential development of the site.**

FISCAL IMPACT

NA

NOTIFICATION

The public has been notified through the publication of the agenda.

PREPARATION OF STAFF REPORT

Prepared By:
Marshall Eyerman
Chief Financial Officer

Department Head Approval:
Marshall Eyerman
Chief Financial Officer

CITY COUNCIL GOALS

None

CITY COUNCIL STRATEGIC PRIORITIES

1. **Economic Development**
2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

ATTACHMENTS

1. Negotiation Agreement, RB, Day and Alessandro
2. Preliminary Site Plan
3. Property Map

APPROVALS

Budget Officer Approval	✓ Approved	8/01/18 7:23 AM
City Attorney Approval	✓ Approved	8/06/18 5:25 PM
City Manager Approval	✓ Approved	8/06/18 5:37 PM

Attachment: Negotiation Agreement, RB, Day and Alessandro [Revision 1] (3176 : EXCLUSIVE NEGOTIATION AGREEMENT BY AND BETWEEN

EXCLUSIVE NEGOTIATION AGREEMENT

THIS EXCLUSIVE NEGOTIATION AGREEMENT (the "Agreement") is made and entered into as of August 21, 2018 (the "Date of Agreement"), by and between the **MORENO VALLEY HOUSING AUTHORITY**, a public agency corporate and politic ("Authority") and **RANCHO BELAGO DEVELOPERS, INC.**, a California corporation (the "Developer"). The Developer and the Authority are collectively referred to herein as the "Parties."

RECITALS

The following recitals are a substantive part of this Agreement.

A. The Developer has informed the Authority that the Developer is interested in developing an affordable rental housing project, to include: approximately one hundred ninety nine (199) rental dwelling units approximately thirty percent (30%) of which will be rented to extremely low income households (up to 30% of median income), with an on-site manager's unit and the remainder of the units to be rented to very low income households (up to 50% of median income) and lower income households (up to 60% of median income), all income-restricted units to be rented at rents which do not exceed affordable rents as defined under sections 50052.5 and 50053 of the California Health and Safety Code, with recorded affordability covenants to be senior to liens securing financing (the "Basic Development Concept"); the Basic Development Concept would be implemented on all or a portion of certain property at the northeast corner of Alessandro Boulevard and Day Street consisting of approximately 8.3 acres (the "Property"), within the corporate limits of the City of Moreno Valley. A portion of the units developed may be restricted to senior citizen households.

B. As of the Date of Agreement, title to the Property is held by the Authority.

C. Based upon its review to date, and although design, price, rent and financial structure have not been determined, the Developer believes that development of the Basic Development Concept is probably feasible and that any financing proposed to be obtained by the Developer is obtainable. Developer contemplates that development under the Basic Development Concept would be accomplished in two phases (each as "Phase"). The Authority is entering into this Agreement and is thereby affording the Developer the valuable opportunity to negotiate for development of the Property for a limited period of time as set forth herein. The willingness of the Authority to enter into this Agreement is based upon: (i) the Basic Development Concept, and (ii) the agreement and acknowledgment that the Developer shall be subject to the normal entitlement process of the City of Moreno Valley, a municipal corporation (the "City") in connection with the development of the Property.

D. Based partly upon (i) the interest of the Developer, (ii) assurances by the Developer that the Developer and/or its joint venturers are experienced in the development and operation of high quality affordable residential projects, (iii) the desirability of accomplishing the development, if feasible, of affordable rental housing and other new facilities (together, the "Facilities"), and (iv) the contention of the Developer that the proposed development is feasible, the Parties mutually desire to enter into discussions concerning possible development of the Property generally consistent with the Basic Development Concept.

Attachment: Negotiation Agreement, RB, Day and Alessandro [Revision 1] (3176 : EXCLUSIVE NEGOTIATION AGREEMENT BY AND BETWEEN

E. The Parties intend that during and for the period of negotiations set forth herein (the "Negotiation Period") each will perform certain actions and responsibilities under this Agreement.

NOW, THEREFORE, the Parties mutually agree as follows:

1. **Exclusive Agreement to Negotiate**.

(a) Required Actions.

(1) Within sixty (60) days from the Date of Agreement, Developer shall submit to the Authority a "Preliminary Development Concept Package," consisting of the following in addition to a revised project pro forma:

(a) a development proposal generally describing the Facilities, including all development activities proposed to be undertaken (the "Proposed Development");

(b) identification of specific development entities for each Phase. Developer has disclosed to the Authority and the Authority acknowledges that Developer may form a single-asset entity for purposes of the development of the improvements for each Phase;

(c) identification of the architect proposed to be used by the Developer for the Facilities and the entity which will be responsible for on-site management (if other than the Developer);

(d) a preliminary iteration of each of a site plan and elevations for the initial Phase and a layout as to the entire Property;

(e) a statement describing the proposed method of financing, including construction and permanent financing and, if applicable, proposed credit enhancement. The person(s) or companies providing debt financing or equity, and, if available, the provider of credit enhancement (if applicable), are to be identified by the Developer. It is contemplated that there will be private financing of the Facilities to be developed on the Property. The Developer is also considering seeking financial participation by the City based upon certain specific purposes, non-general fund revenues currently held by the City;

(f) a detailed construction and operating pro forma which identifies all sources and uses of funds including without limitation design of the Facilities and supporting infrastructure for the initial Phase;

(g) a proposed timeline which includes the submittal for any required allocation for tax credits and/or bonds for each Phase;

(h) identification of one or more candidates for the proposed the Property manager and a list of references for that entity; and

(i) negotiate a Development and Disposition Agreement ("DDA") with the Authority and the City.

Attachment: Negotiation Agreement, RB, Day and Alessandro [Revision 1] (3176 : EXCLUSIVE NEGOTIATION AGREEMENT BY AND BETWEEN

(2) Within one hundred twenty (120) days from the Date of Agreement, Developer shall submit to the Authority a "Proposed Final Development Concept Package," consisting of the following:

(a) updated information, current as of the date of submittal of the Proposed Final Development Concept Package, as to each and every item set forth under the heading "Preliminary Development Concept Package" and addressing such other and additional matters as may arise during negotiations;

(b) proposed sources of financing, with a description of the terms and conditions of such financing (such identification may or may not be final);

(c) an updated timeline which includes the proposed submittal for any required allocation for tax credits and/or bonds; and

(d) a proposed construction schedule.

(3) The Developer shall bear the cost for its performance under this Agreement.

(4) The Authority and the Developer will continue to negotiate toward the execution within such period of a DDA with respect to the development and use of the Property. Disposition of financeable interests as to portions of the Property are to take place by Phase based upon the imminent recording of a construction loan and commencement of construction of the improvements for such Phase. During the term of this Agreement, the Authority will negotiate exclusively with Developer concerning the Property. If a DDA is signed, it shall supersede this Agreement.

(b) Term. The term of the Negotiation Period shall be two hundred seventy (270) days. As of the two hundred seventieth (270th) day after the Date of Agreement, this Agreement shall automatically terminate unless this Agreement has been mutually extended by the Authority and the Developer. Notwithstanding the foregoing, if a DDA is entered into between the Authority and the Developer prior to the two hundred seventieth (270^{th}) day after the Date of Agreement, this Agreement shall be deemed terminated upon the approval of the DDA by the Authority. In addition, if Developer determines that it is unlikely that the Parties will reach agreement on a DDA, Developer will promptly inform the Authority in writing, in which event this Agreement shall be deemed terminated upon confirmation by the Authority to Developer that it has received such a writing and that this Agreement is deemed terminated forthwith.

(c) Agreement to Negotiate. The Authority (by and through its staff and consultants) and Developer agree that for the term of the Negotiation Period (whether said period expires or is earlier terminated by the provisions herein) each party shall negotiate diligently and in good faith to carry out its obligations under this Agreement. The Developer acknowledges that the Authority holds title to the Property. The Developer expressly agrees and acknowledges that its rights pursuant to this Agreement are subject to and based upon compliance by the Developer with this Agreement (including without limitation the making of all submittals required pursuant to this Agreement, in short conformity with this Agreement).

(d) Supplemental Progress Reports. In addition to the information required in Section 1 above, for so long as this Agreement remains in effect Developer agrees to make bi-weekly oral progress reports and monthly written reports to the Executive Director or his designated representatives of the Authority advising the Authority on all matters and all studies being made.

2. **No Predetermination of Authority or City Discretion**. The Parties agree and acknowledge that nothing in this Agreement in any respect does or shall be construed to affect or prejudge the exercise of the Authority's or the City's discretion. The Developer acknowledges in this regard that the feasibility of the Developer's proposal has not been finally determined, and further that, at the discretion of the City, an environmental review will be prepared and circulated for comment by the City, if the ground lease of the Property occurs. Further, nothing in this Agreement in any respect does or shall be construed to affect or prejudge the Authority's or the City's discretion to consider, negotiate, or undertake the acquisition and/or development of any portion of the Property, or shall affect the Authority's or the City's compliance with the laws, rules, and regulations governing land uses, environmental review, or disposition of interests in the Property or portions thereof.

3. **Environmental and Other Requirements**. Certain federal, state and local environmental requirements (including, but without limitation, the National Environmental Policy Act ["NEPA"], the California Environmental Quality Act of 1970, Public Resources Code Section 21000, et seq. ["CEQA"], and regulations promulgated pursuant thereto) may be applicable to the Proposed Development. Pursuant to such requirements, certain environmental documents may be required to be prepared and certified for the Proposed Development. The Authority, by this Agreement, undertakes no obligation to pay any costs associated with such environmental documents and to supply data and information both to determine the impact of the development on the environment and to assist in the preparation of any necessary environmental documents.

4. **Costs and Expenses**. Except as otherwise provided in this Agreement, each party shall be responsible for its own costs and expenses in connection with any activities and negotiations undertaken in connection with the performance of its obligations under this Agreement.

5. **No Change in Developer or its Constituent Members**. The Developer shall within sixty (60) days of this Agreement make full disclosure to the Authority of all pertinent information concerning the Developer, including any joint venture partners. The qualifications of the Developer are of particular interest to the Authority. Consequently, no person or entity, whether a voluntary or involuntary successor of Developer, shall acquire any rights or powers under this Agreement nor shall the Developer assign all or any part of this Agreement without the prior written approval of the Authority, which approval the Authority may grant, withhold, condition, or deny at its sole and absolute discretion. Any other purported transfer, voluntarily or by operation of law, shall be absolutely null and void and shall confer no rights whatsoever upon any purported assignee or transferee.

6. **Lead Negotiators**. The Executive Director of the Authority (the "Executive Director"), or his designee, shall be the lead negotiator for the Authority with respect to the subject matter of this Agreement; provided, however, that the Authority, reserves its rights to consider and approve or disapprove the proposed DDA. James M. Jernigan and his approved designee shall be the lead negotiator(s) for the Developer with respect to the subject matter of this Agreement.

Attachment: Negotiation Agreement, RB, Day and Alessandro [Revision 1] (3176 : EXCLUSIVE NEGOTIATION AGREEMENT BY AND BETWEEN

7. **Non-Discrimination**. Developer shall not discriminate against nor segregate, any person, or group of persons on account of sex, race, color, marital status, religion, creed, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property, nor shall the Developer establish or permit any such practice or practices of discrimination or segregation in the selection, location, number, use, or occupancy of tenants, lessees, subtenants, sublessees or vendees of the land.

8. **Address for Notices**. Any notices pursuant to this Agreement shall be in writing and sent (i) by Federal Express (or other established express delivery service which maintains delivery records), (ii) by hand delivery, or (iii) by certified or registered mail, postage prepaid, return receipt requested, to the following addresses:

To Authority: MORENO VALLEY HOUSING AUTHORITY
14177 Frederick Street
Moreno Valley, California 92552-0805
Attention: Executive Director

To Developer: RANCHO BELAGO DEVELOPERS, INC.
Attention: James M. Jernigan
27700 Kalmia Avenue
Rancho Belago, California 92128

9. **Default**. Failure by either party to perform one or more of its duties as provided in this Agreement shall constitute an event of default under this Agreement. The non-defaulting party shall give written notice of a default to the defaulting party, specifying the nature of the default and the action required to cure the default.

10. **Remedies for Breach of Agreement**. In the event of an uncured default under this Agreement, the sole remedy of the nondefaulting party shall be to terminate this Agreement. Following such termination, neither party shall have any further rights, remedies or obligations under this Agreement. Neither party shall have any liability to the other for monetary damages or specific performance for the breach of this Agreement, or failure to reach agreement on a DDA, and each party hereby waives and releases any such rights or claims it may otherwise have at law or at equity. Furthermore, the Developer knowingly agrees that it shall have no right to specific performance for conveyance of, nor to claim any right of title or interest in the Property or any portion thereof. The City has no duties under this Agreement.

11. **Termination**. This Agreement shall: (i) automatically terminate at the time(s) set forth in Section 1(b) above, and (ii) terminate prior to the time(s) set forth in Section 1(b) above in the event the Developer shall fail to perform its obligations hereunder to the reasonable satisfaction of the Executive Director; provided that prior to termination under part (ii) of this paragraph d., the Authority shall provide the Developer with notice of the failures and 10 days in which to cure. In addition, the parties agree that if either party shall determine that it is infeasible to proceed with the Basic Development Concept or if the development of the Property, consistent with such Basic Development Concept, does not appear to either party to be economically sound and feasible, either party may, upon ten (10) days' written notice to the other party, terminate this Agreement. Upon termination of this Agreement, whether upon expiration of the Negotiation Period or otherwise, both

Parties knowingly agree that neither Party shall have any further rights or remedies to the other and the Developer shall have no rights in respect to the Property.

12. **Time of Essence**. Time is of the essence of every portion of this Agreement in which time is a material part. During the Negotiation Period the time periods set forth in this Agreement for the performance obligations hereunder shall apply and commence upon a complete submittal of the applicable information or occurrence of an applicable event. In no event shall an incomplete submittal by the Developer trigger any of the Authority's obligations of review, approval and/or performance hereunder; provided, however that the Authority shall notify the Developer of an incomplete submittal as soon as is practicable and in no event later than the applicable time set forth for the Authority's action on the particular item in question. Further, the time periods set forth herein are outside dates of performance. In the event a party completes a performance item earlier than the time required hereunder, the time for the next performance obligation of a party shall commence. Thus, the Parties agree that the requirements hereunder may occur and be completed in a shorter time frame than set forth herein.

13. **Real Estate Commissions**. Neither the City nor the Authority shall be liable for any real estate commission or brokerage fees which may arise with respect to this Agreement or the Property.

14. **Developer Not an Agent**. The Developer is not an agent of the Authority or the City.

15. **Press Releases**. The Developer agrees to discuss any press releases with the Executive Director prior to disclosure in order to assess whether it is appropriate at that time to publish a press release, as well as to assure accuracy and consistency of the information.

16. **Entire Agreement**. This Agreement constitutes the entire understanding and agreement of the parties, integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiations or previous agreements between the parties or their predecessors in interest with respect to all or any part of the subject matter hereof.

17. **Agreement Does Not Constitute Development Approval**. The Authority reserves final discretion and approval as to any DDA and all proceedings and decisions in connection therewith. This Agreement shall not be construed as a grant of development rights or land use entitlements to construct the Proposed Development or any other project. All design, architectural, and building plans for the Proposed Development shall be subject to the review and approval of the Authority and the City. By its execution of this Agreement, the Authority is not committing itself to or agreeing to undertake the disposition of a financeable interest in the Property or other real property to the Developer, or any other acts or activities requiring the subsequent independent exercise of discretion by the Authority, the City, or any agency or department thereof.

18. **No Third Party Beneficiaries Except City**. The City shall be a third party beneficiary of this Agreement. Except for the City, there shall be no third party beneficiaries of this Agreement.

19. **Governing Law**. This Agreement shall be construed in accordance with the laws of the State of California.

20. **Implementation of Agreement**. The Authority shall maintain authority to implement this Agreement through the Executive Director or his or her duly authorized representative. The Executive Director shall have the authority to issue interpretations, waive provisions, and/or enter into certain amendments of this Agreement on behalf of the Authority so long as such actions do not materially or substantially change the uses or concept of the Proposed Development, or add to the costs or risks incurred or to be incurred by the Authority as specified herein, and such interpretations, waivers and/or amendments may include extensions of time to perform. All other materials and/or substantive interpretations, waivers, or amendments shall require the collective consideration, action and written consent of the governing board of the Authority.

(signatures on following page)

Attachment: Negotiation Agreement, RB, Day and Alessandro [Revision 1] (3176 : EXCLUSIVE NEGOTIATION AGREEMENT BY AND BETWEEN

NOW THEREFORE, the Parties have executed this Agreement as of the date and year first set forth above.

AUTHORITY:

MORENO VALLEY HOUSING AUTHORITY, a public body corporate and politic

By:_____
Thomas M. DeSantis
Its: Executive Director

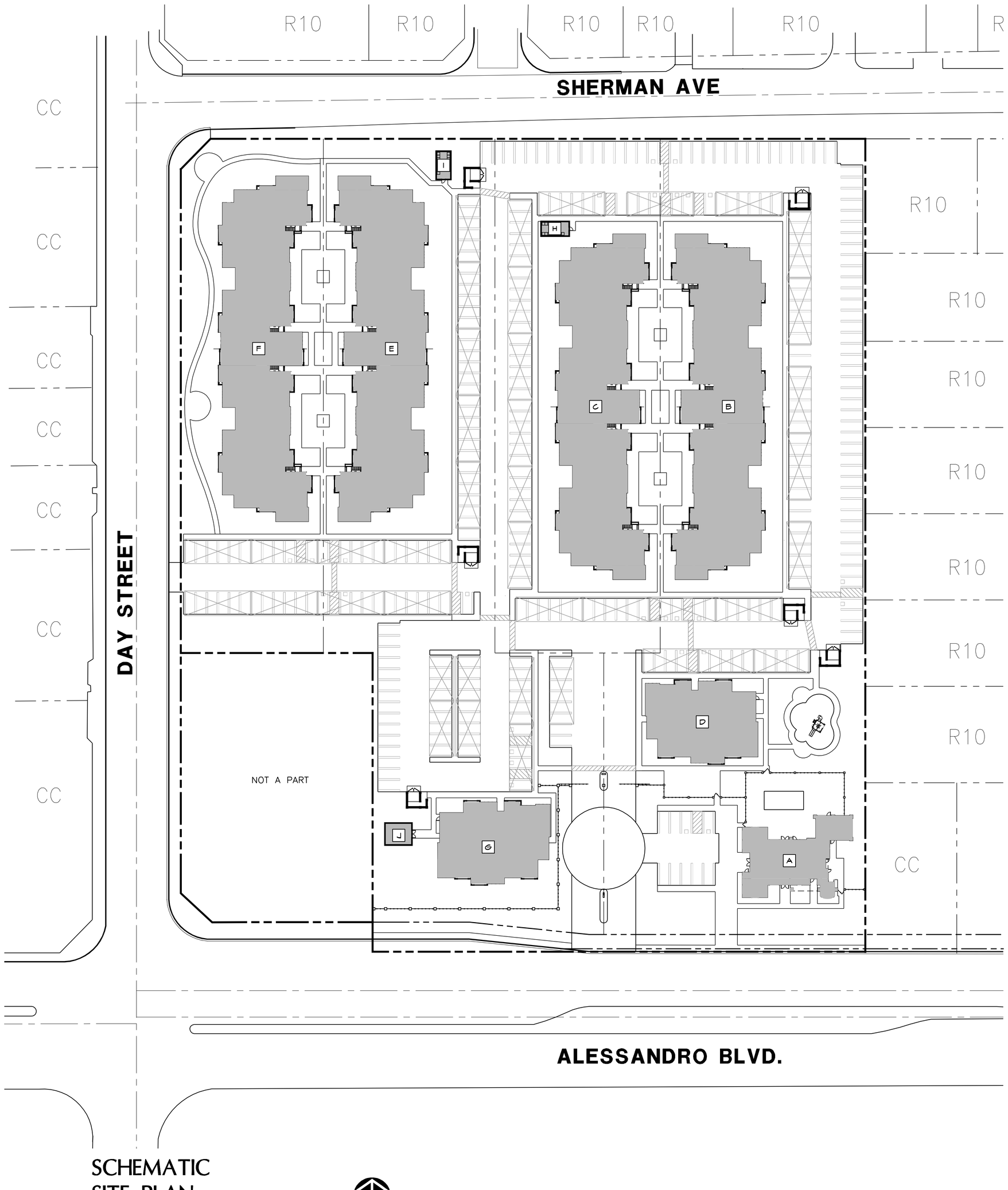
DEVELOPER:

RANCHO BELAGO DEVELOPERS, INC., a California corporation

By:_____
James M. Jernigan
Its: Executive Director

Attachment: Negotiation Agreement, RB, Day and Alessandro [Revision 1] (3176 : EXCLUSIVE NEGOTIATION AGREEMENT BY AND BETWEEN

Attachment: Preliminary Site Plan (3176 : EXCLUSIVE NEGOTIATION AGREEMENT BY AND BETWEEN THE MORENO VALLEY HOUSING AUTHORITY AND RANCHO BELAGO)



SCHEMATIC
SITE PLAN

SCALE: 1"=40'

0 20' 40' 80'

GRAPHIC SCALE

NORTH

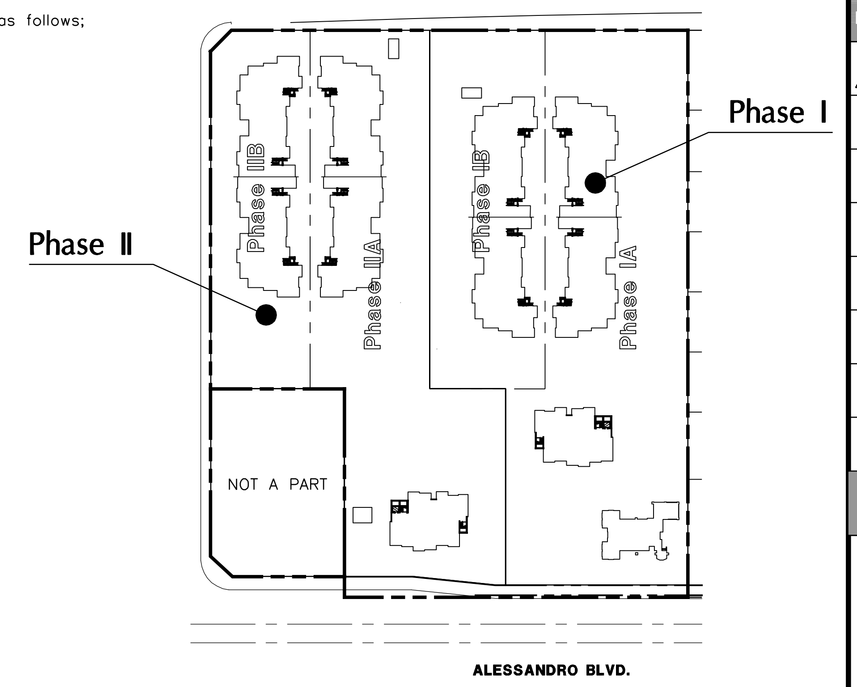
Project Description

A 199 unit gated affordable apartment project on an 8.3 acre parcel including four family apartment buildings, two senior apartment buildings, one community building, one maintenance building, two laundry buildings, one pool and one tot lot. The unit mix includes 1, 2, and 3 bedroom apartments ranging in size from 627 square feet to 1002 square feet.

Project Phasing
The project will be constructed in 3 phases as follows;

Phase One (IA & IB)
84 family apartments
15 senior apartments
community building / managers unit
1 laundry building
pool
tot lot

Phase Two (IIA & IIB)
83 family apartments
15 senior apartments
1 managers unit
1 laundry building
1 maintenance building



Legal Description

X

Project Data

Property Information
Address: Northeast Corner of Alessandro Blvd. and Day St.
Moreno Valley, CA. 92553

Site Data

Gross Parcel:	8.3 acres (zoned R-30)
Net Residential:	7.3 acres (zoned R-30)
Net Commercial:	0.9 acres (zoned CC)

Zoning Information

Current Zoning:	R-30 (Residential 30 District)
Proposed Zoning:	NO CHANGE

Lot Coverage (excludes phase III parcel)

Building A - Community Building	3,582 SF
Building B - Family Apartment Building	15,400 SF
Building C - Family Apartment Building	15,400 SF
Building D - Senior Apartment Building	5,200 SF
Building E - Family Apartment Building	15,400 SF
Building F - Family Apartment Building	15,400 SF
Building G - Senior Apartment Building	5,200 SF
Building H - Laundry Building	276 SF
Building I - Laundry Building	276 SF
Building J - Maintenance Building	396 SF
Total Buildings	76,530 SF

76,530 SF / 317,988 SF = 0.24% Coverage
Allowable per R30 District= 0.50% Coverage

Rental Unit Mix
Phase I:

One Bedroom	48	(24%)
Two Bedroom	78	(40%)
Three Bedroom	71	(36%)

Parking Data (Based on 100% Affordable Housing)

Parking Per Unit:		
One Bedroom	1 Space x 48=	48 Spaces
Two Bedroom	1.5 Spaces x 79=	119 Spaces
Three Bedroom	2 Spaces x 72=	144 Spaces
Parking for Community Building		
1 per 250 Gross Square Feet		15 Spaces
Minimum Required Parking		326 Spaces
Parking Provided:		
Covered Standard Spaces		207 Spaces
Covered Accessible Spaces		20 Spaces
Open Standard Spaces		99 Spaces
Open Accessible Spaces		8 Spaces
Total Parking Spaces Provided		334 Spaces

Building Data

Key Ref.	Bldg. Type	Const. Type	Stories	Occupancy	Area
A	3	VB Sprinkled	2	A3/B/R3	4,435 SF
B	1R	VB Sprinkled	3	R2	44,870 SF
C	1	VB Sprinkled	3	R2	44,870 SF
D	2	VB Sprinkled	3	R2	14,744 SF
E	1R	VB Sprinkled	3	R2	44,870 SF
F	1	VB Sprinkled	3	R2	44,870 SF
G	2	VB Sprinkled	3	R2	14,744 SF
H	4	VB NS	1	B	276 SF
I	4	VB NS	1	B	276 SF
J	5	VB NS	1	U	396 SF

Phasing Key NO SCALE

Rental Unit Data

Building B: (Phase I)

Unit Type	Count	Bed/Bath	Livable Area
1	(6)	1/1	627 SF
2	(18)	2/1	800 SF
3	(18)	3/2	1002 SF

Building C: (Phase I)

Unit Type	Count	Bed/Bath	Livable Area
1	(6)	1/1	627 SF
2	(18)	2/1	800 SF
3	(18)	3/2	1002 SF

Building D: (Phase I)

Unit Type	Count	Bed/Bath	Livable Area
1	(12)	1/1	627 SF
2	(3)	2/1	800 SF

Building E: (Phase II)

Unit Type	Count	Bed/Bath	Livable Area
1	(6)	1/1	627 SF
2	(18)	2/1	800 SF
3	(18)	3/2	1002 SF

Building F: (Phase II)

Unit Type	Count	Bed/Bath	Livable Area
1	(6)	1/1	627 SF
2	(18)	2/1	800 SF
3	(17)	3/2	1002 SF
Manager	(1)	3/2	1002 SF

Building G: (Phase II)

Unit Type	Count	Bed/Bath	Livable Area
1	(12)	1/1	627 SF
2	(3)	2/1	800 SF

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Corona, CA 92879
Ph: 951.268.1650 Fax: 951.268.1651

A SCHEMATIC DESIGN

Revisions

A Proposed Affordable Community

Rancho Belago
Developers, Inc.

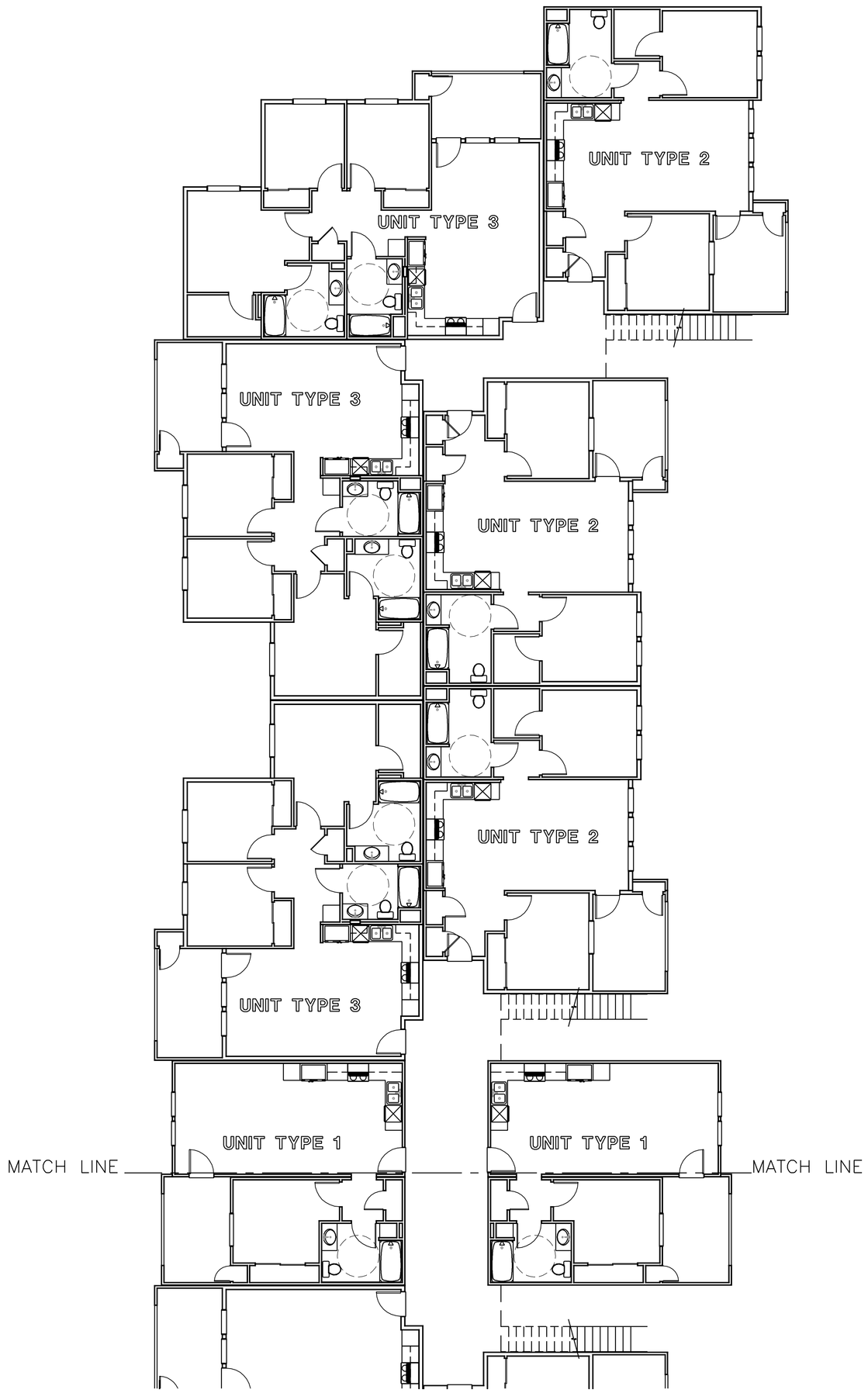
Northeast Corner of
Alessandro Blvd. & Day Street

Job No.	Date
–	3/31/18
Drawn By	Checked By
	WGA

Sheet Title
Schematic Site Plan

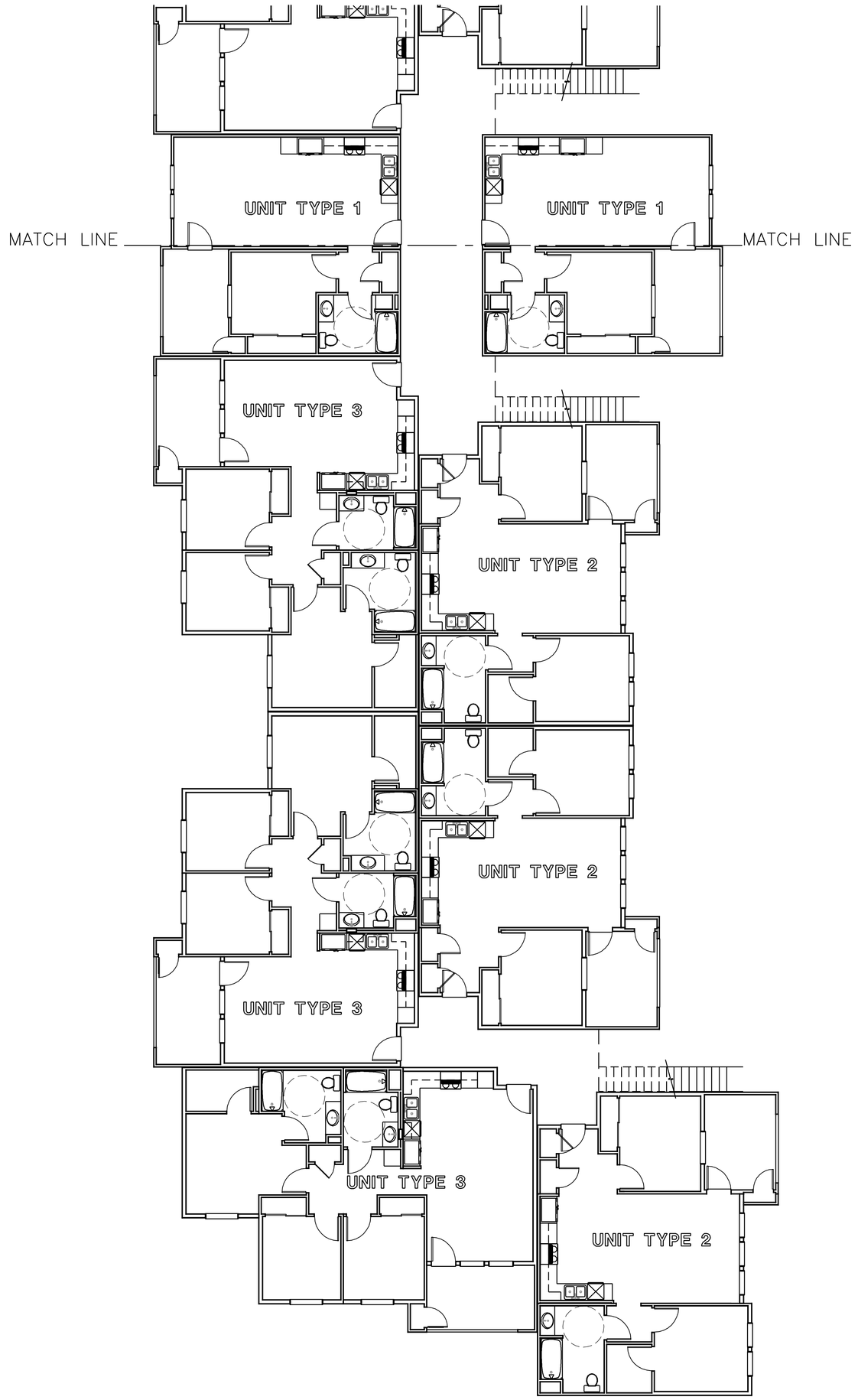
A-0

Attachment: Preliminary Site Plan (3176 : EXCLUSIVE NEGOTIATION AGREEMENT BY AND BETWEEN THE MORENO VALLEY HOUSING AUTHORITY AND RANCHO BELAGO)



PARTIAL FIRST FLOOR PLAN SCALE: 1/8"=1'-0"

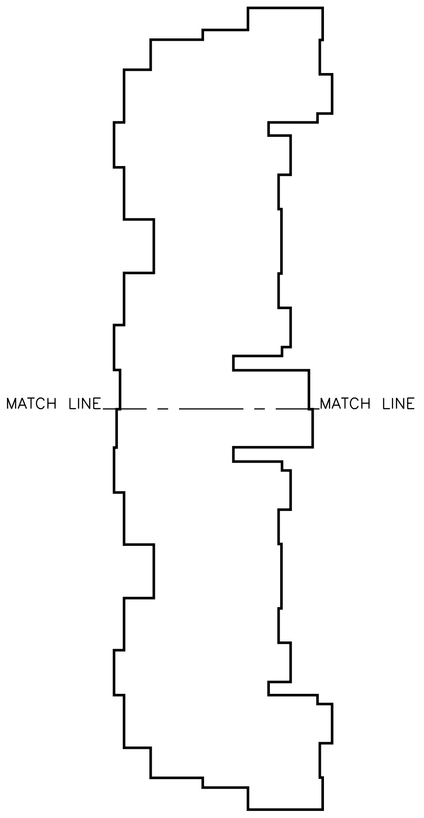
0 4' 8' 16'
GRAPHIC SCALE



PARTIAL FIRST FLOOR PLAN SCALE: 1/8"=1'-0"

0 4' 8' 16'
GRAPHIC SCALE

NORTH



Key Plan NO SCALE

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A SCHEMATIC DESIGN

Revisions

A Proposed Affordable Community

Rancho Belago Developers, Inc.

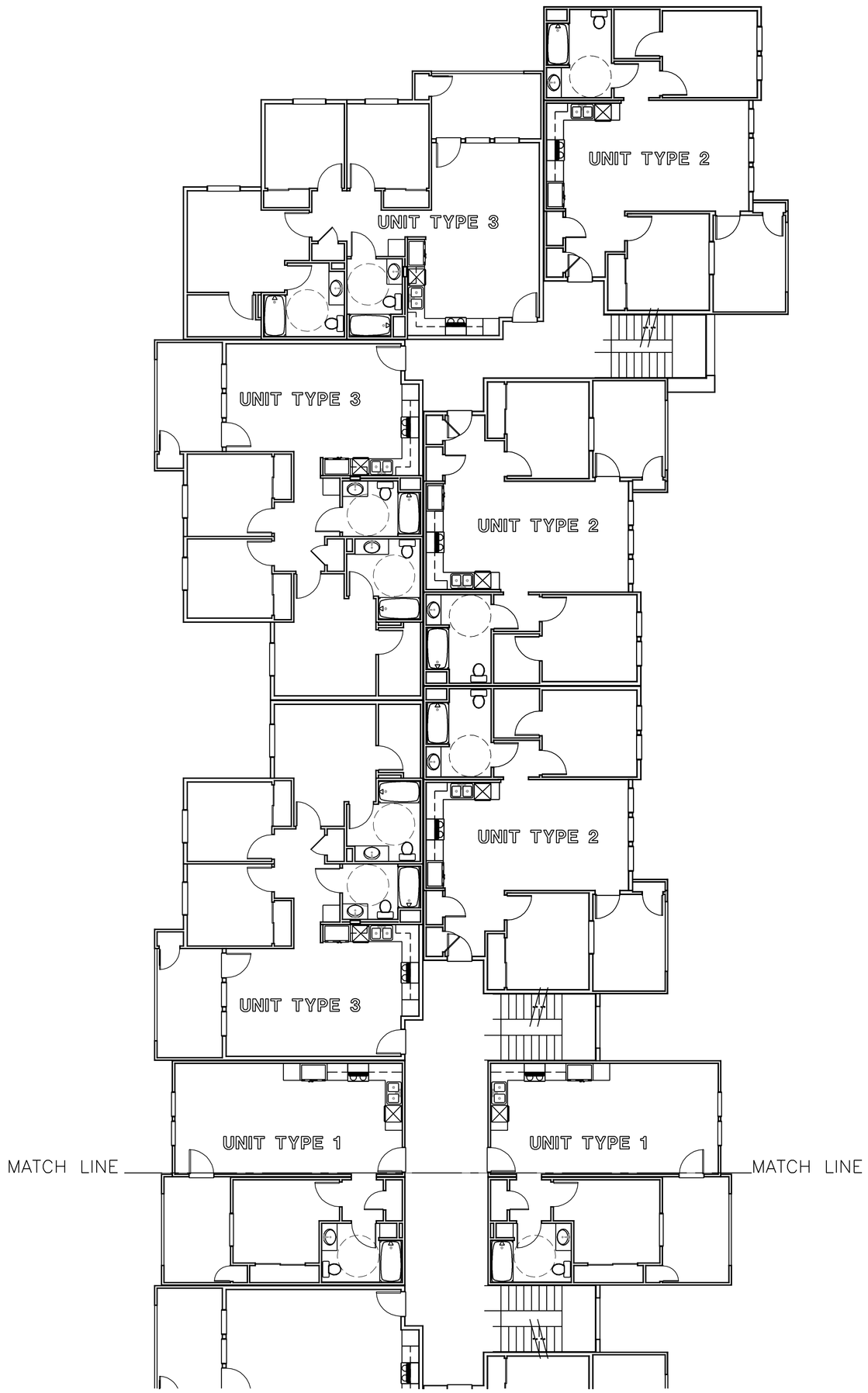
Northeast Corner of Alessandro Blvd. & Day Street

Job No.	Date
–	3/31/18
Drawn By	Checked By
	WGA

Sheet Title
Building Type 1 First Floor Plan

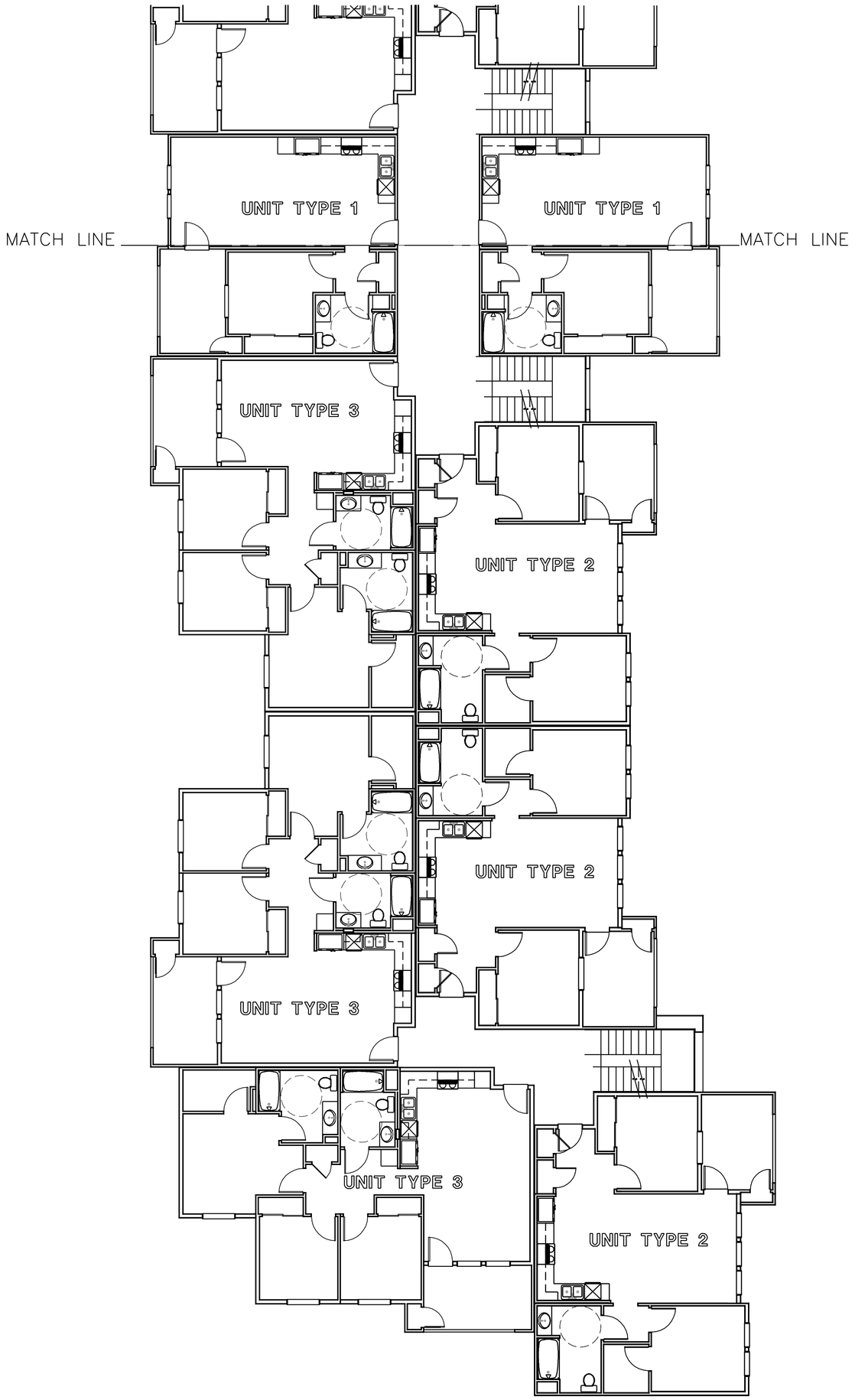
A–1.0

Attachment: Preliminary Site Plan (3176 : EXCLUSIVE NEGOTIATION AGREEMENT BY AND BETWEEN THE MORENO VALLEY HOUSING AUTHORITY AND RANCHO BELAGO)



PARTIAL SECOND FLOOR PLAN SCALE: 1/8"=1'-0"

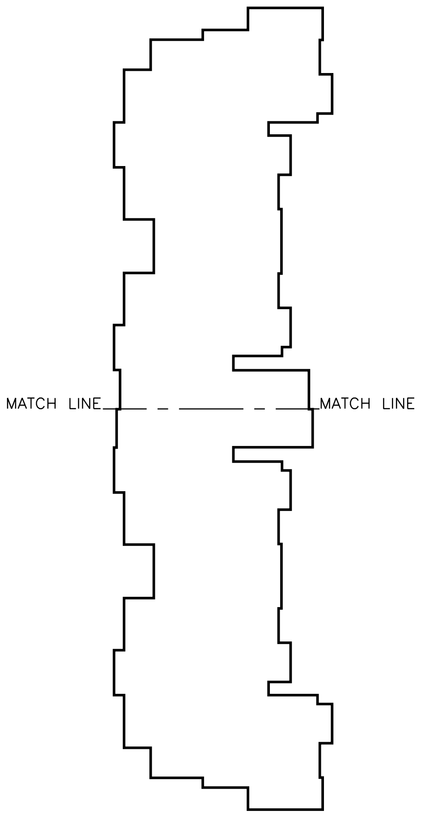
0 4' 8' 16'
GRAPHIC SCALE



PARTIAL SECOND FLOOR PLAN SCALE: 1/8"=1'-0"

0 4' 8' 16'
GRAPHIC SCALE

NORTH



Key Plan NO SCALE

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A Proposed Affordable Community

Rancho Belago Developers, Inc.

Northeast Corner of Alessandro Blvd. & Day Street

Job No.	Date
–	3/31/18
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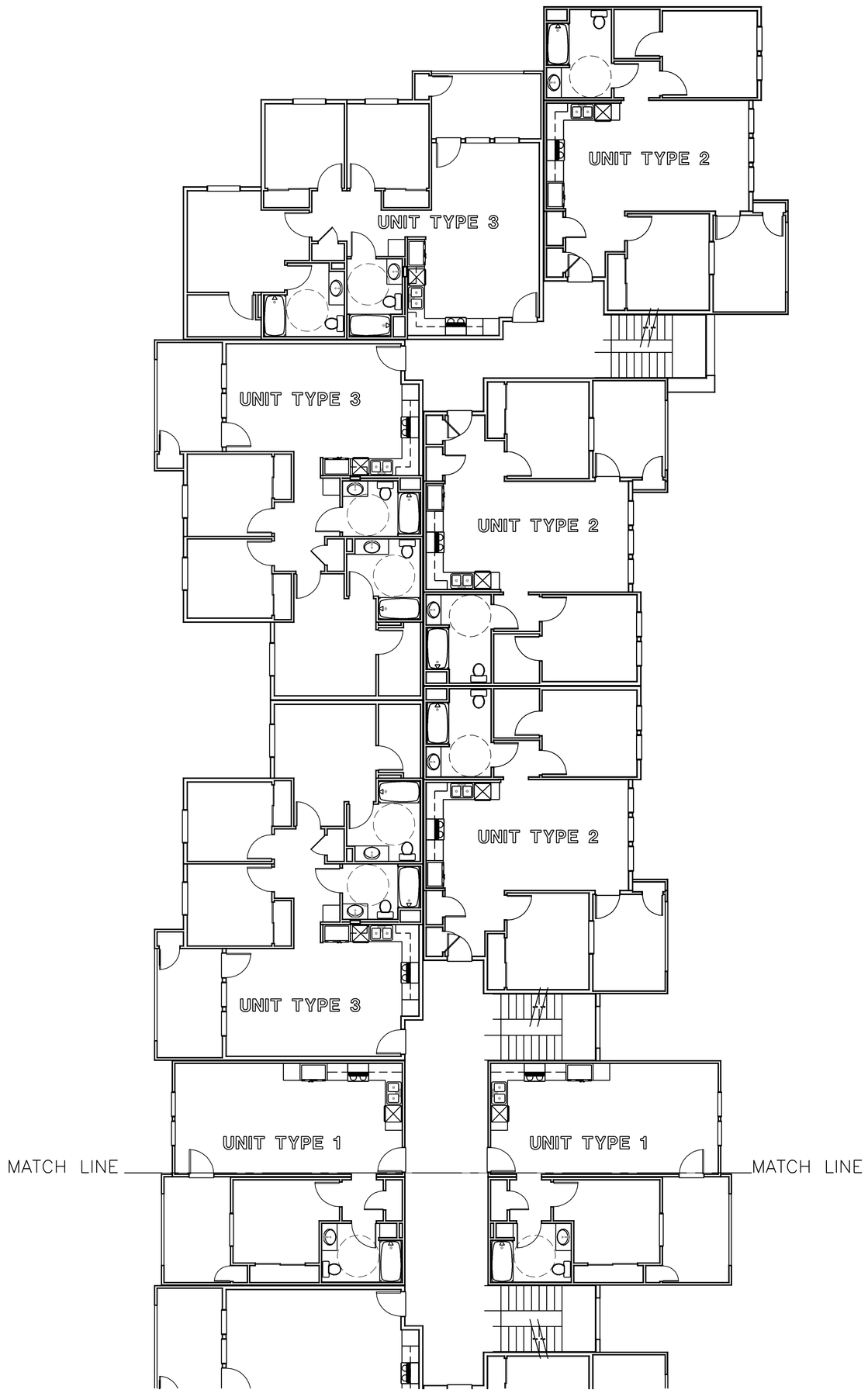
	WGA

Sheet Title
Building Type 1 Second Floor Plan

A–1.1

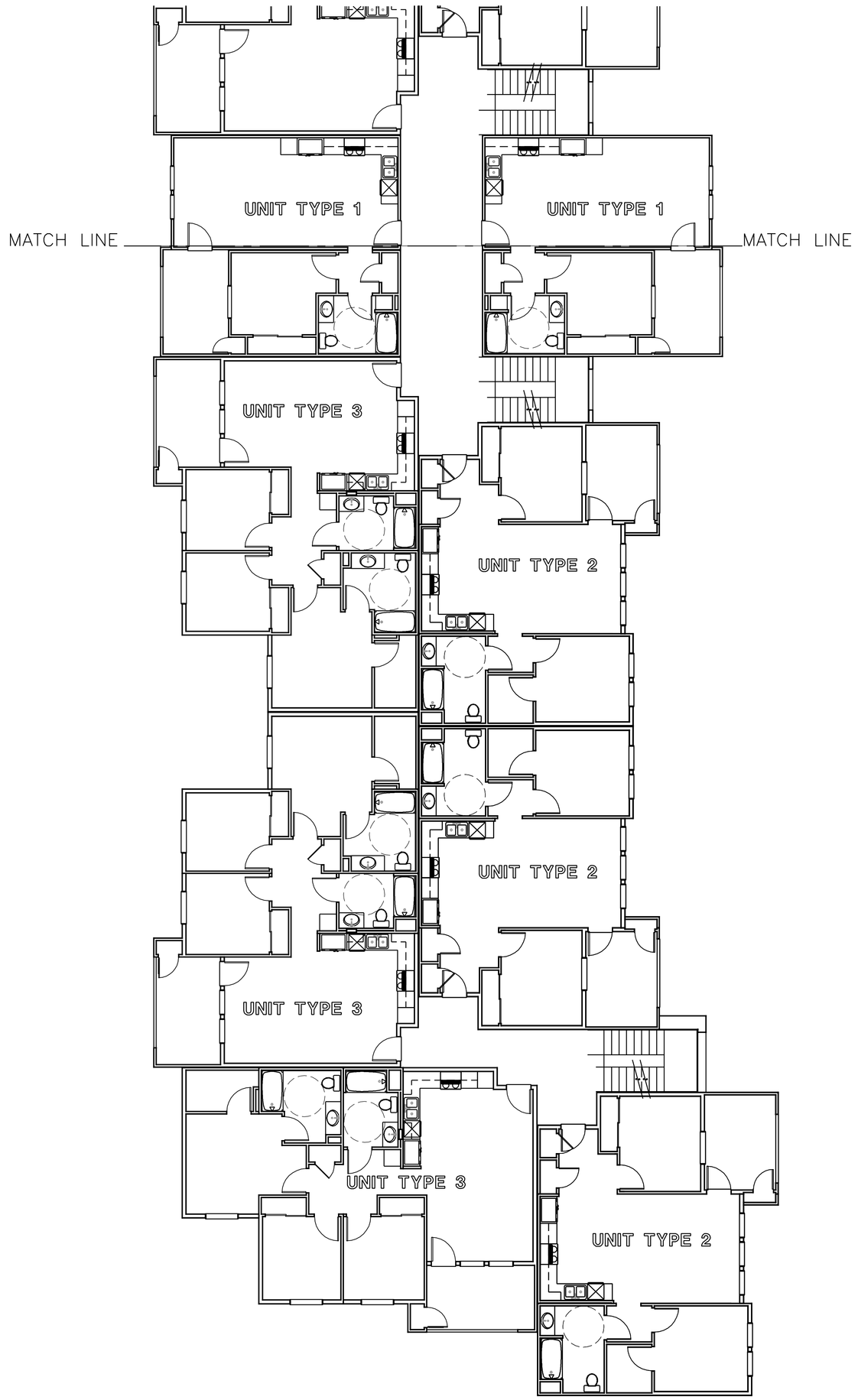
Attachment: Preliminary Site Plan (3176 : EXCLUSIVE NEGOTIATION AGREEMENT BY AND BETWEEN THE MORENO VALLEY HOUSING AUTHORITY AND RANCHO BELAGO)



PARTIAL
THIRD FLOOR
PLAN

SCALE: 1/8"=1'-0"

0 4' 8' 16'
GRAPHIC SCALE

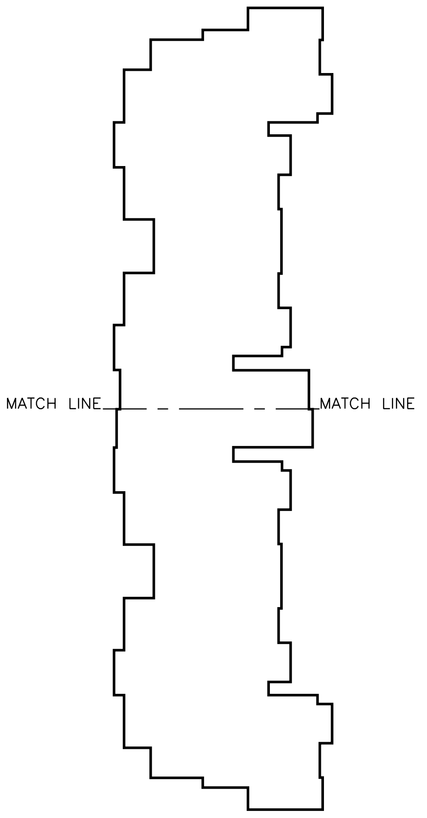


PARTIAL
THIRD FLOOR
PLAN

SCALE: 1/8"=1'-0"

0 4' 8' 16'
GRAPHIC SCALE

NORTH



Key Plan NO SCALE

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A Proposed Affordable Community

Rancho Belago
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Northeast Corner of
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Job No.	Date
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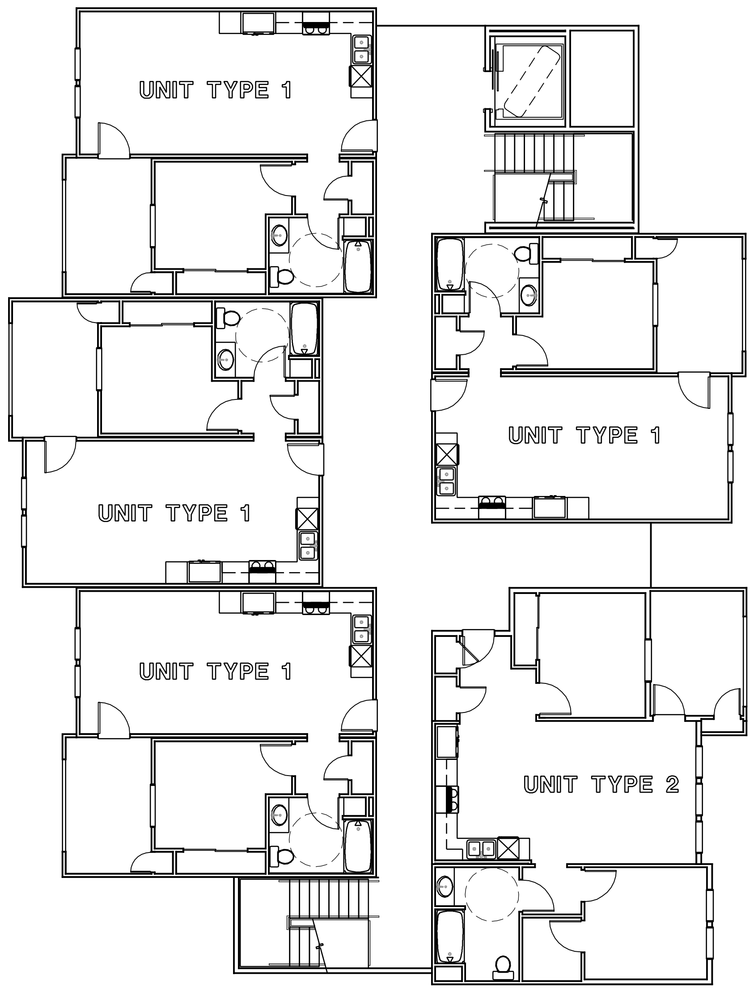
	WGA

Sheet Title
Building Type 1 Third Floor Plan

A–1.2

Attachment: Preliminary Site Plan (3176 : EXCLUSIVE NEGOTIATION AGREEMENT BY AND BETWEEN THE MORENO VALLEY HOUSING AUTHORITY AND RANCHO BELAGO)



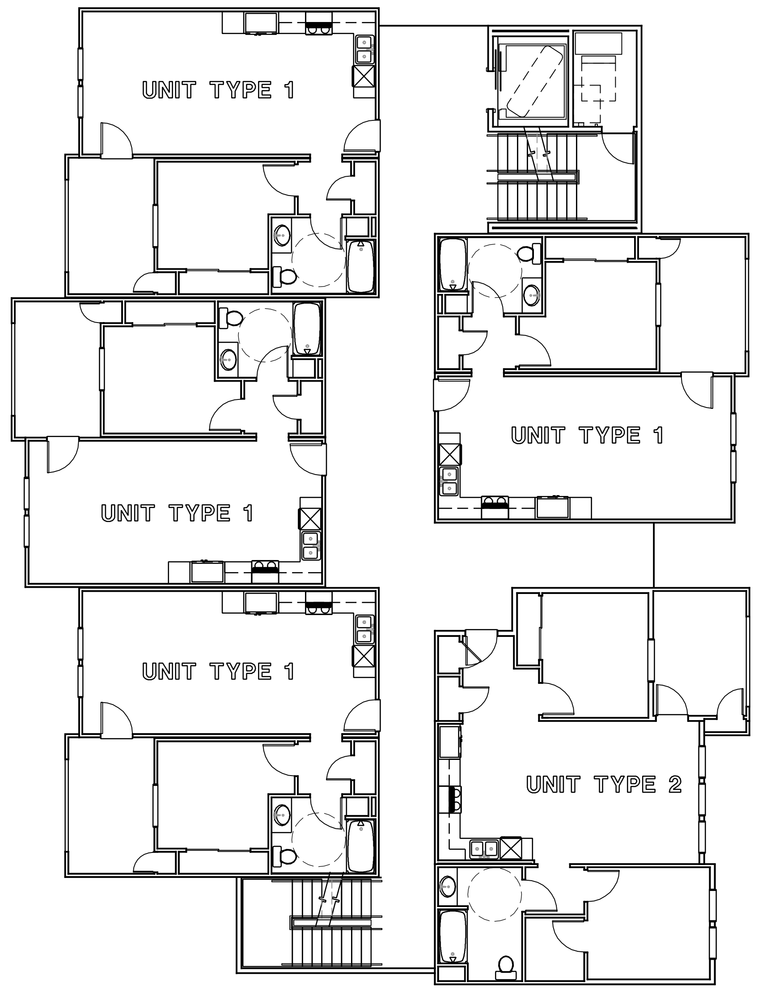
THIRD FLOOR PLAN

SCALE: 1/8"=1'-0"

0 4' 8' 16'

GRAPHIC SCALE

NORTH



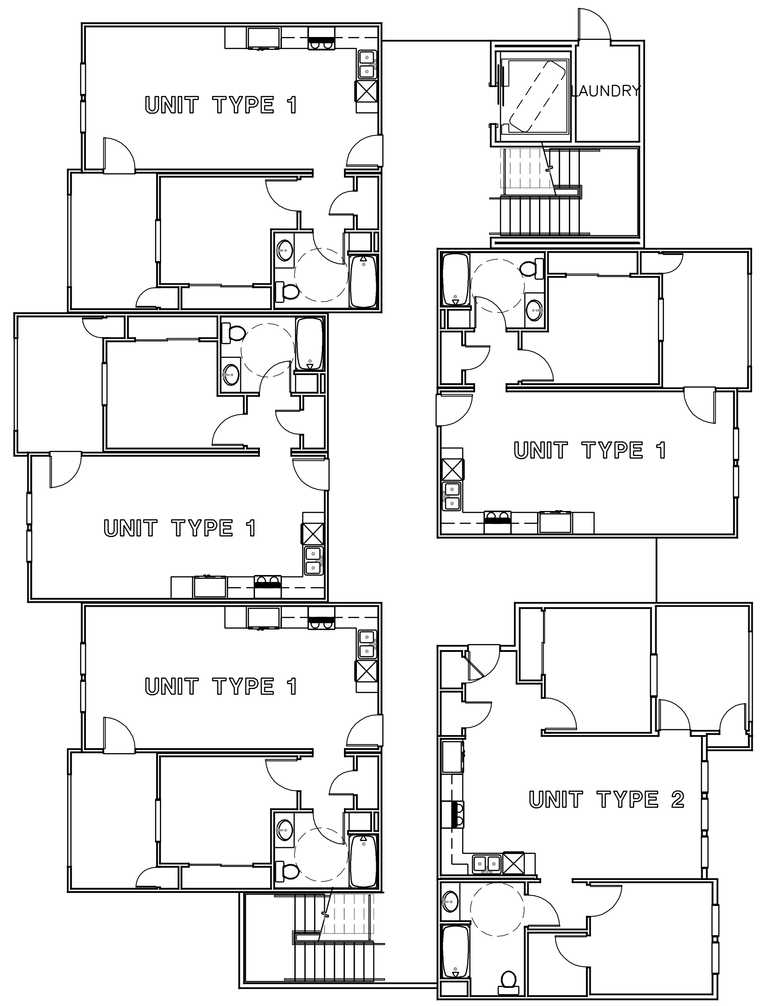
SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

0 4' 8' 16'

GRAPHIC SCALE

NORTH



FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"

0 4' 8' 16'

GRAPHIC SCALE

NORTH

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A SCHEMATIC DESIGN

Revisions

A Proposed Affordable Community

Rancho Belago Developers, Inc.

Northeast Corner of Alessandro Blvd. & Day Street

Job No.	Date
–	3/31/18
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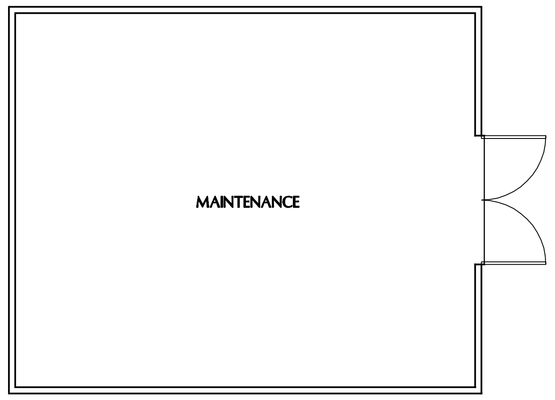
Sheet Title
Building Type 2 Floor Plan

A–2.0

Attachment: Preliminary Site Plan (3176 : EXCLUSIVE NEGOTIATION AGREEMENT BY AND BETWEEN THE MORENO VALLEY HOUSING AUTHORITY AND RANCHO BELAGO)



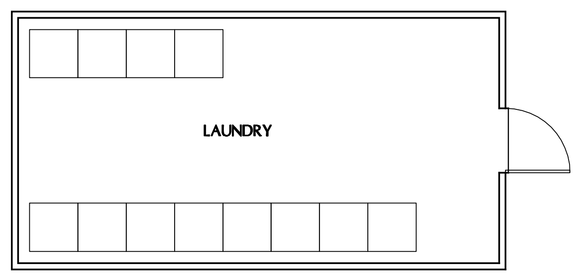
FLOOR PLAN SCALE: 1/4"=1'-0"

0 2' 4' 8'

GRAPHIC SCALE

NORTH

Building Type 5 – Maintenance Building



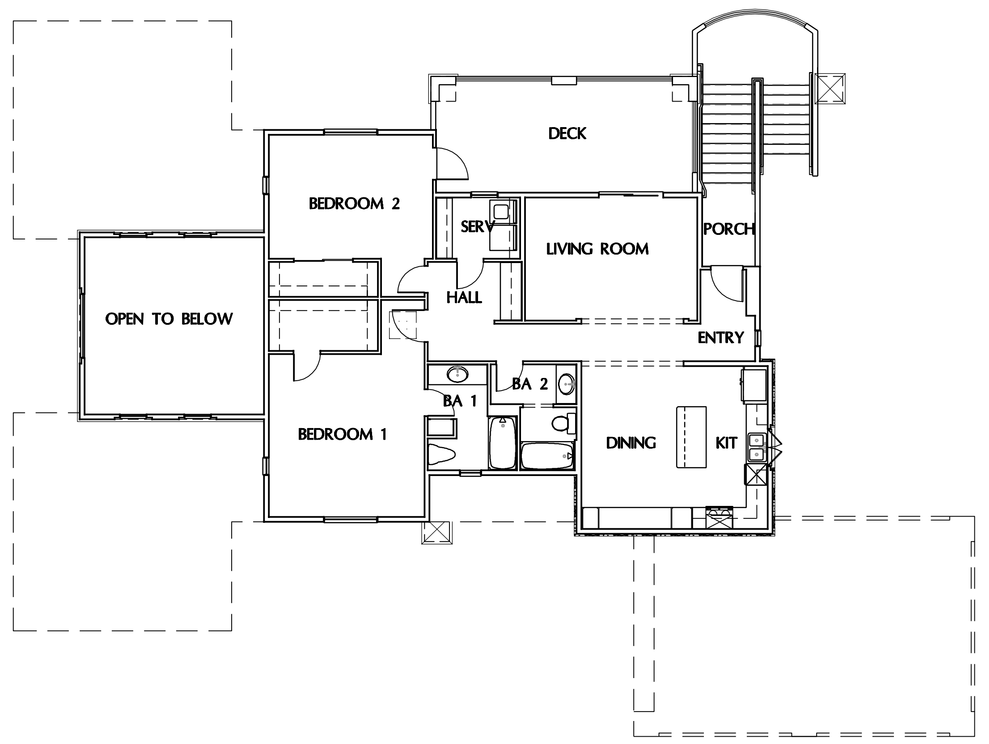
FLOOR PLAN SCALE: 1/4"=1'-0"

0 2' 4' 8'

GRAPHIC SCALE

NORTH

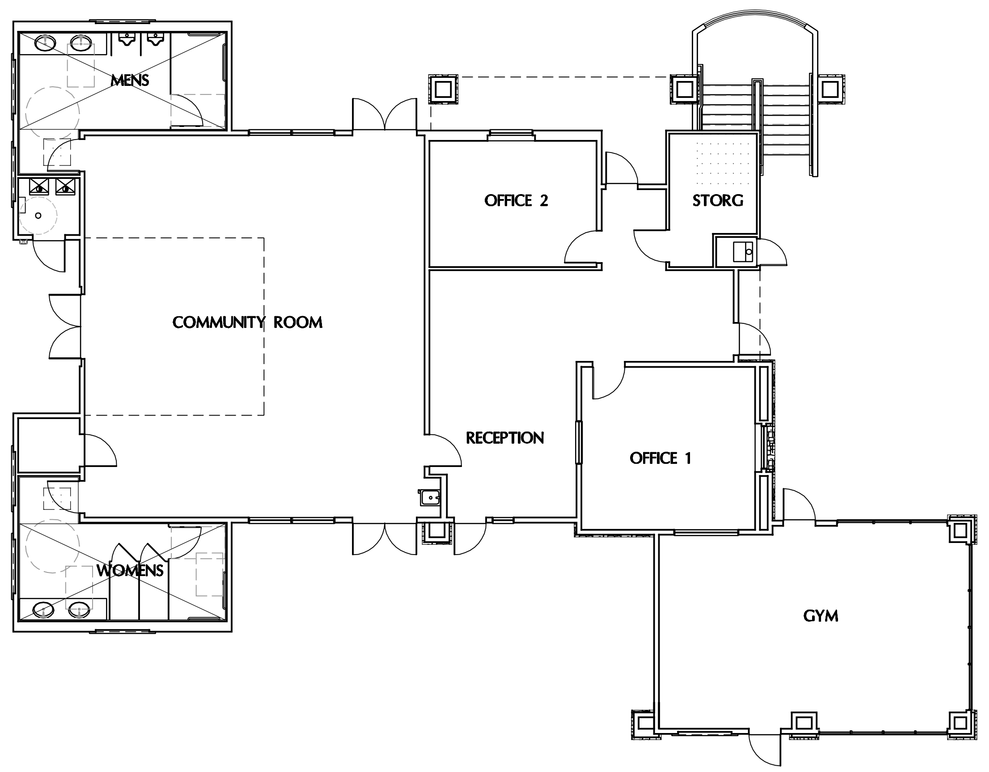
Building Type 4 – Laundry Building



SECOND FLOOR PLAN SCALE: 1/8"=1'-0"

0 4' 8' 16'

GRAPHIC SCALE



FIRST FLOOR PLAN SCALE: 1/8"=1'-0"

0 4' 8' 16'

GRAPHIC SCALE

NORTH

Building Type 3 – Community Building

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A	SCHEMATIC DESIGN

Revisions

A Proposed Affordable Community

Rancho Belago
Developers, Inc.

Northeast Corner of
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Job No. –	Date 3/31/18
Drawn By	Checked By WGA

Sheet Title
Building Type 3, 4 & 5 Floor Plans

A–3.0

Attachment: Preliminary Site Plan (3176 : EXCLUSIVE NEGOTIATION AGREEMENT BY AND BETWEEN THE MORENO VALLEY HOUSING AUTHORITY AND RANCHO BELAGO)

SCHEMATIC COURTYARD SCENE
BUILDING TYPE 1 (FAMILY)

SCALE: 1/8"=1'-0"

BUILDINGS B, C, E & F

0 4' 8' 16'

GRAPHIC SCALE

SCHEMATIC STREET SCENE
BUILDING TYPE 2 (SENIORS)

SCALE: 1/8"=1'-0"

BUILDINGS D & G

0 4' 8' 16'

GRAPHIC SCALE

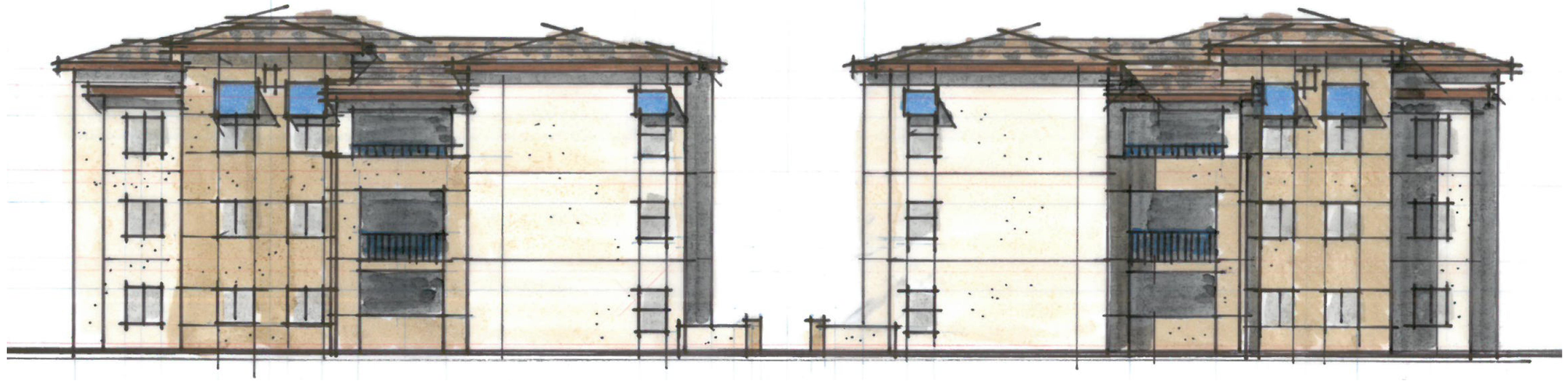
SCHEMATIC STREET / INTERIOR SCENE
BUILDING TYPE 1 (FAMILY)

SCALE: 1/8"=1'-0"

BUILDINGS B, C, E & F

0 4' 8' 16'

GRAPHIC SCALE



SCHEMATIC INTERIOR SCENE
BUILDING TYPE 1 (FAMILY)

SCALE: 1/8"=1'-0"

BUILDINGS B, C, E & F

0 4' 8' 16'

GRAPHIC SCALE

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A SCHEMATIC DESIGN

Revisions

A Proposed Affordable Community

Rancho Belago
Developers, Inc.

Northeast Corner of
Alessandro Blvd. & Day Street

Job No.	Date
–	3/31/18
Drawn By	Checked By
	WGA

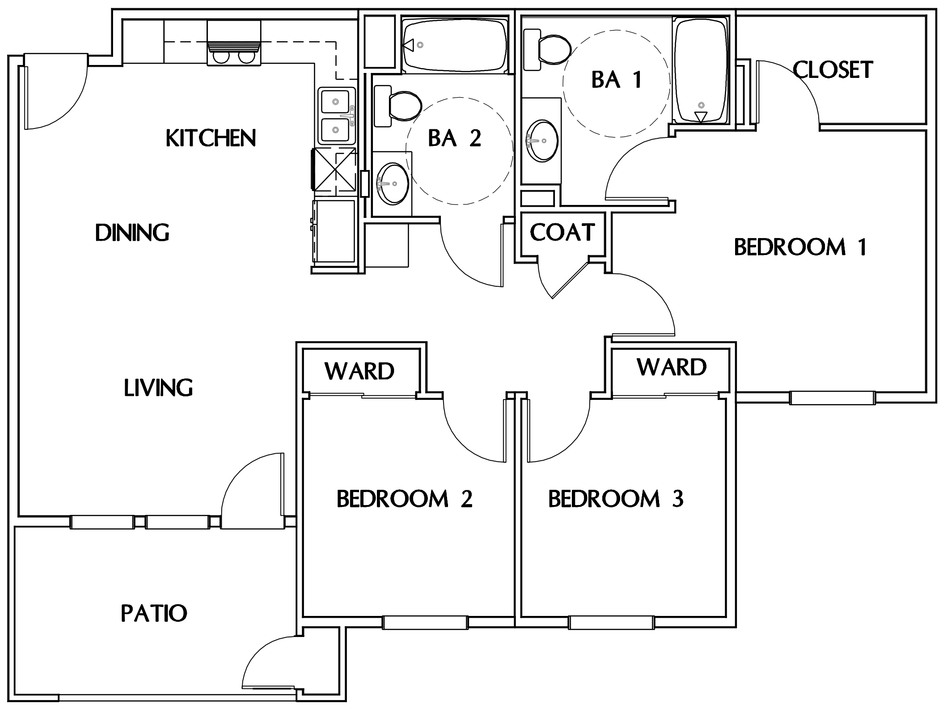
Sheet Title
Building Elevations

A-4.0

C.4.b

Attachment: Preliminary Site Plan (3176 : EXCLUSIVE NEGOTIATION AGREEMENT BY AND BETWEEN THE MORENO VALLEY HOUSING AUTHORITY AND RANCHO BELAGO)

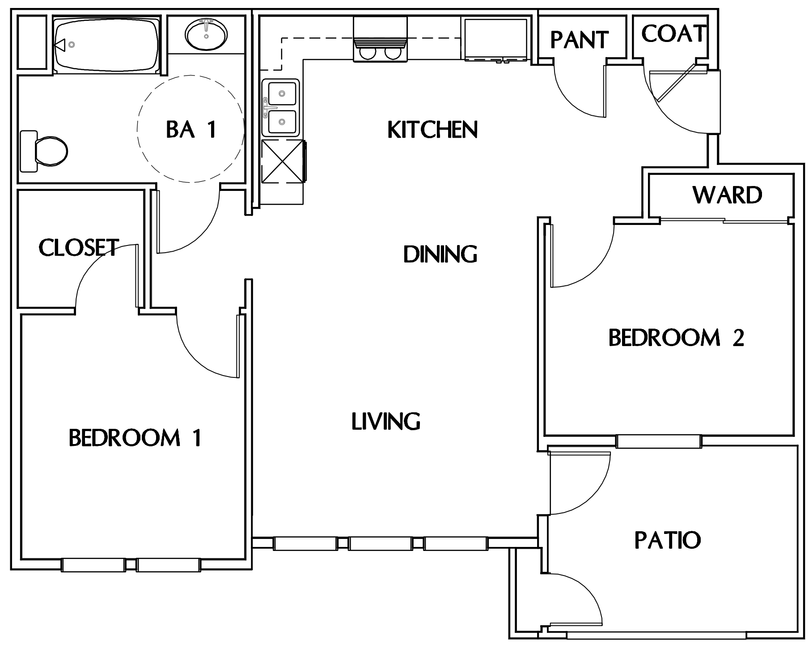
Packet Pg. 550



UNIT TYPE 3
FLOOR PLAN SCALE: 1/4"=1'-0"

3 BED/2 BATH 1002 SF

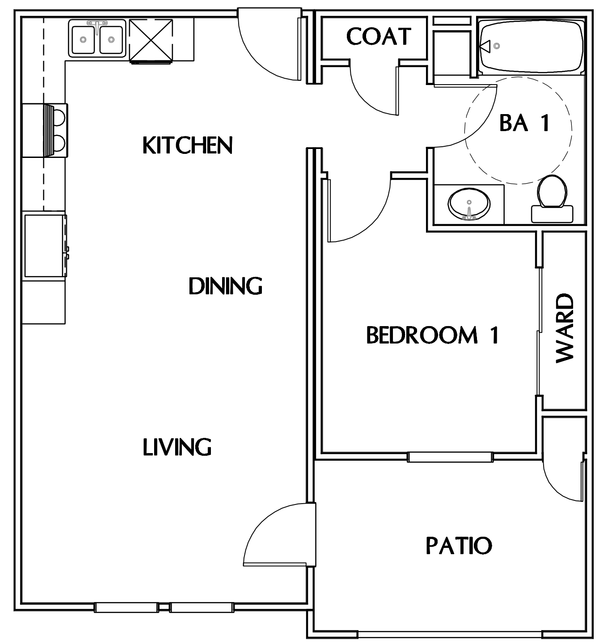
0 2' 4' 8'
GRAPHIC SCALE



UNIT TYPE 2
FLOOR PLAN SCALE: 1/4"=1'-0"

2 BED/1 BATH 800 SF

0 2' 4' 8'
GRAPHIC SCALE



UNIT TYPE 1
FLOOR PLAN SCALE: 1/4"=1'-0"

1 BED/1 BATH 627 SF

0 2' 4' 8'
GRAPHIC SCALE

derra
495 E. Rincon Street, Suite 204
Corona, CA 92879
Ph: 951.268.1650 Fax: 951.268.1651

A	SCHEMATIC DESIGN

Revisions

A Proposed Affordable Community

Rancho Belago
Developers, Inc.

Northeast Corner of
Alessandro Blvd. & Day Street

Job No. –	Date 3/31/18
Drawn By	Checked By WGA

Sheet Title
Unit Plans

A-5.0

RIGHT OF WAY EXHIBIT

SHERMAN AV
(LOCAL STREET)

EXIST CURB*
22'
22'
20'
30'
FUTURE CURB
EXIST R/W*
18'
EXIST CURB*
20'
20'
EXIST CURB*

291-191-008
291-191-009
291-191-010
291-191-012
291-191-014
291-191-015
291-191-027
291-191-016
291-191-017
291-191-028
291-191-018
291-191-029
291-191-019
291-191-004
291-191-020
291-191-021
291-191-026
291-191-025
291-191-007
291-191-011
291-191-013
291-191-022
291-191-024

44'
20'
34'
EXIST R/W*
EXIST R/W*
30'
20'
EXIST CURB*

DAY ST (MINOR ARTERIAL, MODIFIED)

PEPPER ST
(LOCAL STREET)

EXIST CURB
EXIST R/W*
FUTURE CURB
24' DEDICATION
FUTURE R/W
EXIST R/W
14' DEDICATION
EXIST CURB*
EXIST CURB
EXIST CURB*
RECORD CL
CONSTRUCTION CL

50'
50'
65'
55'
77'
53'
67'
53'
23' 30'
55'
55'

ALESSANDRO BL
(DIVIDED MAJOR ARTERIAL)

EXIST CURB*

*ULTIMATE LOCATION

Attachment: Property Map (3176 : EXCLUSIVE NEGOTIATION AGREEMENT BY AND BETWEEN THE MORENO VALLEY HOUSING AUTHORITY

Report to City Council

TO:	Mayor and City Council
FROM:	Michael L. Wolfe, P.E., Public Works Director/City Engineer
AGENDA DATE:	August 21, 2018
TITLE:	PUBLIC HEARING FOR TWO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM MAIL BALLOT PROCEEDINGS

RECOMMENDED ACTION

Recommendations: That the City Council:

1. Conduct the Public Hearing and accept public testimony for the mail ballot proceeding(s) for the National Pollutant Discharge Elimination System (NPDES) maximum Commercial/Industrial Regulatory Rate to be applied to two property tax bill(s).

2. Direct the City Clerk to open and count the returned NPDES ballot(s).

3. Verify and accept the results of the mail ballot proceeding(s) as maintained by the City Clerk on the Official Tally Sheet.

4. Receive and file the Official Tally Sheet with the City Clerk's office.

5. If approved, set the rate and impose the NPDES Commercial/Industrial Regulatory Rate to the Assessor's Parcel Number(s) as mentioned.

SUMMARY

The action before the City Council is to conduct a Public Hearing for two NPDES mail ballot proceedings. The process to accept two parcels into the City's NPDES funding program impacts two property owners, not the general citizens or taxpayers of the City.

The City requires property owners of development projects to mitigate the cost of certain impacts created by the proposed development, such as the cost of complying with the state and federal NPDES requirements. The City offers the NPDES funding program to

assist property owners in satisfying the requirement. After a property owner approves the City's NPDES rate through a mail ballot proceeding, the City can levy the rate on the annual property tax bill of the authorized parcel(s).

The two property owners participating in tonight's Public Hearing are Halle Properties, L.L.C. and I 215 PL, LLC. Halle Properties, L.L.C. is approved to construct an America's Tire retail store on the northwest corner of Eucalyptus Ave. and Moreno Beach Dr. I 215 PL, LLC is approved to construct an overflow parking lot for Amazon on the northeast corner of Nandina Ave. and Indian St.

Each property owner has requested the City conduct a mail ballot proceeding to satisfy their condition of approval to provide a funding source for the NPDES program. If a property owner approves the mail ballot and the City Council accepts the results, the condition of approval will be satisfied for their respective project.

The revenue generated by this program provides funding to monitor pollution control of stormwater runoff into municipally owned drainage facilities, lessening the financial impact of compliance with the state and federal requirements on the general taxpayer in Moreno Valley.

DISCUSSION

The Clean Water Act of 1987 established requirements for the discharge of Urban Runoff from Municipal Separate Storm Sewer Systems under the NPDES program. The Santa Ana Regional Water Quality Control Board administers the NPDES program through the issuance of a Permit. The NPDES program requires public agencies to obtain coverage under the Permit to discharge urban stormwater runoff from municipally owned drainage facilities, including streets, highways, storm drains, and flood control channels. The City's current NPDES Permit requires all new development projects to comply with stormwater management requirements.

The City Council adopted the NPDES Residential Regulatory Rate on June 10, 2003, and the NPDES Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate ("Commercial/Industrial Rate") on January 10, 2006. As a condition of approval from the Planning Commission, development projects are required to provide a funding source, consistent with the rates established by the City Council, to support activities for the NPDES program requirements. Revenue received from the rate supports the increased compliance activities related to the development. It also reduces the financial impact to the General Fund to maintain compliance with the unfunded requirements of the Permit.

With revenue received from the NPDES Commercial/Industrial Rate, the City annually inspects site design, inspects source and treatment control Best Management Practices, monitors maintenance records for those on-site facilities that require periodic monitoring, and performs annual inspections of the affected areas to ensure compliance with federally mandated NPDES Permit requirements, as administered by the State.

The property owners for the projects identified below are required to provide a funding source for the NPDES program as a condition of approval of their respective projects.

Property Owner/Project	Assessor's Parcel Number(s)	Location	FY 2018/19 Maximum[1] NPDES Commercial/Industrial Rate(s) per Parcel
Halle Properties, L.L.C. America's Tire PEN17-0181/SBP18-0004	488-100-061	Northwest corner of Eucalyptus Ave. and Moreno Beach Dr.	$245.38
I 215 PL, LLC Amazon Overflow Parking PEN18-0030/SBP18-0007	316-200-036	Northeast corner of Nandina Ave. and Indian St.	$245.38
[1]The NPDES applied rate levied on the property tax bill will be based on the development status of the property at the time rates are evaluated each year prior to levying them onto the tax roll.			

Property owners have two options to satisfy the condition of approval:

1) Approve the NPDES rate and authorize the City to collect the rate on the annual Riverside County property tax bill through participation in a successful mail ballot proceeding; or

2) Fund an endowment.

Each property owner has decided to have the NPDES rate applied to the annual property tax bill. Before the City can levy the NPDES rate on the property tax bill, each property owner must first approve it and authorize the City to levy it on the annual property tax bill through a mail ballot proceeding. A mail ballot proceeding is a legally required process to approve new charges, or an increase to existing charges, on property tax bills (Proposition 218). Each property owner was mailed a notice and a ballot to cast their vote (Attachment 1-2) for their property. Among other things, the notice provides the purpose and amount of the charge and the potential annual inflationary adjustment. The City is required to provide the property owner with 45 days to review the notice and an opportunity to address the City Council (i.e. public comment portion of the Public Hearing). The ballots are due to the City Clerk prior to the close of the Public Hearing. At the close of the Public Hearing, the ballots can be opened and counted, and results announced.

The condition of approval to provide a funding source for the NPDES program will be satisfied with each property owner's approval of the NPDES mail ballot and City Council acceptance of the results. In the event a property owner does not return their ballot, does not approve the ballot, or returns an invalid ballot (unmarked or unsigned), this condition of approval will remain unsatisfied and may delay development of their project. The ballot for each mail ballot proceeding will be counted separately to determine if the property owner approved inclusion of their respective property in the NPDES program.

This action meets the Strategic Plan Priorities to manage and maximize Moreno Valley's

public infrastructure to ensure an excellent quality of life, develop and implement innovative, cost effective infrastructure maintenance programs, public facilities management strategies, and capital improvement programming and project delivery.

ALTERNATIVES

1. Conduct the Public Hearing and upon its close, open, count, and verify the returned ballots and accept the results. *Staff recommends this alternative as it will satisfy each project's condition of approval so long as the property owner approves their respective ballot.*

2. Open the Public Hearing and continue it to a future regular City Council meeting. *Staff does not recommend this alternative as it will delay announcement of the ballot results and may delay project development.*

3. Do not conduct the Public Hearing. *Staff does not recommend this alternative as it will delay the condition of approval from being satisfied and may delay project development. The City will incur additional costs to restart the 45-day noticing period.*

4. Do not conduct the Public Hearing at this time but reschedule it to a date certain during a regular City Council meeting. *Staff does not recommend this alternative as it may delay project development and the City will incur additional costs to restart the 45-day noticing period.*

FISCAL IMPACT

The fiscal year (FY) 2018/19 maximum NPDES Commercial/Industrial Rate is $245.38 per parcel, and any division thereof. The maximum NPDES rate for FY 2019/20 and each subsequent FY is subject to an annual inflationary adjustment. The increase to the maximum rate cannot exceed the annual inflationary adjustment without approval of the property owners subject to the charge. The NPDES Commercial/Rate applied to the property tax bill will be based on the development status of the property at the time the rates are calculated for the upcoming FY. The applied rate can be lower than, but cannot exceed the maximum rate. Each year, the City Council must authorize any proposed adjustment to the maximum rate and the applied rate prior to the levy of the rate onto the property tax roll.

Revenue received from the NPDES rate is restricted and can only be used within the stormwater management program. This revenue offsets stormwater management program expenses, which reduces financial impacts to the General Fund and maintains compliance with the unfunded requirements of the Permit. The NPDES rate is only applied to the property tax bills of parcels where approval of the rate has been granted through a successful mail ballot proceeding.

NOTIFICATION

The ballot documents were mailed to each property owner at least 45 days in advance of the Public Hearing. The documents included a notice, map of the project area, NPDES Commercial/Industrial Rate schedule, NPDES ballot, instructions for marking and returning the ballot, and a postage paid return envelope addressed to the City Clerk.

Newspaper advertising for tonight's Public Hearing was published in The Press-Enterprise on August 2 and August 9, 2018.

PREPARATION OF STAFF REPORT

Prepared by:
Candace E. Cassel
Special Districts Division Manager

Department Head Approval:
Michael L. Wolfe, P.E.
Public Works Director/City Engineer

Concurred by:
Michael Lloyd, P.E.
Engineering Division Manager/Assistant City Engineer

CITY COUNCIL GOALS

Advocacy. Develop cooperative intergovernmental relationships and be a forceful advocate of City policies, objectives, and goals to appropriate external governments, agencies and corporations.

Revenue Diversification and Preservation. Develop a variety of City revenue sources and policies to create a stable revenue base and fiscal policies to support essential City services, regardless of economic climate.

CITY COUNCIL STRATEGIC PRIORITIES

1. **Economic Development**
2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

See the Discussion section above for details of how this action supports the City Council's Strategic Priorities.

ATTACHMENTS

1. Halle Properties, L.L.C. Ballot Documents
2. I 215 PL, LLC Ballot Documents

APPROVALS

Budget Officer Approval	✓ Approved	8/08/18 2:20 PM
City Attorney Approval	✓ Approved	8/08/18 9:04 AM
City Manager Approval	✓ Approved	8/08/18 6:01 PM

Tel: 951.413.3480
Fax: 951.413.3170
www.moval.org

MORENO VALLEY
WHERE DREAMS SOAR

14177 FREDERICK STREET
P.O. BOX 88005
MORENO VALLEY, CA 92552-0805

July 3, 2018

Halle Properties, L.L.C.
20225 North Scottsdale Road
Scottsdale, AZ 85255
Attn: Scott Fournier, Assistant Vice President

NOTICE TO PROPERTY OWNER - MAIL BALLOT PROCEEDING FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) MAXIMUM COMMERCIAL/INDUSTRIAL REGULATORY RATE FOR APN 488-100-061

******* OFFICIAL BALLOT ENCLOSED *******

Introduction

In November of 1996, California voters passed Proposition 218 ("The Right to Vote on Taxes Act"). As a result, any new or proposed increase in a property-related charge requires approval by the property owner of record. In compliance with Proposition 218 legislation, the City of Moreno Valley Special Districts Division is conducting a mail ballot proceeding to provide the owner of Assessor's Parcel Number **(APN) 488-100-061** the opportunity to express support for or opposition to the approval of the NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate and services. Approval of the NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate through a mail ballot proceeding fulfills the Land Development Division's Condition of Approval to provide a funding source for the NPDES financial program.

Background

The Clean Water Act of 1987 established requirements for the discharge of Urban Runoff from Municipal Separate Storm Sewer Systems under the NPDES Program. The NPDES Program is administered by the Santa Ana Regional Water Quality Control Board through the issuance of a Permit. The City's current NPDES Permit mandates all new development projects comply with storm water management activities. The NPDES Program requires public agencies to obtain coverage under the Permit to discharge urban storm water runoff from municipally owned drainage facilities, including streets, highways, storm drains, and flood control channels.

Services Provided

In compliance with the Federal Clean Water Act, the City of Moreno Valley shall provide annual and periodic facility inspections for site design, NPDES permit compliance, and Best Management Practices implementation and maintenance for specified facilities.

How is the Amount of the Charge Determined?

Each fiscal year (FY), the City of Moreno Valley determines the type of services necessary to comply with NPDES Permit requirements and levies the rate applicable for that service, not to exceed the rate previously approved by the property owner.

Attachment: Halle Properties, L.L.C. Ballot Documents (3173 : PUBLIC HEARING FOR TWO NATIONAL POLLUTANT DISCHARGE ELIMINATION

Proposed Charge

For FY 2018/19, the NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Development Regulatory Rate is $245.38 per parcel. The total amount of the NPDES rates levied for FY 2017/18 for the program as a whole was $474,654.22.

Annual Adjustment

Beginning in FY 2019/20, the NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate will be subject to an annual adjustment based on the percentage change calculated for the previous year in the Los Angeles-Long Beach-Anaheim Consumer Price Index for All Urban Consumers, as published by the Department of Labor's Bureau of Labor Statistics.

Duration of the Charge

Upon approval of the NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate, the annual levy amount will be assessed to **(APN) 488-100-061** (and any division thereof) and shall be placed on the Riverside County property tax bill or included as a monthly charge on a utility bill. The NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate will be levied each following year at the proposed rate, which includes an annual inflation adjustment.

Public Hearing

To provide information concerning this mail ballot proceeding, the City has scheduled a Public Hearing, which will be held at the **Moreno Valley City Hall Council Chamber located at 14177 Frederick Street, Moreno Valley.**

Public Hearing
Tuesday, August 21, 2018
6:00 p.m.
(Or As Soon Thereafter As The Matter May Be Called)

Tabulation of the returned ballot will commence after the close of the public testimony portion of the Public Hearing. Any ballot received shall be tabulated under the direction of the City Clerk in compliance with the City's Policy for Conducting Mail Ballot Proceedings Policy #1.12.

Effect if the Charge is Approved

Approval of the NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate will be confirmed if the ballot is marked in favor (marked Yes) of the NPDES rate. Approving the NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate through a mail ballot proceeding will fulfill the Land Development Division's Condition of Approval to provide an ongoing funding source for the NPDES financial program.

Effect if the Charge is Not Approved

Not approving the NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate to meet state and federally mandated NPDES Permit requirements will not satisfy the Land Development Division's Condition of Approval to provide a funding

Attachment: Halle Properties, L.L.C. Ballot Documents (3173 : PUBLIC HEARING FOR TWO NATIONAL POLLUTANT DISCHARGE ELIMINATION

source for the NPDES financial program. If the returned ballot is marked "No", the NPDES rate will not be levied on the property tax bill.

Effect if the Ballot is Deemed Invalid or Incomplete

Not marking the corresponding box on the ballot in support of or opposition to the proposed program and annual rate and/or not signing the ballot will result in an invalid ballot. In order to satisfy the Land Development Division's Condition of Approval by placement of the NPDES rate on the annual property tax bill, the mail ballot proceeding and 45-day noticing period will need to start over. Reinitiating the process will require payment of the mail ballot proceeding fee.

For More Information

If you have any questions about the mail ballot proceeding process, please contact Candace Cassel, Division Manager, with the City's Special Districts Division at 951.413.3480 or via email at CandaceC@moval.org or SpecialDistricts@moval.org during the City's business hours.

Questions regarding the NPDES financial program, the annual rate, or the Land Development Division's Conditions of Approval should be directed to the Land Development Division at 951.413.3120 or via email at landdevelopment@moval.org during the City's business hours.

The City's business hours are Monday through Thursday from 7:30 a.m. to 5:30 p.m. and Friday from 7:30 a.m. to 4:30 p.m.

Completing Your Ballot

Please follow the instructions below to complete and return your ballot. Procedures for the completion, return, and tabulation of the ballot are also on file in the City Clerk's office.

1. Mark the enclosed ballot in support of or opposition to the proposed program and annual rate **by placing a mark in the corresponding box.** Ballots received without a designated vote will be considered invalid.
2. Sign your name on the ballot. Ballots received without signature(s) will be considered invalid *and will not be counted.*
3. Mail or personally deliver your completed ballot in a sealed envelope to the City Clerk's office, 14177 Frederick Street, Moreno Valley, California, 92553. For your convenience, a postage-paid envelope has been included for return of the ballot.
4. Ballot(s) must be **received** by the City Clerk prior to the close of the public testimony portion of the Public Hearing scheduled for **Tuesday, August 21, 2018**, at the Moreno Valley City Hall Council Chamber. The Public Hearing will be held at 6:00 p.m. or as soon thereafter as the matter may be called. Ballots received after the close of the Public Hearing cannot be legally counted.

Ballot Marks

Appropriate ballot markings include any one of the following for either the YES/Approved or NO/Not Approved blank box:

Attachment: Halle Properties, L.L.C. Ballot Documents (3173 : PUBLIC HEARING FOR TWO NATIONAL POLLUTANT DISCHARGE ELIMINATION


A check mark substantially inside a box;


An X mark substantially inside a box;


A dot or oval mark substantially inside a box;


A completely shaded or filled mark substantially inside a box;


A line, single or dashed, or combination of lines, through the box area. Lines may be any one of the following marks: horizontal, vertical, or diagonal. The mark may either run from side to side or corner to corner. All valid lines must be substantially within the box area and not marking any part of another blank box on the ballot;


A circle around the box and/or associated clause; or


A square or rectangle around the box and/or associated clause.

Balloting marks shall not extend past one box area into any portion of another nor surround the perimeter or any portion of more than one box area. Markings that extend past one box area into any portion of another or surround the perimeter or any portion of more than one box area shall be considered invalid and not counted.

Ballot Mark Revisions (Changes): An error or desire to revise (change) a selection made on the ballot may be completed and returned any time **prior** to the conclusion of public testimony at the Public Hearing. **The revision must be initialed by the record owner(s) of property. Initials must be clearly printed and placed at the right top corner of the revised selection.**

Attachment: Halle Properties, L.L.C. Ballot Documents (3173 : PUBLIC HEARING FOR TWO NATIONAL POLLUTANT DISCHARGE ELIMINATION

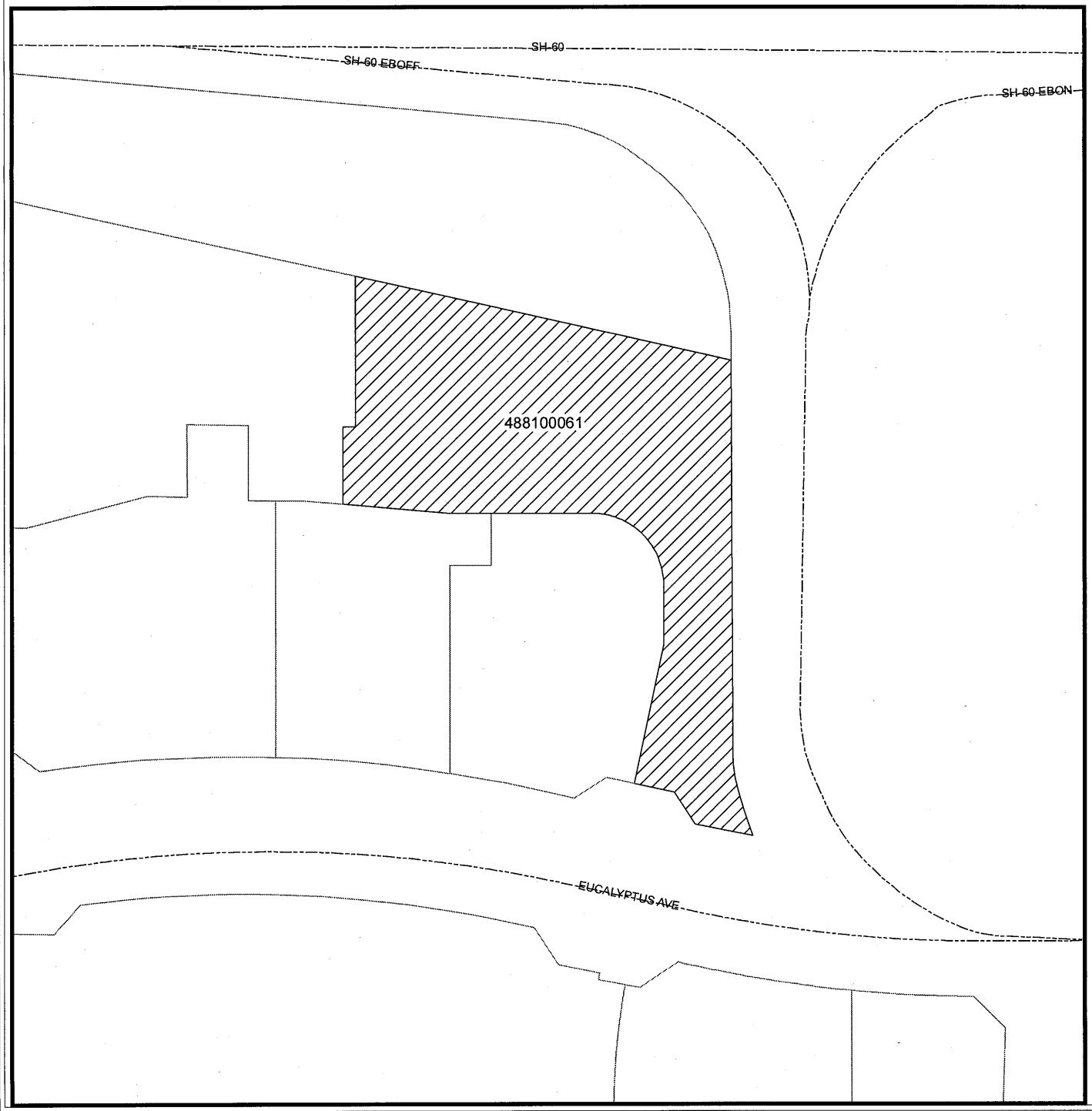
COMMON INTEREST, COMMERCIAL, INDUSTRIAL AND QUASI-PUBLIC USE NPDES RATE SCHEDULE
Adopted by the City Council on January 10, 2006

LEVEL 1			LEVEL II		
NPDES Administration			**Site Design, Source Control and Treatment Control BMPs Monitoring and Maintenance**		
(Not covered by CSA 152) Costs associated with personnel, administration and management of the storm water management program. Administrative tasks include development and filing of various stormwater reports and data collection and management. Level I is levied on all parcels conditioned for the NPDES Rate Schedule.			Costs associated with stormwater and non-stormwater runoff monitoring, inspection of the project's site design, source control and treatment control BMPs; evaluation of site stormwater compliance activities, review of site-specific technical reports and treatment control BMP maintenance records.		
Fiscal Year (FY) 2005/2006 - Base Year Calculation, subject to an annual inflation factor based on the Los Angeles-Riverside-Orange County Regional Consumer Price Index for All Urban Consumers, as published by the Department of Labor's Bureau of Labor Statistics					
PARCEL RATE	**Per Month**	**Per Year**	**PARCEL RATE**	**Per Month**	**Per Year**
	$3.58	**$42.90**		**$16.87**	**$202.48**

Inflation Factor Adjustments

FY 2006/2007 - 4.5% = ($33.00 & $158.00)
FY 2007/2008 - 3.1% = ($34.00 & $163.00)
FY 2008/2009 - 4.2% = ($35.00 & $170.00)
FY 2009/2010 - no change = ($35.00 & $170.00)
FY 2010/2011 - no change = ($35.00 & $170.00)
FY 2011/2012 - 3.8% = ($36.00 & $176.00)
FY 2012/2013 - 2.7% = ($37.00 & $181.00)
FY 2013/2014 - 2.0% = ($38.00 & $185.00) rounded to the nearest dollar
FY 2014/2015 - 1.14% = ($39.52 & $186.49) Pursuant to City Council approval on June 10, 2014.
FY 2015/2016 - 0.73% = ($39.81 & $187.85)
FY 2016/2017 - 2.03% = ($40.62 & $191.66)
FY 2017/2018 - 1.97% = ($41.42 & $195.44)
FY 2018/2019 - 3.61% = ($42.90 & $202.48)

Attachment: Halle Properties, L.L.C. Ballot Documents (3173 : PUBLIC HEARING FOR TWO NATIONAL



Halle Properties, L.L.C
America's Tire
PEN17-0181

APN 488-100-061

Parcels

City Boundary

Roads

Map reflects all changes indicated on Riverside County Assessor Maps as of June 21, 2018.

N

0 50 100 150 200 Feet

G:\Divisions\SpecialDist\2018\MXD\PEN17-0181.mxd

The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Data and information on this map is subject to update and modification. 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. This map is not to be recopied or resold.

MORENO VALLEY
WHERE DREAMS SOAR

Attachment: Halle Properties, L.L.C. Ballot Documents (3173 : PUBLIC HEARING FOR TWO NATIONAL

OFFICIAL MAIL BALLOT for Assessor's Parcel Number (APN) 488-100-061 National Pollutant Discharge Elimination System (NPDES) Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate

YES* — as property owner of APN 488-100-061, **I approve** the NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate and services. For fiscal year (FY) 2018/19, the NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate is $245.38 per parcel. Upon approval of the maximum regulatory rate, the annual levy amount shall be placed on the annual Riverside County property tax bill or included as a monthly charge on a utility bill. Beginning FY 2019/20, the maximum regulatory rate will be subject to an annual adjustment based on the percentage change calculated for the previous year in the Los Angeles-Long Beach-Anaheim Consumer Price Index for All Urban Consumers, as published by the Department of Labor's Bureau of Labor Statistics. The City shall provide annual and periodic facility inspections for site design, NPDES permit compliance, and Best Management Practices implementation and maintenance for specified facilities.

NO** — as property owner of APN 488-100-061, **I do not approve** the NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate and services. I understand that not approving the NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate to fund state and federally mandated NPDES Permit requirements will not satisfy the project's Conditions of Approval. The NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate will not be levied on the annual Riverside County property tax bill.

YES*	NO**	Weighted Ballot Count*	Fiscal Year 2018/19 NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate per Parcel
☐	☐	1	$245.38

*Each Assessor's Parcel Number equals 1 Weighted Ballot.

This ballot must be received by the City Clerk of the City of Moreno Valley prior to the close of the public testimony portion of the Public Hearing to be held on August 21, 2018, at the Moreno Valley City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, California. The Public Hearing will be held at 6:00 p.m. or as soon thereafter as the matter may be called.

_____

PROPERTY OWNER SIGNATURE DATE

Please remember to mark the appropriate box, sign and date the ballot, and return to the City Clerk's office in the enclosed envelope prior to the close of the public testimony portion of the August 21, 2018 Public Hearing.

Ballot(s) deemed invalid or incomplete will be discarded and a new process must be initiated in order to place the charge on the annual Riverside County property tax bill, which includes payment of the mail ballot fee.

Attachment: Halle Properties, L.L.C. Ballot Documents (3173 : PUBLIC HEARING FOR TWO NATIONAL POLLUTANT DISCHARGE ELIMINATION

Tel: 951.413.3480
Fax: 951.413.3170
www.moval.org

MORENO VALLEY
WHERE DREAMS SOAR

14177 FREDERICK STREET
P.O. BOX 88005
MORENO VALLEY, CA 92552-0805

July 3, 2018

% Clarion Partners
I 215 PL, LLC
1717 McKinney, Suite 1900
Dallas TX 75202
Attn: Stacey Magee, Managing Director

NOTICE TO PROPERTY OWNER - MAIL BALLOT PROCEEDING FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) MAXIMUM COMMERCIAL/INDUSTRIAL REGULATORY RATE FOR APN 316-200-036

******* OFFICIAL BALLOT ENCLOSED *******

Introduction

In November of 1996, California voters passed Proposition 218 ("The Right to Vote on Taxes Act"). As a result, any new or proposed increase in a property-related charge requires approval by the property owner of record. In compliance with Proposition 218 legislation, the City of Moreno Valley Special Districts Division is conducting a mail ballot proceeding to provide the owner of Assessor's Parcel Number **(APN) 316-200-036** the opportunity to express support for or opposition to the approval of the NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate and services. Approval of the NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate through a mail ballot proceeding fulfills the Land Development Division's Condition of Approval to provide a funding source for the NPDES financial program.

Background

The Clean Water Act of 1987 established requirements for the discharge of Urban Runoff from Municipal Separate Storm Sewer Systems under the NPDES Program. The NPDES Program is administered by the Santa Ana Regional Water Quality Control Board through the issuance of a Permit. The City's current NPDES Permit mandates all new development projects comply with storm water management activities. The NPDES Program requires public agencies to obtain coverage under the Permit to discharge urban storm water runoff from municipally owned drainage facilities, including streets, highways, storm drains, and flood control channels.

Services Provided

In compliance with the Federal Clean Water Act, the City of Moreno Valley shall provide annual and periodic facility inspections for site design, NPDES permit compliance, and Best Management Practices implementation and maintenance for specified facilities.

How is the Amount of the Charge Determined?

Each fiscal year (FY), the City of Moreno Valley determines the type of services necessary to comply with NPDES Permit requirements and levies the rate applicable for that service, not to

Attachment: I 215 PL, LLC Ballot Documents (3173 : PUBLIC HEARING FOR TWO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

exceed the rate previously approved by the property owner.

Proposed Charge

For FY 2018/19, the NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Development Regulatory Rate is $245.38 per parcel. The total amount of the NPDES rates levied for FY 2017/18 for the program as a whole was $474,654.22.

Annual Adjustment

Beginning in FY 2019/20, the NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate will be subject to an annual adjustment based on the percentage change calculated for the previous year in the Los Angeles-Long Beach-Anaheim Consumer Price Index for All Urban Consumers, as published by the Department of Labor's Bureau of Labor Statistics.

Duration of the Charge

Upon approval of the NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate, the annual levy amount will be assessed to **(APN) 316-200-036** and any division thereof) and shall be placed on the Riverside County property tax bill or included as a monthly charge on a utility bill. The NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate will be levied each following year at the proposed rate, which includes an annual inflation adjustment.

Public Hearing

To provide information concerning this mail ballot proceeding, the City has scheduled a Public Hearing, which will be held at the **Moreno Valley City Hall Council Chamber located at 14177 Frederick Street, Moreno Valley.**

Public Hearing
Tuesday, August 21, 2018
6:00 p.m.
(Or As Soon Thereafter As The Matter May Be Called)

Tabulation of the returned ballot will commence after the close of the public testimony portion of the Public Hearing. Any ballot received shall be tabulated under the direction of the City Clerk in compliance with the City's Policy for Conducting Mail Ballot Proceedings Policy #1.12.

Effect if the Charge is Approved

Approval of the NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate will be confirmed if the ballot is marked in favor (marked Yes) of the NPDES rate. Approving the NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate through a mail ballot proceeding will fulfill the Land Development Division's Condition of Approval to provide an ongoing funding source for the NPDES financial program.

Attachment: I 215 PL, LLC Ballot Documents (3173 : PUBLIC HEARING FOR TWO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

Effect if the Charge is Not Approved

Not approving the NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate to meet state and federally mandated NPDES Permit requirements will not satisfy the Land Development Division's Condition of Approval to provide a funding source for the NPDES financial program. If the returned ballot is marked "No", the NPDES rate will not be levied on the property tax bill.

Effect if the Ballot is Deemed Invalid or Incomplete

Not marking the corresponding box on the ballot in support of or opposition to the proposed program and annual rate and/or not signing the ballot will result in an invalid ballot. In order to satisfy the Land Development Division's Condition of Approval by placement of the NPDES rate on the annual property tax bill, the mail ballot proceeding and 45-day noticing period will need to start over. Reinitiating the process will require payment of the mail ballot proceeding fee.

For More Information

If you have any questions about the mail ballot proceeding process, please contact Candace Cassel, Division Manager, with the City's Special Districts Division at 951.413.3480 or via email at CandaceC@moval.org or SpecialDistricts@moval.org during the City's business hours.

Questions regarding the NPDES financial program, the annual rate, or the Land Development Division's Conditions of Approval should be directed to the Land Development Division at 951.413.3120 or via email at landdevelopment@moval.org during the City's business hours.

The City's business hours are Monday through Thursday from 7:30 a.m. to 5:30 p.m. and Friday from 7:30 a.m. to 4:30 p.m.

Completing Your Ballot

Please follow the instructions below to complete and return your ballot. Procedures for the completion, return, and tabulation of the ballot are also on file in the City Clerk's office.

1. Mark the enclosed ballot in support of or opposition to the proposed program and annual rate **by placing a mark in the corresponding box.** Ballots received without a designated vote will be considered invalid.
2. Sign your name on the ballot. Ballots received without signature(s) will be considered invalid *and will not be counted.*
3. Mail or personally deliver your completed ballot in a sealed envelope to the City Clerk's office, 14177 Frederick Street, Moreno Valley, California, 92553. For your convenience, a postage-paid envelope has been included for return of the ballot.
4. Ballot(s) must be **received** by the City Clerk prior to the close of the public testimony portion of the Public Hearing scheduled for **Tuesday, August 21, 2018**, at the Moreno Valley City Hall Council Chamber. The Public Hearing will be held at 6:00 p.m. or as soon thereafter as the matter may be called. Ballots received after the close of the Public Hearing cannot be legally counted.

Attachment: I 215 PL, LLC Ballot Documents (3173 : PUBLIC HEARING FOR TWO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

Ballot Marks

Appropriate ballot markings include any one of the following for either the YES/Approved or NO/Not Approved blank box:


A check mark substantially inside a box;


An X mark substantially inside a box;


A dot or oval mark substantially inside a box;


A completely shaded or filled mark substantially inside a box;


A line, single or dashed, or combination of lines, through the box area. Lines may be any one of the following marks: horizontal, vertical, or diagonal. The mark may either run from side to side or corner to corner. All valid lines must be substantially within the box area and not marking any part of another blank box on the ballot;

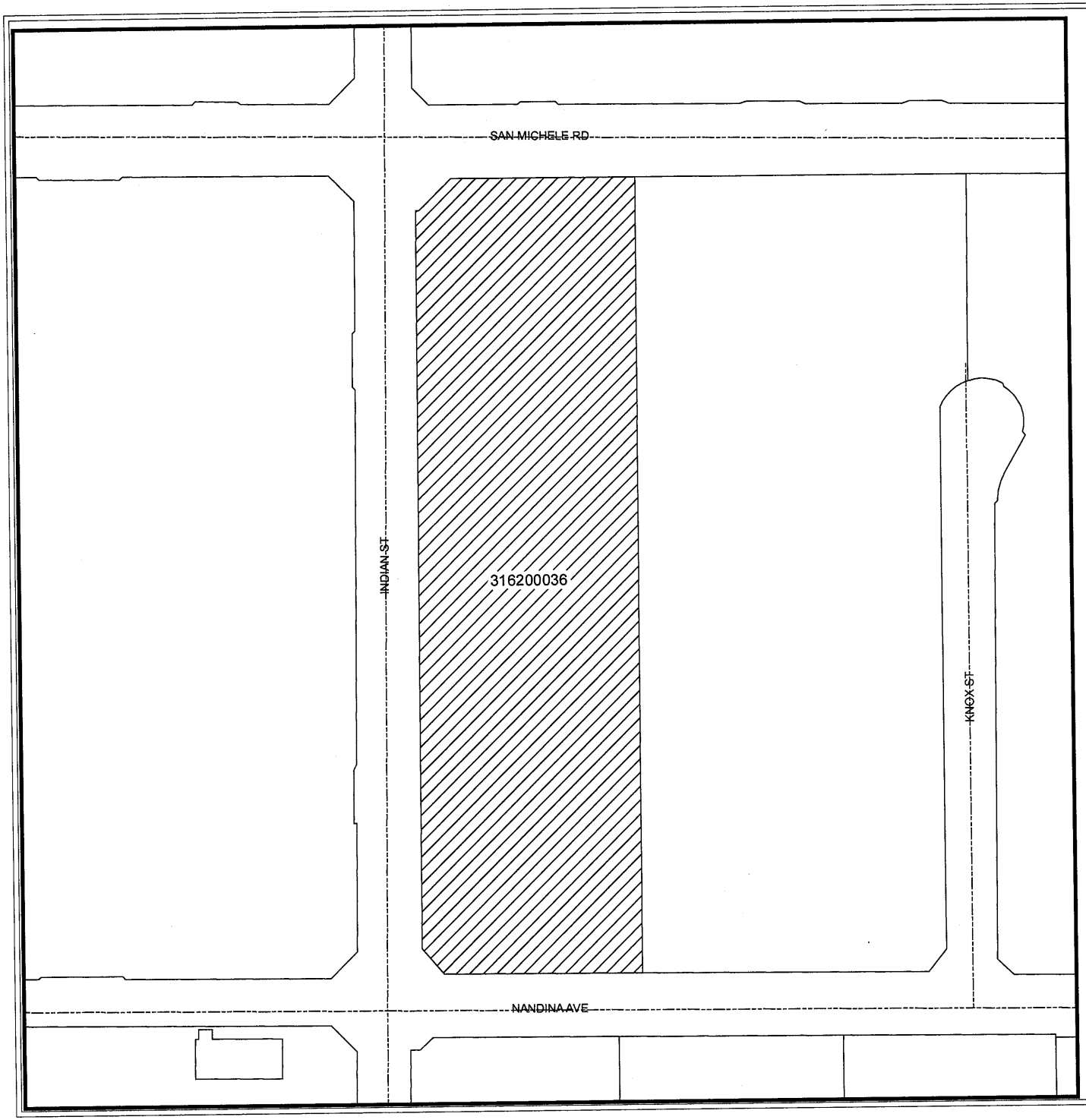

A circle around the box and/or associated clause; or


A square or rectangle around the box and/or associated clause.

Balloting marks shall not extend past one box area into any portion of another nor surround the perimeter or any portion of more than one box area. Markings that extend past one box area into any portion of another or surround the perimeter or any portion of more than one box area shall be considered invalid and not counted.

Ballot Mark Revisions (Changes): An error or desire to revise (change) a selection made on the ballot may be completed and returned any time **prior** to the conclusion of public testimony at the Public Hearing. **The revision must be initialed by the record owner(s) of property. Initials must be clearly printed and placed at the right top corner of the revised selection.**

Attachment: I 215 PL, LLC Ballot Documents (3173 : PUBLIC HEARING FOR TWO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM



I 215 PL, LLC
Amazon Truck Parking
PEN18-0030

APN 316-200-036

Parcels

City Boundary

Roads

Map reflects all changes indicated on Riverside County Assessor Maps as of June 21, 2018.

N

0 100 200 300 400 Feet

G:\Divisions\SpecialDist\2018\MXD\PEN18-0030.mxd

The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Data and information on this map is subject to update and modification. 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. This map is not to be recopied or resold.

MORENO VALLEY
WHERE DREAMS SOAR

Attachment: I 215 PL, LLC Ballot Documents (3173 : PUBLIC HEARING FOR TWO NATIONAL POLLUTANT

COMMON INTEREST, COMMERCIAL, INDUSTRIAL AND QUASI-PUBLIC USE NPDES RATE SCHEDULE
Adopted by the City Council on January 10, 2006

LEVEL 1			LEVEL II		
NPDES Administration			**Site Design, Source Control and Treatment Control BMPs Monitoring and Maintenance**		
(Not covered by CSA 152) Costs associated with personnel, administration and management of the storm water management program. Administrative tasks include development and filing of various stormwater reports and data collection and management. Level I is levied on all parcels conditioned for the NPDES Rate Schedule.			Costs associated with stormwater and non-stormwater runoff monitoring, inspection of the project's site design, source control and treatment control BMPs; evaluation of site stormwater compliance activities, review of site-specific technical reports and treatment control BMP maintenance records.		
Fiscal Year (FY) 2005/2006 - Base Year Calculation, subject to an annual inflation factor based on the Los Angeles-Riverside-Orange County Regional Consumer Price Index for All Urban Consumers, as published by the Department of Labor's Bureau of Labor Statistics					
PARCEL RATE	**Per Month**	**Per Year**	**PARCEL RATE**	**Per Month**	**Per Year**
	$3.58	**$42.90**		**$16.87**	**$202.48**

Inflation Factor Adjustments

FY 2006/2007 - 4.5% = ($33.00 & $158.00)
FY 2007/2008 - 3.1% = ($34.00 & $163.00)
FY 2008/2009 - 4.2% = ($35.00 & $170.00)
FY 2009/2010 - no change = ($35.00 & $170.00)
FY 2010/2011 - no change = ($35.00 & $170.00)
FY 2011/2012 - 3.8% = ($36.00 & $176.00)
FY 2012/2013 - 2.7% = ($37.00 & $181.00)
FY 2013/2014 - 2.0% = ($38.00 & $185.00) rounded to the nearest dollar
FY 2014/2015 - 1.14% = ($39.52 & $186.49) Pursuant to City Council approval on June 10, 2014.
FY 2015/2016 - 0.73% = ($39.81 & $187.85)
FY 2016/2017 - 2.03% = ($40.62 & $191.66)
FY 2017/2018 - 1.97% = ($41.42 & $195.44)
FY 2018/2019 - 3.61% = ($42.90 & $202.48)

Attachment: I 215 PL, LLC Ballot Documents (3173 : PUBLIC HEARING FOR TWO NATIONAL POLLUTANT

OFFICIAL MAIL BALLOT for Assessor's Parcel Number (APN) 316-200-036 National Pollutant Discharge Elimination System (NPDES) Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate

YES* — as property owner of APN 316-200-036, **I approve** the NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate and services. For fiscal year (FY) 2018/19, the NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate is $245.38 per parcel. Upon approval of the maximum regulatory rate, the annual levy amount shall be placed on the annual Riverside County property tax bill or included as a monthly charge on a utility bill. Beginning FY 2019/20, the maximum regulatory rate will be subject to an annual adjustment based on the percentage change calculated for the previous year in the Los Angeles-Long Beach-Anaheim Consumer Price Index for All Urban Consumers, as published by the Department of Labor's Bureau of Labor Statistics. The City shall provide annual and periodic facility inspections for site design, NPDES permit compliance, and Best Management Practices implementation and maintenance for specified facilities.

NO** — as property owner of APN 316-200-036, **I do not approve** the NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate and services. I understand that not approving the NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate to fund state and federally mandated NPDES Permit requirements will not satisfy the project's Conditions of Approval. The NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate will not be levied on the annual Riverside County property tax bill.

YES*	NO**	Weighted Ballot Count*	Fiscal Year 2018/19 NPDES Maximum Common Interest, Commercial, Industrial, and Quasi-Public Use Regulatory Rate per Parcel
☐	☐	1	$245.38

*Each Assessor's Parcel Number equals 1 Weighted Ballot.

This ballot must be received by the City Clerk of the City of Moreno Valley prior to the close of the public testimony portion of the Public Hearing to be held on August 21, 2018, at the Moreno Valley City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, California. The Public Hearing will be held at 6:00 p.m. or as soon thereafter as the matter may be called.

_____

PROPERTY OWNER SIGNATURE DATE

Please remember to mark the appropriate box, sign and date the ballot, and return to the City Clerk's office in the enclosed envelope prior to the close of the public testimony portion of the August 21, 2018 Public Hearing.

Ballot(s) deemed invalid or incomplete will be discarded and a new process must be initiated in order to place the charge on the annual Riverside County property tax bill, which includes payment of the mail ballot fee.

Attachment: I 215 PL, LLC Ballot Documents (3173 : PUBLIC HEARING FOR TWO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

Report to City Council

TO:	Mayor and City Council
FROM:	Richard J. Sandzimier, Community Development Director Richard J. Sandzimier, Community Development Director
AGENDA DATE:	August 21, 2018
TITLE:	PROPOSED ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED 538 UNIT MINI-STORAGE FACILITY WITH A CARETAKER'S RESIDENCE

RECOMMENDED ACTION

Recommendations: That the City Council:

1. **ADOPT** Resolution No. 2018-XX: A Resolution of the City Council of the City of Moreno Valley **CERTIFYING** the Mitigated Negative Declaration prepared for the Moreno Valley Storage project, inclusive of all related applications on file with the Community Development Department, incorporated herein by this reference, whereby the Mitigated Negative Declaration has been completed in compliance with the California Environmental Quality Act, and the information and findings contained in the Mitigated Negative Declaration reflects the City's independent judgment and analysis; and **ADOPTING** the Mitigation Monitoring and Reporting Program prepared for the Moreno Valley Storage project; and

2. **INTRODUCE** and conduct the first reading by title only of Ordinance No. 2018-XX approving a Zone Change from Neighborhood Commercial (NC) to Community Commercial (CC) for the areas described in the Ordinance, based on the findings in the Ordinance, and the revised Zoning Atlas; and

3. **ADOPT** Resolution No. 2018-XX: A Resolution of the City Council of the City of Moreno Valley approving Conditional Use Permit PEN17-0135 for a 538 unit mini-storage facility subject to the Conditions of Approval included as Exhibit A; and

4. **SCHEDULE** the introduced Ordinance for second reading and final action for the next regular City Council meeting.

SUMMARY

The proposal is to develop a 538 unit mini-storage facility on a 4.47 acre site located near the southwest corner of Perris Boulevard and John F. Kennedy Drive. The project requires approval of a Zone Change from Neighborhood Commercial (NC) to Community Commercial (CC) to allow for the storage use as a conditionally permitted use at this location. A mini-storage facility is not permitted within the current NC zone.

DISCUSSION

Advisory Board/Commission Recommendation

The Planning Commission, at its July 26, 2018 meeting, held a public hearing and recommended that the City Council certify the Mitigated Negative Declaration, adopt a Mitigation Monitoring Reporting Program, and initiate the approval process for the Change of Zone and Conditional Use Permit. There were two public commenters at the hearing on the project demonstrating support for the project.

There was discussion at the hearing regarding the addition of security lighting at the rear of the mini-storage buildings located at the rear of existing homes. Staff added condition of approval to require shielded security lighting.

Project

The applicant, Winchester Associates, Inc., on behalf of Gossett Development submitted applications for a Change of Zone (PEN17-0134) and a Conditional Use Permit (PEN17-0135) for the Moreno Valley Storage project. This project proposes to develop a 4.47 acre site located near the southwest corner of Perris Boulevard and John F. Kennedy Drive with a 538 unit mini-storage facility. The proposed use is consistent with the site's existing General Plan land use designation of Commercial.

Zone Change

The project site along with the adjoining developed parcels at the southwest corner of Perris Boulevard and John F. Kennedy (JFK) Drive are currently zoned NC. The applicant requested a Zone Change for the project site to Community Commercial which would allow for the mini-storage use subject to approval of a Conditional Use Permit.

While mini-storage is the current development proposal, it is important to note that the change from NC to CC will allow for a broader range of commercial land uses, including some uses that are considered more intense than those currently permitted under the existing NC zone.

Staff worked with the applicant to coordinate with adjoining property owners of the existing retail development to participate in the proposed Zone Change to ensure

consistent zoning for commercial properties located at the southwest corner of Perris and JFK. The property owners for Family Dollar, O'Reilly Auto Parks and El Pollo Loco all agreed to the zone change and authorized the applicant to include these parcels as part of the Zone Change application. However, representatives for CVS Pharmacy and the property ownership did not agree to participate in the Zone Change. Therefore, the CVS Pharmacy site is not included in the zone change and will remain Neighborhood Commercial. This does not preclude CVS or the property owners from requesting a zone change to Community Commercial for the CVS site at a future date under a separate application.

Therefore, the total area proposed to change from Neighborhood Commercial to Community Commercial is 6.83 acres.

Conditional Use Permit

The City's Municipal Code allows for storage lots and mini-warehouses in the Community Commercial zone with approval of a Conditional Use Permit, and also in the Industrial zone as a permitted use.

The facility will include a 1,500 square foot caretaker's residence and garage along with six standard parking spaces and one accessible parking space. The project layout will place a row of buildings along the western and southern property lines with a 12 foot to 15 foot landscaped setback area to act as a buffer between the mini-storage operation and the existing homes located immediately adjacent to the south and west.

The architectural design proposes single-story buildings with finish that includes a combination of brown split face block, corrugated metal, and stucco with spandrel glazing and an aluminum and glass store front. Colors are brown and tan earth tones with a green accent. The perimeter enclosure will include black wrought iron gates and fencing with stucco coated pilasters.

Site/Surrounding Area

The project site is located westerly of the southwest corner of Perris Boulevard and John F. Kennedy Drive. The undeveloped site is located between the rear of existing commercial development and the backyards of existing single-family homes. The project site is a remainder area created after the property owner subdivided the vacant land at the southwest corner of Perris Boulevard and John F. Kennedy Drive and leased or sold the four parcels on Perris Boulevard to individual retail users that include CVS Pharmacy, Family Dollar, O'Reilly Auto Parts, and El Pollo Loco.

The area proposed for development is comprised of two parcels of vacant land totaling 4.47 acres that will be combined into a single parcel through a lot line adjustment. The completion of the lot line adjustment prior to construction is a condition of approval of the project.

Access/Parking

The primary access to the proposed development will be from driveways on John F. Kennedy Drive to the parking lot at the entrance to the facility with gated access to the interior of the storage facility from the parking lot. The project has been conditioned to maintain the existing shared access with the adjoining parcels to the east (rear alley access to CVS Pharmacy and Family Dollar).

Design/Landscaping

The project has been designed to meet required design and landscape standards and objectives set forth in the City's Municipal Code. The landscape elements of the project include the landscape setback areas along John F. Kennedy Drive, street trees, parking lot landscaping, and landscape treatments along the perimeter of the site and within the bio-retention basin.

Environmental

An Initial Study in compliance with California Environmental Quality Act (CEQA) Guidelines was prepared by Lilburn Corporation. The Initial Study examined the potential of the proposed project to have an impact on the environment. The Initial Study provides information in support of the findings for a Mitigated Negative Declaration. Technical studies prepared for this project included a traffic study, an air quality study/greenhouse gas analysis, a cultural resource assessment, a preliminary hydrology study, a geotechnical study, a general biological assessment and burrowing owl study, and a Preliminary Water Quality Management Plan.

Project impacts were found to be less than significant for all categories in the Initial Study checklist. However, mitigation measures have been introduced with the project to ensure compliance with City General Plan policies and other requirements related to Cultural Resources. The Mitigation Monitoring Program prepared for this project will ensure implementation of the mitigation measures (see Attachment 4).

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

ALTERNATIVES

1. Conduct a public hearing on this project, and take actions to certify the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approve the Change of Zone and Conditional Use Permit applications, consistent with the recommendations of the Planning Commission. *Staff recommends this alternative.*

2. Conduct a public hearing on this project, and do not approve the applications for this project. This action would retain the existing NC zone for the project site and adjacent, and would not certify the Mitigated Negative Declaration, or approve

the conditional use permit application. *Staff does not recommend this alternative.*

NOTIFICATION

The public notice for this project was mailed on August 9, 2018 to all property owners of record within 300' of the project site and other individuals or agencies that requested this information. The public hearing notice for the project was also posted on the project site on August 10, 2018 and a notice was published in the Press Enterprise on August 10, 2018. As of the date of report preparation, staff has received no public inquiries in response to the noticing for this project.

PREPARATION OF STAFF REPORT

Prepared By:
Jeff Bradshaw
Associate Planner

Department Head Approval:
Richard J. Sandzimier
Community Development Director

Concurred By:
Albert Armijo
Interim Planning Manager

CITY COUNCIL GOALS

Positive Environment. Create a positive environment for the development of Moreno Valley's future.

Community Image, Neighborhood Pride and Cleanliness. Promote a sense of community pride and foster an excellent image about our City by developing and executing programs which will result in quality development, enhanced neighborhood preservation efforts, including home rehabilitation and neighborhood restoration.

CITY COUNCIL STRATEGIC PRIORITIES

1. **Economic Development**
2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

Objective 1.1: Proactively attract high-quality businesses.

Objective 1.3: Promote local hiring through the expansion of local, quality, high paying jobs, and workforce development efforts.

Objective 1.5: Showcase Moreno Valley's unique assets.

Objective 1.9: Ensure the City's General Plan articulates the vision for how Moreno Valley wants to evolve over time, and provides an orderly and predictable process through which this vision is developed and implemented, including new attention to economic development, sustainability, public health, and innovation.

ATTACHMENTS

1. Public Hearing Notice
2. Radius Map
3. Resolution 2018-XX - Mitigated Negative Declaration
4. Exhibit A to Resolution 2018-XX - Mitigated Negative Declaration
5. Exhibit B to Resolution 2018-XX - Mitigation Monitoring Program
6. Ordinance 2018-XX - Zone Change
7. Exhibit A to Ordinance 2018-XX - Zone Change
8. Resolution 2018-XX - Conditional Use Permit
9. Exhibit A to Resolution 2018-XX - Conditions of Approval
10. Project Exhibits
11. Project Location Map
12. Air Quality and Greenhouse Gas Analysis
13. Bio Assessment & MSHCP Consistency
14. Cultural Resources Assessment
15. Hydrology and Hydraulic Study
16. Noise Impact Analysis
17. Focused Traffic Analysis
18. Preliminary Water Quality Management Plan

APPROVALS

Budget Officer Approval	✓ Approved	8/14/18 7:52 AM
City Attorney Approval	✓ Approved	8/14/18 5:18 PM
City Manager Approval	✓ Approved	8/14/18 5:49 PM

Notice of PUBLIC HEARING

This may affect your property. Please read. Notice is hereby given that a Public Hearing will be held by the City Council of the City of Moreno Valley on the following item(s):

CASES: PEN17-0134 – Zone Change
PEN17-0135 – Conditional Use Permit

APPLICANT: Winchester Associates, Inc.

OWNER: Gossett Development

REPRESENTATIVE: Winchester Associates, Inc.

LOCATION: Westerly of the southwest corner of Perris Boulevard and John F. Kennedy Drive

PROPOSAL: The Moreno Valley Storage project proposes to develop a 4.47 acre site located near the southwest corner of Perris Boulevard and John F. Kennedy Drive with a 538 unit mini-storage facility (shaded area on the map). The project site along with the adjoining developed parcels at the southwest corner of Perris Boulevard and John F. Kennedy (JFK) Drive are currently zoned Neighborhood Commercial (NC). The project requires approval of a Zone Change from Neighborhood Commercial to Community Commercial (CC) to allow for the storage use as a conditionally permitted use at this location. Adjoining commercial properties to the east, with the exception of the corner parcel, have also been included in the Zone Change to ensure consistent zoning for most of the commercial properties located at the southwest corner of Perris and JFK (cross hatched on the map).

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

COUNCIL DISTRICT: 4

STAFF RECOMMENDATION: Approval

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

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

The City Council, at the Hearing or during deliberations, could approve changes or alternatives to the proposal.

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

LOCATION N ↑

CITY COUNCIL HEARING

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

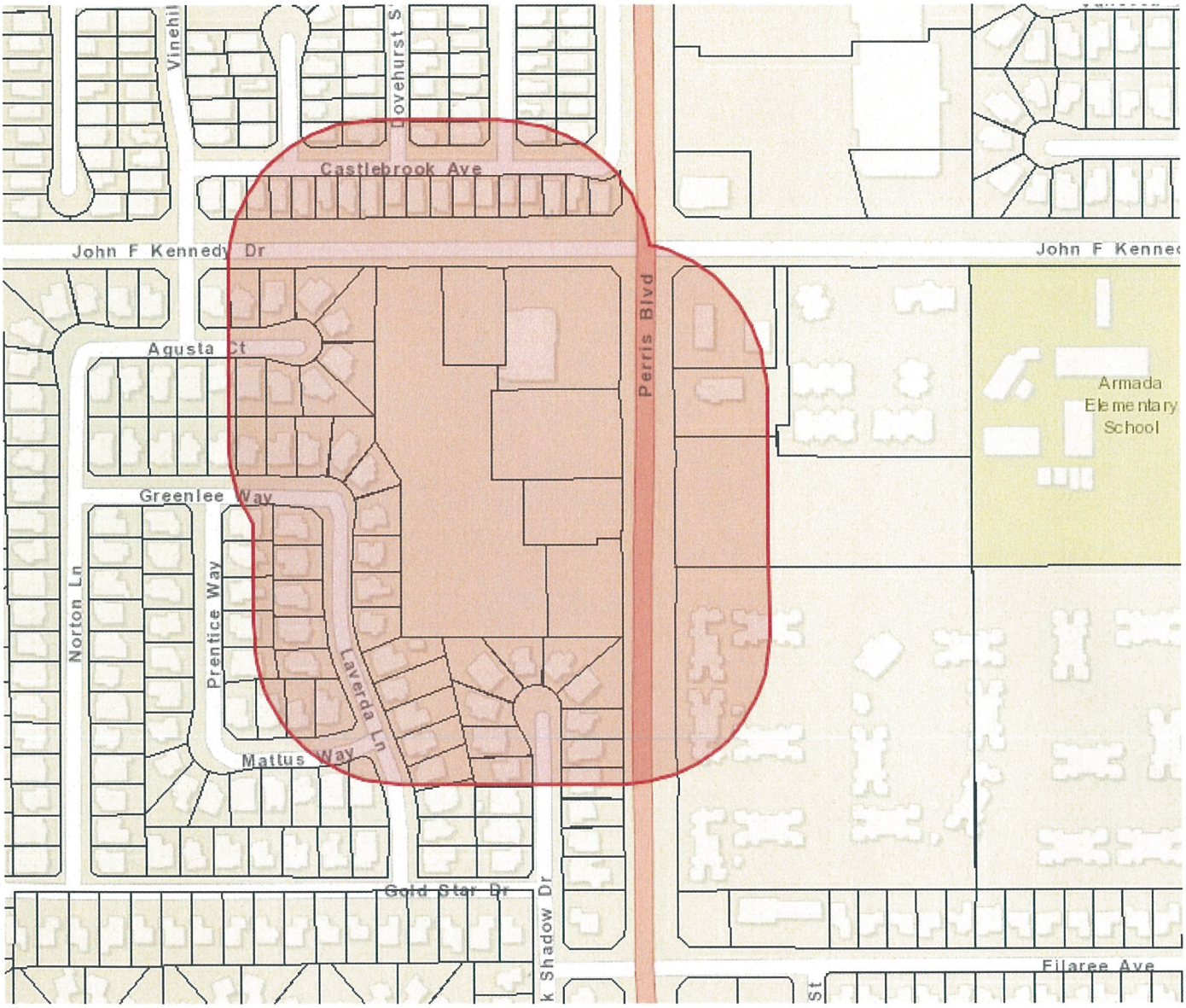
DATE AND TIME: August 21, 2018 at 6 PM
CONTACT PLANNER: Jeff Bradshaw
PHONE: (951) 413-3224

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

Attachment: Public Hearing Notice (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED

PEN17-0134 - Change of Zone (CZ)
PEN17-0135 - Conditional Use Permit (CUP)

300 FOOT RADIUS MAP
Assessor Parcel Numbers: 485-081-037, 038, 039, 041 & 043



Attachment: Radius Map (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED 538 UNIT

RESOLUTION NO. 2018-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY CERTIFYING THE MITIGATED NEGATIVE DECLARATION AND APPROVING THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MORENO VALLEY STORAGE PROJECT (PEN17-0134 and PEN17-0135).

WHEREAS, the applicant, Winchester Associates, Inc. on behalf of Gossett Development, filed applications for the Moreno Valley Storage Project ("Project"), which includes Zone Change PEN17-0134 and Conditional Use Permit PEN17-0135. The Project shall not be approved unless the Final Mitigated Negative Declaration (PEN17-0138) is certified and approved; and

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

WHEREAS, an Initial Study, supporting technical studies, and Mitigated Negative Declaration for the Project were prepared, consistent with the California Environmental Quality Act (CEQA). The California Environmental Quality Act (CEQA) is a statewide environmental law contained in Public Resources Code §§21000-21177. CEQA applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to affect the environment. CEQA requires that public agencies analyze and acknowledge the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts to the environment when avoidance or reduction is feasible. The CEQA compliance process provides public agencies and the general public an opportunity to comment on a proposed project's environmental effects.

WHEREAS, a 20-day public review period of the Initial Study and Mitigated Negative Declaration commenced on July 7, 2018 and concluded on July 26, 2018. The public Notice of Intent to adopt the Mitigated Negative Declaration was mailed to interested parties, public agencies as well as published in the local newspaper on July 7, 2018 and filed with the Riverside County Clerk; and

WHEREAS, the City, in conducting its own independent analysis of the Final Mitigated Negative Declaration, determined that a Mitigated Negative Declaration is an appropriate environmental determination for the Project as there is substantial evidence that demonstrates the Project with mitigation would not result in any significant environmental impacts; and

WHEREAS, a Mitigation Monitoring and Reporting Program (MMRP) has been prepared in accordance with CEQA Guidelines, and is designed to ensure compliance

Attachment: Resolution 2018-XX - Mitigated Negative Declaration [Revision 1] (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

with the identified mitigation measures outlined in the Final Mitigated Negative Declaration through Project implementation; and

WHEREAS, the City of Moreno Valley, Community Development Department, located at 14177 Frederick Street, Moreno Valley, California 92552 is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based; and

WHEREAS, the Planning Commission reviewed all environmental documentation for the project and recommended that the City Council adopt a Mitigated Negative Declaration for the project; and

WHEREAS, the City Council considered the Initial Study prepared for the Project for the purpose of compliance with the California Environmental Quality Act (CEQA), and based on the Initial Study including all supporting technical evidence, it was determined that the project impacts are expected to be less than significant with mitigation, and approval of a Mitigated Negative Declaration is an appropriate environmental determination for the Project; and

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

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

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

B. Based upon substantial evidence presented to this City Council during the above-referenced meeting on August 21, 2018, including written and oral staff reports, and the record from the public hearing, this City Council finds as follows:

1. Independent Judgment and Analysis - City staff coordinated the preparation of the Mitigated Negative Declaration/Initial Study and related technical studies with Lilburn Corporation for the Moreno Valley Storage project. The documents were properly circulated for public review in accordance with the California Environmental Quality Act Guidelines. The Mitigated Negative Declaration/Initial Study has been completed along with the Mitigation Monitoring and Reporting Program (MMRP) to ensure compliance with all mitigation through project implementation. All environmental documents that comprise the Mitigated Negative Declaration, including all technical studies, were independently reviewed by the City. On the basis of the whole record, there is no substantial evidence that the Project as designed, conditioned and mitigated, will have a significant effect on the environment. The Mitigated Negative

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Declaration prepared and completed, in accordance with the CEQA Guidelines, reflects the independent judgment and analysis of the City.

BE IT FURTHER RESOLVED that the City Council HEREBY ADOPTS Resolution No. 2018-XX, and:

1. CERTIFIES that the Mitigated Negative Declaration prepared for Zone Change PEN17-0134 and Conditional Use Permit PEN17-0135 on file with the Community Development Department, incorporated herein by this reference, has been completed in compliance with the California Environmental Quality Act, that the Planning Commission reviewed and considered the information contained in the Mitigated Negative Declaration and that the document reflects the City's independent judgment and analysis; attached hereto as Exhibit A and

2. APPROVES the Mitigation Monitoring Program prepared for Conditional Use Permit PEN17-0135, attached hereto as Exhibit B.

APPROVED AND ADOPTED this 21st day of AUGUST, 2018.

_____
Mayor of the City of Moreno Valley

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

Attachment: Resolution 2018-XX - Mitigated Negative Declaration [Revision 1] (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

RESOLUTION JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Pat Jacquez-Nares, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2018-XX was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 21st day of August, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

_____

CITY CLERK

(SEAL)

INITIAL STUDY/ ENVIRONMENTAL CHECKLIST FORM CITY OF MORENO VALLEY

Attachment: Exhibit A to Resolution 2018-XX - Mitigated Negative Declaration (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

1. Project Title:
   Moreno Valley Storage Facility

2. Lead Agency Name and Address:
   City of Moreno Valley - Planning Department
   14177 Frederick St, Moreno Valley, CA 92553

3. Contact Person and Phone Number:
   Jeff Bradshaw, Associate Planner (951) 413-3224

4. Project Location:
   Southwest corner of Perris Boulevard and John F. Kennedy Drive, Moreno Valley, CA

5. Project Sponsor's Name and Address:
   Gossett Development, Inc.
   207 Monarch Bay
   Dana Point, CA 92629

6. General Plan Designation:
   Commercial

7. Zoning:
   Neighborhood Commercial (NC) to be rezoned to Community Commercial (CC)

8. Description of the Project:

Project Summary

Gossett Development, Inc. (Project Proponent) is proposing the construction and operation of an approximate 4.47-acre self-storage facility at the southwest corner of Perris Boulevard and John F. Kennedy Drive in the City of Moreno Valley. Project approvals required include a Zone Change from Neighborhood Commercial (NC) to Community Commercial (CC).

This Initial Study addresses the potential impacts of the proposed Gossett Development, Inc., Moreno Valley Storage Facility (Proposed Project), including all the associated discretionary actions and approvals required, as well as all subsequent construction and operational activities. As part of the Proposed Project, the City of Moreno Valley will consider Change of Zone application PEN17-0135. Additionally, permits and approvals may be required from other public entities, including but not necessarily limited to the Santa Ana Regional

Water Quality Control Board, the Riverside County Flood Control and Water Conservation District, and Eastern Municipal Water District.

No other discretionary actions are anticipated on the part of the City to approve the Proposed Project; nonetheless, this Initial Study covers any and all other discretionary and administrative approvals that may be required of the City of Moreno Valley or other governmental agencies to fully implement the Proposed Project.

Project Location

The City of Moreno Valley is located in the northwestern portion of Riverside County, California. The Project Site is located in the southern portion of the City of Moreno Valley, approximately three miles east of Interstate 215 (I-215) and 2.5 miles south of State Route 60 (SR-60). Figure 1, Regional Location, depicts the location of the Project Site in context to its regional setting. As shown on Figure 2, Project Vicinity, the Project Site incorporates approximately 4.47 acres located at the southwest corner of Perris Boulevard and John F. Kennedy Drive in the City of Moreno Valley. The property lies within the eastern half of Section 19, Township 3 South, Range 3 West, San Bernardino Baseline and Meridian, and includes the following Assessor Parcel Numbers: 485-081-037 and 485-081-043.

Description of the Proposed Project

The Proposed Project is an Application and Zone Change request to allow the development of an approximate 4.47-acre self-storage facility, on currently vacant property (APN 485-081-037 and -043) located in the City of Moreno Valley. The 4.47-acre property is located at the southwest corner of Perris Blvd. and John F. Kennedy Drive, in the southern portion of the City that is currently developed with residential and commercial uses.

The proposed self-storage facility includes the construction of eight one-story buildings for self-storage and ancillary office uses which will cover a total of 90,538 square feet. The Proposed Project will include paving for circulation and a parking lot with seven parking spaces. Landscaped area is proposed with an approximate 7,927 square-foot bioretention basin to be located at the southeast corner of the site as shown on Figure 3, Site Plan. The Project Site is currently vacant and zoned for NC uses. A Zone Change from NC to CC is proposed for the Project Site as well as the existing commercial developments (i.e., CVS, Family Dollar, O'Reilly Auto Parts, El Pollo Loco, etc.) located adjacent to the east boundary of the Project Site.

Existing General Plan Designation and Zoning

The Project Site is designated Commercial by the City's General Plan, Figure 2-2, Land Use Map. Within the Commercial land use area, the Project Site is zoned for NC uses. The NC zoning designation allows for construction of conveniently located neighborhood centers which provide limited retail commercial services which must be compatible with the surrounding residential communities. Project approval would rezone the Project Site and adjacent existing commercial uses from NC to CC. The CC zoning designation is intended to provide for the general shopping needs of area residents and workers with a variety of business, retail, personal and related or similar services.

9. Surrounding Land Uses and Setting:

The Project Site is located in the southern portion of the City of Moreno Valley. The vicinity is currently developed with residential and commercial uses. Land uses located north of the Project Site are designated for Residential: Maximum 15 dwelling units per net acre (du/ac). Land uses located east of the Project Site are designated for Commercial uses. Land uses located south and west of the Project Site are designated for

Attachment: Exhibit A to Resolution 2018-XX - Mitigated Negative Declaration (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

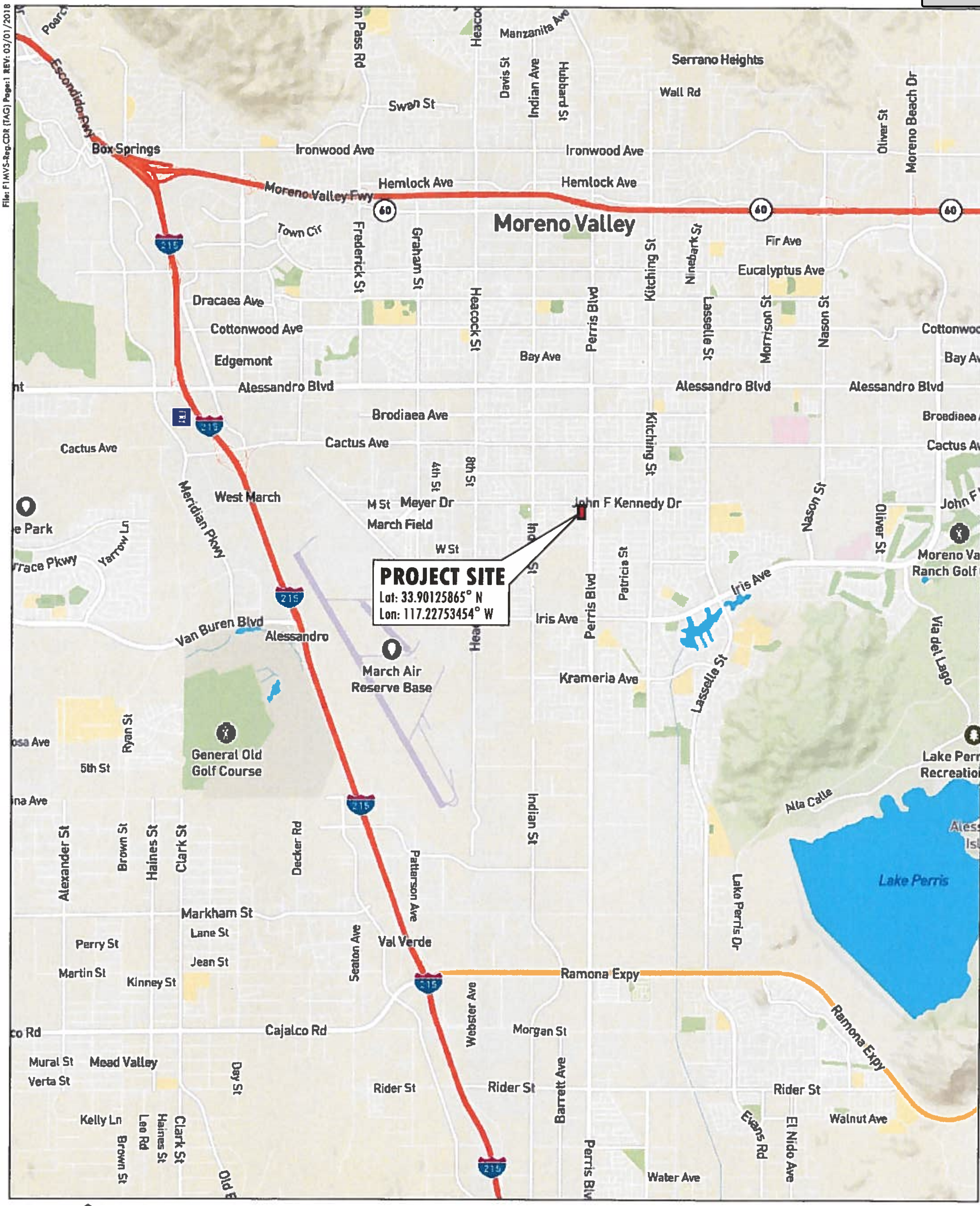
Residential: Maximum 5 du/ac. Parcels north, west, and south of the Project Site currently support residential development while parcels east of the Project Site support existing commercial development (i.e., CVS, Family Dollar, O'Reilly Auto Parts, El Pollo Loco, etc.).

10. Other public agencies whose approval is required:

- Santa Ana Regional Water Quality Control Board (Construction Activity General Construction Permit; NPDES Permit)
- Riverside County Flood Control and Water Conservation District (Water Quality Management Permit and storm drain design)
- Eastern Municipal Water District (domestic water and sewer system design).

Attachment: Exhibit A to Resolution 2018-XX - Mitigated Negative Declaration (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

File: F1MVS-Reg.CDR (TAG) Page:1 REV: 03/01/2018



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Source: Lilburn Corp., 02/2018.

LILBURN
CORPORATION

REGIONAL LOCATION

Moreno Valley Storage
City of Moreno Valley, California

FIGURE 1

Attachment: Exhibit A to Resolution 2018-XX - Mitigated Negative Declaration (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

File: F1MVS-Reg CDR (TAG) Page:1 REV: 03/01/2018

N

0 175

FEET

Source: Lilburn Corp., 02/2018.

LILBURN CORPORATION

PROJECT VICINITY

Moreno Valley Storage

City of Moreno Valley, California

FIGURE 2

Attachment: Exhibit A to Resolution 2018-XX - Mitigated Negative Declaration (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

PROJECT DATA

PARCEL NUMBER	485-081-037 & 043
PROJECT AREA	4.47 ACRES 194,713 SQ FT
GP LAND USE DESIGNATION	EXISTING: COMMERCIAL PROPOSED: COMMERCIAL
ZONING	EXISTING: NEIGHBORHOOD
COMMERCIAL	PROPOSED: COMMUNITY COMMERCIAL
EXISTING USE	VACANT
PROPOSED LAND USE	SELF STORAGE FACILITY

STORAGE BUILDING GROSS AREA

BUILDING 'A'	5,586	SQ FT
BUILDING 'B'	1,520	SQ FT
BUILDING 'C'	4,575	SQ FT
BUILDING 'D'	6,750	SQ FT
BUILDING 'E'	18,201	SQ FT
BUILDING 'F'	21,315	SQ FT
BUILDING 'G'	18,508	SQ FT
BUILDING 'H'	12,986	SQ FT
TOTAL STORAGE	89,441	SQ FT
OFFICE*	600	SQ FT
APARTMENT - 2ND STORY	1,500	SQ FT
TOTAL	90,941	SQ FT

*INCLUDED AS PART OF BLDG E SQUARE FOOTAGE

LOT COVERAGE

BUILDING COVERAGE	89,441 SQ FT	(45.93%)
PAVEMENT AREA*	78,032 SQ FT	(40.08%)
LANDSCAPED AREA	27,240 SQ FT	(13.99%)
TOTAL	194,713 SQ FT	(100%)

*INCLUDES DRIVEWAYS & PARKING AREAS

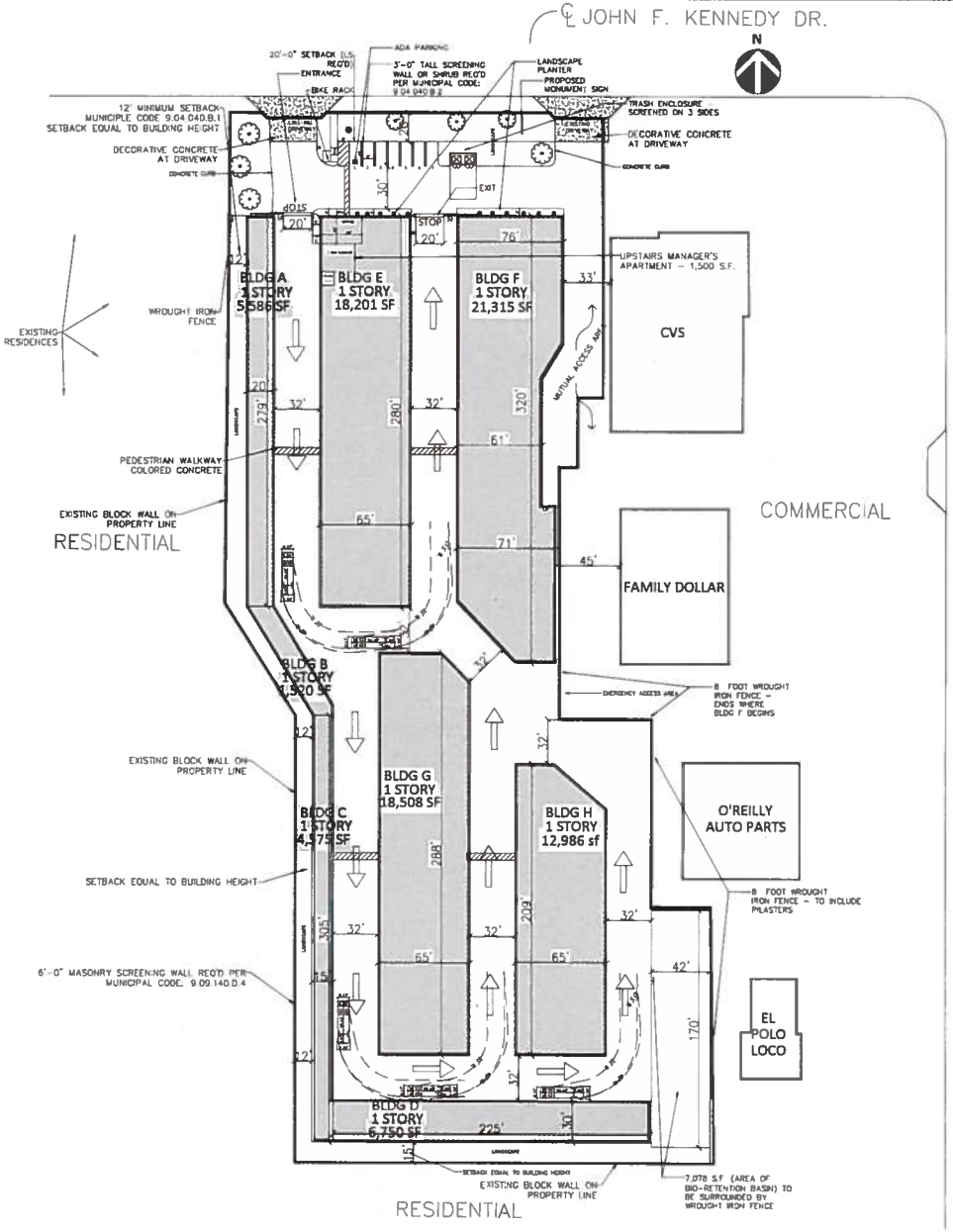
SETBACKS

PER CODE 9.04.040.B.1, SETBACK EQUAL TO BUILDING HEIGHT APPLIED ON BOTH THE WESTERN AND SOUTHERN BOUNDARIES.

PARKING

PARKING REQ'D:

RATIO FOR STORAGE: (1 PER 100 STORAGE SPACES) 538 STORAGE SPACES	6 STALLS
TOTAL REQ'D:	6 STALLS
PROVIDED:	
STANDARD	6 STALLS
ADA	1 STALLS
2 CAR GARAGE (FOR ONSITE MANAGER'S RESIDENCE)	2 STALLS
	9 STALLS



OWNER/APPLICANT

OWNER:
PROFESSORS FUND IV, LLC
990 HIHGLAND DR. SUITE 204
SOLANA BEACH, CA 92075
PHONE: (604) 984-6400
CONTACT: BOB EMRI

APPLICANT:
GOSSETT DEVELOPMENT, INC.
207 MONARCH BAY
DANA POINT, CA 92629
CONTACT: GARRETT GOSSETT
PHONE: (949) 735-6041
EMAIL: GARRETTMGOSSETT@GMAIL.COM

CIVIL ENGINEER

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

ASSESSORS PARCEL NO.

485-081-037 & 043

TYPES OF CONSTRUCTION

ALL BUILDINGS: II-B

SPRINKLERED

BUILDINGS SHALL BE FULLY SPRINKLERED

OCCUPANCY CLASSIFICATIONS

STORAGE: S-1 OFFICE: B
APARTMENT: R-3 GARAGE: U

FLOOD HAZARD

THE SUBJECT TRACT IS IN ZONE X AND NOT WITHIN THE 100 YEAR FLOOD PLAIN. FEMA FLOOD INSURANCE PANEL 06065C0765G

THOMAS BROTHERS GUIDE

PAGE 717 G-7

MARK	BY	DATE	REVISIONS

MORENO VALLEY SELF STORAGE

JOHN F. KENNEDY DRIVE, MORENO VALLEY, CA

PRELIMINARY SITE PLAN

SCALE: 1" = 40'-0"
DATE: 6/18/18
PROJECT NUMBER: PEN17-0133

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.

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Signature

07/05/18
Date

Jeff Bradshaw
Printed Name

For

Attachment: Exhibit A to Resolution 2018-XX - Mitigated Negative Declaration (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT 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 may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross-referenced).

5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:

   (a) Earlier Analysis Used. Identify and state where they are available for review.

   (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   (c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Attachment: Exhibit A to Resolution 2018-XX - Mitigated Negative Declaration (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. **AESTHETICS.** Would the project:				
a) Have a substantial adverse effect on a scenic vista?				■

The Proposed Project is located within the City of Moreno Valley, which lies within a relatively flat valley floor surrounded by hills and mountains. Scenic vistas within Moreno Valley are defined by the Box Springs Mountains and Reche Canyon area to the north, the "Badlands" to the east, and Mount Russell to the south. According to the City's General Plan Figure 7-2, Major Scenic Resources, the Project Site, which is located in the southern portion of the City, is not in close proximity to any major scenic resources and is not located within an identified view corridor or along an identified scenic route. Therefore, the Proposed Project would have no impact on scenic vistas, and no mitigation measures are required.

b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				■

According to City's General Plan, Conservation Element, Figure 7-2, the Project Site is not located within or adjacent to a scenic highway corridor and does not contain trees, rock outcroppings, or historic buildings. Additionally, there are no State-designated or eligible scenic highways within the City of Moreno Valley (Caltrans). Because the Project site is not visible from a state scenic highway and contains no scenic resources, the Proposed Project would not adversely impact the viewshed within a scenic highway corridor and would not damage important scenic resources within a scenic highway corridor, including trees, rock outcroppings, and historic buildings. No impact would occur, and no mitigation measures are required.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?			■	

Implementation of the Proposed Project would result in the visual conversion of the site from an undeveloped lot to that of an approximate 4.47-acre self-storage facility, including the construction of eight one-story buildings for self-storage and ancillary office uses which will cover a total of approximately 90,565 square feet.

The Project Site is located in the southern portion of the City of Moreno Valley. The vicinity is currently developed with residential and commercial uses. Land uses located north of the Project Site are designated for Residential: Maximum 15 dwelling units per net acre (du/ac). Land uses located east of the Project Site are designated for Commercial uses. Land uses located south and west of the Project Site are designated for Residential: Maximum 5 du/ac. Parcels north, west, and south of the Project Site currently support residential development while parcels east of the Project Site support existing commercial development (i.e., CVS, Family Dollar, O'Reilly Auto Parts, El Pollo Loco, etc.).

Implementation of the Proposed Project would amend the City's Zoning Map for the Project Site as well as the existing commercial developments located adjacent to the east boundary of the Project Site by rezoning the sites from NC to CC. The rezoning would not substantially degrade the visual character or quality of the site or the site's surroundings. The proposed building is compatible with the size, scale, height, and aesthetic nature of other similarly developed properties in the immediate vicinity; landscaping would be installed as required by the City.

The temporary visibility of construction equipment and activities would not substantially degrade the visual character of the surrounding area. The visual character of the site would change, but the change would not be degrading to the existing visual character or quality of the property or its surroundings, resulting in a less than significant impact. No mitigation measures are required.

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			■	

The Proposed Project is anticipated to include the installation of exterior lighting to the proposed storage buildings, which is required to comply with City lighting requirements. As stated in Section 9.16.280, General Requirements, of the Moreno Valley Municipal Code, lighting shall serve both safety and aesthetic purposes, while reducing unnecessary light pollution and maintaining dark skies. Effective lighting will highlight building features and add emphasis to important spaces and entryways, while limiting glare and light trespass onto adjacent properties.

The Proposed Project is located within the Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). As stated in File No. ZAP1288MA17 – Letter 1 of 2, the Airport Land Use Commission (ALUC) Director finds the Proposed Project consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (March ALUCP). As stated in File No. ZAP1288MA17 – Letter 2 of 2, the ALUC Director finds the Proposed Project consistent with the 2014 March ALUCP, provided that the City of Moreno Valley applies the following recommended conditions regarding light and glare:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses/activities are not included in the Proposed Project and shall be prohibited at the site.

   a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward landing at an airport, other than an FAA-approved navigational signal light or visual approach indicator.

   b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards landing at an airport.

Demonstration of compliance with the standards set forth in the City of Moreno Valley Municipal Code is required before the City will issue a building permit. In addition, the Project Proponent shall be required to adhere to the conditions recommended by the ALUC Director at the City's discretion. Compliance would ensure that the Proposed Project does not produce substantial amounts of light or glare from artificial lighting sources that would adversely affect the day or nighttime views in the area. Less than significant impacts would occur, and no mitigation measures are required.

II. **AGRICULTURE AND FORESTRY RESOURCES**: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project?				
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?				■

The California Department of Conservation's Farmland Mapping and Monitoring Program identifies the Project Site as "Urban and Built-up Land" in its California Important Farmland Finder. No prime farmland, unique farmland, or farmland of statewide importance occurs at the Project Site or within the immediate vicinity. The Proposed Project would not convert farmland to a non-agricultural use. No impacts would occur, and no mitigation measures are required.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				■

The California Department of Conservation's Division of Land Resource Protection identifies the Project Site as "Non-enrolled Land" and "Urban and Built-up Land" in its Riverside County Williamson Act Contract FY 2015/2016 Sheet 1 of 3. Additionally, the

Attachment: Exhibit A to Resolution 2018-XX - Mitigated Negative Declaration (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
City of Moreno Valley Land Use Map does not designate any lands within the Project Site or within the immediate vicinity for agricultural use. No impacts would occur, and no mitigation measures are required.				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				■
The Project Site does not support existing agricultural uses and no agricultural uses occur in the immediate vicinity of the Project Site. Additionally, the Proposed Project would not result in the conversion of farmland to non-farmland use. No impacts would occur, and no mitigation measures are required.				
d) Result in the loss of forest land or conversion of forest land to non-forest use?				■
The Project Site does not support forest land. Implementation of the Proposed Project would not result in loss of forest land or conversion of forest land to non-forest use. No impacts would occur, and no mitigation measures are required.				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				■
Implementation of the Proposed Project would not result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. No impacts are identified or are anticipated, and no mitigation measures are required.				
III. **AIR QUALITY:** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			■	
The Project Site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal air quality standards. The most recent AQMP (2016 AQMP) was adopted by the SCAQMD on March 3, 2017. The 2016 AQMP incorporates the latest scientific and technological information and planning assumptions, including transportation control measures developed by the Southern California Association of Governments (SCAG) from the 2016 Regional Transportation Plan/Sustainable Communities Strategy, and updated emission inventory methodologies for various source categories. The Proposed Project includes the development of a self-storage facility on approximately 4.47 acres. The Project Site is designated Commercial by the City's General Plan, Figure 2-2, Land Use Map. Within the Commercial land use area, the Project Site is zoned for NC uses. Project approval would rezone the Project Site from NC to CC. The CC zoning designation is intended to provide for the general shopping needs of area residents and workers with a variety of business, retail, personal and related or similar services. As stated in the Moreno Valley Municipal Code Permitted Uses Table 9.02.020-1, the Proposed Project is an acceptable use within the CC zone with attainment of a Conditional Use Permit (CUP). Therefore, the Proposed Project would be consistent with the City of Moreno Valley General Plan and the Proposed Project is not anticipated to exceed the AQMP assumptions for the Project Site. Furthermore, Kunzman Associates, Inc. prepared an Air Quality and Global Climate Change Impact Analysis in February 2018 (available at City offices for review), which states that the Proposed Project's construction and operation-source emissions would not conflict with the AQMP. Therefore, the Proposed Project would not conflict with or obstruct implementation of the applicable air quality plan. Less than significant impacts are anticipated, and no mitigation measures are required.				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			■	

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

The Proposed Project's construction and operational emissions were screened by Kunzman Associates, Inc. using the California Emissions Estimator Model (CalEEMod) version 2016.3.2 prepared by the SCAQMD. CalEEMod was used to estimate the on-site and off-site construction and operational emissions. The criteria pollutants screened for include: nitrous oxides (NOx), carbon monoxide (CO), sulfur dioxide (SO_2), and particulates (PM_{10} and $PM_{2.5}$). In addition, volatile organic compounds (VOC) emissions are analyzed. Two of the analyzed pollutants, VOC and NO_x, are ozone precursors.

Construction Emissions

Construction activities associated with the Proposed Project would have the potential to generate air emissions, toxic air contaminant emissions, and odor impacts. Assumptions for the phasing, duration, and required equipment for the construction of the Proposed Project were obtained from the Project Applicant. The construction activities for the Proposed Project are anticipated to include: grading of approximately 4.47 acres, building construction of a 90,565 square foot self-storage facility, paving of approximately 77,074 square feet (including a parking lot with seven parking spaces), landscaping of approximately 27,101 square feet, and application of architectural coatings. For purposes of CalEEMod modelling, Kunzman Associates, Inc. estimated that construction of the Proposed Project would begin in September 2018 and would take less than 12 months to complete. The construction-related criteria pollutant emissions for each phase are shown below in Table 1.

Table 1
Construction-Related Regional Pollutant Emissions
(Pounds per Day)

Activity	VOC	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Grading	2.86	30.73	17.32	0.03	4.30	2.79
Building Construction	3.29	27.60	22.39	0.05	2.66	1.75
Paving	1.67	12.83	13.20	0.02	0.94	0.72
Architectural Coating	54.64	1.89	2.55	0.00	0.31	0.18
Total of Overlapping Phases*	**59.60**	**42.32**	**38.14**	**0.07**	**3.91**	**2.65**
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds	**No**	**No**	**No**	**No**	**No**	**No**

*Construction, painting, and paving phases may overlap.
Source: Kunzman Associates, Inc.'s Air Quality and Global Climate Change Analysis (2018)

Table 1 shows that none of the Proposed Project's emissions will exceed regional thresholds. Therefore, a less than significant regional air quality impact would occur from construction of the Proposed Project.

The Proposed Project will be required to comply with existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 establishes these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities, such as application of water or chemical stabilizers to disturbed oils, managing haul road dust by application of water, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour (mph), sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent, stabilizing ground cover on finished sites. In addition, projects that disturb 50 acres or more of soil or move 5,000 cubic yards of materials per day are required to submit a Fugitive Dust Control Plan or a Large Operation Notification Form to SCAQMD. Based on the size of the Project Site (approximately 4.47 acres) a Fugitive Dust Control Plan or Large Operation Notification would not be required.

SQAQMD's Rule 403 minimum requirements require that the application of the best available dust control measures is used for all grading operations and include the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes. Compliance with Rule 403 would require the use of water trucks during all phases where earth moving operations would occur. Compliance with Rule 403 is required as a condition of project approval.

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Operational Emissions

The operating emissions for the Proposed Project were based on the year 2019, which is the anticipated opening year for the Proposed Project. Mobile sources include emissions from the additional vehicle miles generated from the Proposed Project. The vehicle trips associated with the Proposed Project have been analyzed by inputting the project-generated vehicular trips from the Focused Traffic Analysis prepared by Kunzman Associates, Inc. in February 2018 (available at the City offices for review), into the CalEEMod Model. The Focused Traffic Analysis found that the Proposed Project will generate approximately 137 total trips. The Focused Traffic Analysis included a trip generation rate of 1.51 trips per thousand square-foot per day under the mini-warehouse land use type, which was determined by Kunzman Associates, Inc. to be the most accurate representation of the Proposed Project in accordance with the Institute of Transportation Engineers' Trip Generation Manual. As the land use "mini-warehouse" is not available in CalEEMod, the Proposed Project was modeled as an unrefrigerated warehouse – no rail. The program then applies the emission factors for each trip which is provided by the EMFAC2014 model to determine the vehicular traffic pollutant emissions. The worst-case summer or winter VOC, NO_x, CO, SO_2, PM10, and PM2.5 emissions created from the Proposed Project's long-term operations have been calculated and are summarized below in Table 2.

Table 2
Regional Operational Pollutant Emissions
(Pounds per Day)

Activity	VOC	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Area Source	2.07	0.00	0.02	0.00	0.00	0.00
Energy Usage	0.01	0.05	0.04	0.00	0.00	0.00
Mobile Sources	0.36	2.64	4.80	0.02	1.27	0.35
Total Emissions	**2.43**	**2.69**	**4.86**	**0.02**	**1.27**	**0.36**
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Thresholds	**No**	**No**	**No**	**No**	**No**	**No**

Source: Kunzman Associates, Inc.'s Air Quality and Global Climate Change Analysis (2018)

Table 2 shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Therefore, a less than significant regional air quality impact would occur from operation of the Proposed Project.

As shown in Table 1 and Table 2, the Proposed Project would not emit criteria pollutants in excess of the regional emissions thresholds. Therefore, the Proposed Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Less than significant impacts would occur, and no mitigation measures are required.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				■

The Proposed Project would not exceed any SCAQMD thresholds for criteria pollutants during construction (see Table 1). Operational emissions are less than significant and would not result in a considerable net increase of any criteria pollutant (see Table 2). No impacts would occur, and no mitigation measures are required.

d) Expose sensitive receptors to substantial pollutant concentrations?			■	

SCAQMD has developed a methodology to assess the localized impacts of emissions from a proposed project as outlined within the Final Localized Significance Threshold (LST) Methodology report; completed in June 2003 and revised in July 2008. The use of LSTs is voluntary, to be implemented at the discretion of local public agencies acting as a lead agency pursuant to CEQA. LSTs apply to projects that must undergo CEQA or the National Environmental Policy Act (NEPA) review and are five acres or less. The LSTs were developed to analyze the significance of potential air quality impacts of proposed projects to sensitive receptors (i.e. schools,

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single family residences, etc.) and provide screening tables for small projects (one, two, or five acres). Projects are evaluated based on geographic location and distance from sensitive receptors (25, 50, 100, 200, or 500 meters from the site).

For the purposes of a CEQA analysis, the SCAQMD considers a sensitive receptor to be a receptor such as a residence, hospital, convalescent facility or anywhere that it is possible for an individual to remain for 24 hours. Additionally, schools, playgrounds, child care centers, and athletic facilities can also be considered as sensitive receptors. Commercial and industrial facilities are not included in the definition of sensitive receptor because employees do not typically remain on-site for a full 24 hours, but are usually present for shorter periods of time, such as eight hours.

Construction Emissions

The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Look-Up Tables and the methodology described by the Final LST Methodology. The Mass Rate Look-Up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NO_x, PM10, and PM2.5 from the Proposed Project could result in a significant impact to the local air quality. The emission thresholds were calculated based on the Perris Valley source receptor area (SRA) 24 and a disturbance value of two acres per day (as the two-acre thresholds are more stringent than the five-acre thresholds). According to LST Methodology, any receptor located closer than 25 meters 982 feet) shall be based on the 25-meter thresholds. The nearest sensitive receptors are the existing residential uses located adjacent to the west and south of the Project Site; therefore, the SCAQMD Look-Up Tables for 25 meters were used. Table 3, below, shows the on-site emissions from the CalEEMod model for the different construction phases and the calculated emissions thresholds.

Table 3
Local Construction Emissions at the Nearest Receptors
(Pounds per Day)

Phase	NO_x	CO	PM10	PM2.5
Grading	30.67	16.58	4.13	2.74
Building Construction	23.39	17.58	1.5	1.41
Paving	12.76	12.31	0.72	0.66
Architectural Coating	1.84	1.84	0.13	0.13
SCAQMD Thresholds	**170**	**883**	**7**	**4**
Exceeds Threshold?	No	No	No	No

Source: Kunzman Associates, Inc.'s Air Quality and Global Climate Change Analysis (2018)

The data provided in Table 3 shows that none of the analyzed criteria pollutants would exceed the calculated local emissions thresholds at the nearest sensitive receptors. Therefore, a less than significant local air quality impact would occur from construction of the Proposed Project.

Operational Emissions

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the project includes stationary sources, or attracts mobile sources (such as heavy-duty trucks) that may spend long periods idling at the site; such as industrial warehouse/transfer facilities. The Proposed Project does not include such uses. Therefore, no long-term localized significance threshold analysis is warranted. As shown and Table 3, the Proposed Project would not expose sensitive receptors to substantial pollutant concentrations as a result of construction, and analysis of operational emissions impact on sensitive receptors is not warranted. Therefore, less than significant impacts would occur, and no mitigation measures are required.

e) Create objectionable odors affecting a substantial number of people?			■	

As stated in the Air Quality and Global Climate Change Impact Analysis prepared by Kunzman Associates, Inc., potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are short-term in nature and the odor emissions are expected to cease

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upon the drying or hardening of the odor producing materials. Diesel exhaust and VOCs would be emitted during construction of the Proposed Project, which are objectionable to some; however, emissions would disperse rapidly from the Project Site and therefore should not reach an objectionable level at the nearest sensitive receptors. Regarding operations-related odor impacts, potential sources that may emit odors during the on-going operations of the Proposed Project would include odor emissions from diesel truck emissions and trash storage areas.

Due to the short-term nature and limited amounts of odor producing materials being utilized, less than significant impact related to odors would occur during construction of the Proposed Project. Through compliance with SCAQMD's Rule 402, less than significant impact related to odors would occur during the on-going operations of the Proposed Project. No mitigation measures are required.

IV. **BIOLOGICAL RESOURCES**. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?				■

In February 2018, Jericho Systems, Inc. prepared a Biological Resources Assessment (BRA) and a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis for the Proposed Project (available at the City offices for review). Data for the BRA was obtained through database and aerial imagery review as well as field investigations. The U.S. Fish and Wildlife Service (USFWS) threatened and endangered species occurrence data overlay and the most recent versions of the California Natural Diversity Database (CNDDB) were also reviewed.

The BRA notes that the Project Site is highly disturbed and vegetation on the site consists of ruderal and exotic species. Specifically, vegetation on-site consists of tumbleweed (*Salsola tragus*), annual burweed (*Ambrosia acanthicarpa*), and saltgrass (*Distichlis sp.*). Additionally, a few California fan palms (*Washingtonia filifera*) are found on-site. The Project Site shows evidence of recent disking and as such very little vegetation has regrown on the site. No wildlife was observed on the Project Site. Some species that were observed adjacent to the Project Site and are likely to utilize the Project Site include feral cat (*Felis catus*), mourning dove (Zenaida macroura), white-crowned sparrow (*Zonotrichia leucophrys*), house sparrow (*Passer domesticus*), and house finch (*Haemorhous mexicanus*).

The Project Site is within the MSHCP Burrowing Owl Survey Area for Criteria Species. Therefore, additional analysis was performed for burrowing owl (*Athene cuniculara*; BUOW). BUOW is a small, ground-dwelling owl that is protected under the Migratory Bird Treaty Act (MBTA) and by the California Department of Fish and Wildlife (CDFW) as a Species of Special Concern. In southern California, BUOW can be found in grassland, shrub steppe, and desert habitat types consisting of short, sparse vegetation with few shrubs, level to gentle topography, and well-drained soils. They can also be found in agricultural areas, ruderal grassy fields, vacant lots and pastures, and flood control facilities. Most importantly, BUOWs require underground burrows or other cavities for nesting, roosting, and shelter. Burrows used by the owls are usually dug by other species, termed host burrowers. In California, California ground squirrel (*Spermophilus beecheyi*) and round-tailed ground squirrel (*Citellus tereticaudus*) burrows are frequently used by BUOW, but they may use dens or holes dug by other fossorial species. They are active during the day and night, generally observed in the early morning hours or at twilight. The breeding season for BUOW is February 1 through August 31.

The habitat assessment determined that there is no suitable habitat on-site for BUOW. The Project Site is highly disturbed, and the presence of feral cats in the vicinity of the Project Site creates a potential threat of predation. No burrows of any kind were observed on the Project Site or the adjacent areas. No evidence of BUOW, including whitewash, cast pellets, feathers, or BUOW individuals were observed. The BRA concludes that no state and/or federally listed threatened or endangered species, or other sensitive species or other sensitive habitat were observed on the Project Site during surveys. Therefore, the Proposed Project is not anticipated to have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species. No impact would occur, and no mitigation measures are required.

b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Wildlife Service?				■

As stated in the BRA, Section 6.1.2 of the MSHCP identifies Riparian/Riverine resources as lands which contain habitat dominated by trees, shrubs, persistent emergent vegetation, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from nearby fresh water sources, or areas with freshwater flow during all or a portion of the year. Riverine habitat includes

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all wetlands and deep-water habitats contained in natural or artificial channels periodically or continuously containing flowing water or which forms a connecting link between the two bodies of standing water. Riverine habitat is bounded on the landward side by upland, by the channel bank (including natural and man-made levees), or by wetlands dominated by trees, shrubs, persistent emergent, mosses, or lichens. In braided streams, the system is bounded by the banks forming the outer limits of the depression within which the braiding occurs. Springs discharging into a channel are considered part of the riverine habitat.

There are no mapped flow lines in the area, and historical aerials do not indicate past flow occurred on-site. In the southwest corner of the Project Site, there is a detention basin that, based on historical aerials, appears to have been created in the past year with the addition of a third and fourth building in the adjacent commercial strip. The basin is approximately 150 feet long, with a top edge-to-edge width of 30 feet and sloped sides leading to a bottom width of eight feet. Erosion rills exist on the northern edge of the basin, suggesting that runoff enters from the northern edge, which is closest to the paved areas of the commercial strip. During the site visit performed by Jericho Systems, Inc., the sprinkler system was observed to be a drip line with heavy flow. This also contributes to the erosion rills noted. There is an overflow drain in the southern portion of the basin approximately one and a half feet tall. This basin is not a riverine/riparian area, as it is constructed for the purpose of retaining water and allowing it to percolate into the ground.

Vegetation is mostly non-native, is thicker around and in the basin, although no riparian or wetland species were observed. Younger and greener Russian thistle was observed, as was shortpod mustard (*Hirschfeldia incana*). The MSHCP Vegetation mapping was reviewed to ensure that past vegetation was consistent with current observations. The 1994 vegetation mapping has the Project Site listed as Agricultural Land, and subsequent mapping from CNPS in 2005 and the MSHCP Review in 2012 have the area listed entirely as Disturbed/Developed vegetation. There is no historic record of riparian or wetland vegetation on the Project Site. Therefore, no riparian/riverine areas exist on-site and no impacts to these resources will occur as a result of the implementation of the Proposed Project. No mitigation measures are required.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				■

As stated in the BRA, Section 6.1.2 of the MSHCP defines vernal pools as seasonal wetlands that occur in depression areas that have wetland indicators of all three parameters (Soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetland indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate hydrophytes and facultative wetland plant species are normally dominant during the wetter potion of the growing season, while upland species (annuals) may be dominant during the drier portion of the growing season. The MSHCP dictates that determinations as to the presence or absence of vernal pools should consider the length of time the area exhibits upland and wetland characteristics and the manner in which the area fits into the overall ecological system as a wetland. Evidence concerning the persistence of an area's wetness can be obtained from its history, vegetation, soils, and drainage characteristics, uses to which it has been subjected, and weather and hydrologic records.

The Project Site lacks wetland vegetation but does have the potential for wetland hydrology in the detention basins, as runoff from the paved parking areas and irrigation from the ornamentals planted by the adjacent buildings supply water to the basin. The soil was observed to be damp during the survey, likely from these factors and recent rainfall in the area. Therefore, soil pits were dug within the basin to determine if clay soils, which are needed to support vernal pools, were present. A follow-up site visit was conducted by Jericho System, Inc. on February 1, 2018 to test the soils. The soil tests found that soils on-site ranged from coarse sandy loam to a fine sandy loam. No clay soils were detected, and no hydric soils indicators, including redox features, histosols, or gleying, were present. No restrictive layers were noted. Wetlands do not occur on the Project Site. Therefore, vernal pool areas are not supported on the Project Site and no impacts to these resources will occur as a result of the implementation of the Proposed Project. No mitigation measures are required.

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d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				■

The Project Site is surrounded by residential and commercial development. The Project Site does not provide wildlife connectivity between blocks of habitat and is therefore consistent with MSHCP policies and conditions for Urban/Wildlands Interface. As such, the Proposed Project will not interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors or impede the use of native wildlife nursery sites. No impacts would occur, and no mitigation measures are required.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				■

Field surveys performed by Jericho Systems, Inc. found a few California fan palms (*Washintonia filifera*) on the Project Site. All existing vegetation, including the California fan palms are anticipated to be removed in accordance with site development. Removal of existing vegetation would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impacts would occur, and no mitigation measures are required.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?				■

The Project Site is subject to the provisions of the Western Riverside County MSHCP. The Project Site is located within the Reche Canyon/Badlands Area Plan of the MSHCP. The Project Site is not located within an area plan sub-unit or within a criteria cell group. The Project Site is not located within areas that need additional surveys for Criteria Area Species or Amphibian Species, however, the Project Site is within the Burrowing Owl Survey Area. As such, additional analysis was performed for the BUOW. Per Section 6 of the MSHCP all projects within the MSHCP Plan Area must be reviewed for compliance with plan policies pertaining to Riparian/Riverine resources, narrow endemic plant species, urban/wildlands interface, and additional survey needs as applicable. The following findings are included in the Western Riverside County MSCHCP Consistency Analysis prepared by Jericho Systems, Inc. for the Proposed Project:

MSHCP Section 6.1.2: Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

Based on a January 2018 field survey, the Project Site does not contain riparian/riverine resources. There are no mapped flow lines in the area, and historical aerials do not indicate past flow occurred on-site. In the southwest corner of the Project Site, there is a detention basin that, based on historical aerials, appears to have been created in the past year with the addition of a third and fourth building in the adjacent commercial strip. The basin is approximately 150 feet long, with a top edge-to-edge width of 30 feet and sloped sides leading to a bottom width of eight feet. Erosion rills exist on the northern edge of the basin, suggesting that runoff enters from the northern edge, which is closest to the paved areas of the commercial strip. During the site visit performed by Jericho Systems, Inc., the sprinkler system was observed to be a drip line with heavy flow. This also contributes to the erosion rills noted. There is an overflow drain in the southern portion of the basin approximately one and a half feet tall. This basin is not a riverine/riparian area, as it is constructed for the purpose of retaining water and allowing it to percolate into the ground.

Vegetation is mostly non-native, is thicker around and in the basin, although no riparian or wetland species were observed. Younger and greener Russian thistle was observed, as was shortpod mustard (*Hirschfeldia incana*). The MSHCP Vegetation mapping was reviewed to ensure that past vegetation was consistent with current observations. The 1994 vegetation mapping has the site listed as Agricultural Land, and subsequent mapping from CNPS in 2005 and the MSHCP Review in 2012 have the area listed entirely as Disturbed/Developed vegetation. There is no historic record of riparian or wetland vegetation on the Project Site. As there are no riverine/riparian habitat areas on the Project Site, focused surveys for least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo are not necessary to comply with the measures of the MSHCP.

Based on a January 2018 field survey, the Project Site does not contain vernal pools or other vernal pool indicators. The Project Site lacks wetland vegetation but does have the potential for wetland hydrology in the detention basins, as runoff from the paved parking areas and irrigation from the ornamentals planted by the adjacent buildings supply water to the basin. The soil was observed to be damp during the survey, likely from these factors and recent rainfall in the area. Therefore, soil pits were dug within the basin to determine if clay soils, which are needed to support vernal pools, were present. A follow-up site visit was conducted by Jericho System, Inc. on February 1, 2018 to test the soils. The soil tests found that soils on-site ranged from coarse sandy loam to a fine sandy

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loam. No clay soils were detected, and no hydric soils indicators, including redox features, histosols, or gleying, were present. No restrictive layers were noted. There are no soils on-site that could result in the development of vernal pools or support vernal pool species. Further, there is no historical, biological, or hydrological evidence that would indicate the historic presence of vernal pools on the Project Site. No further analysis is required. Because no vernal pools occur on site, no habitat exists for any of the fairy shrimp species. No further analysis is required.

MSHCP Section 6.1.3: Protection of Narrow Endemic Plant Species
The Project Site is not located within a Narrow Endemic Plan Species Survey Area. No further analysis is required.

MSHCP Section 6.1.4: Guidelines Pertaining to the Urban/Wildlands Interface
The Project Site is surrounded by residential and commercial development. Additionally, the Project Site is not within or adjacent to any MSHCP conservation areas. No further analysis is required.

MSHCP Section 6.3.2: Additional Survey Needs and Procedures (Burrowing Owl Survey)
Based on a January 2018 field survey, the Project Site does not contain suitable habitat for BUOW. There was evidence of recent disturbance such as disking. No burrowing owls were observed during the site visit. No burrows of any kind were located on the Project Site. No portion of the Project Site showed any evidence of past or present BUOW activity. No feathers, white wash, or castings were found. No suitable habitat exists on the Project Site; therefore, no further analysis is required.

The Proposed Project 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. No impacts would occur, and no mitigation measures are required.

V. **CULTURAL RESOURCES**. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?		■		

BCR Consulting LLC prepared a Cultural Resources Assessment for the Proposed Project in January of 2018 (available at the City offices for review). Prior to fieldwork, a records search was conducted at the Eastern Information Center (EIC), the local clearinghouse for cultural resource records. The research included review of the status of all recorded historic and prehistoric cultural resources, and survey and excavation reports completed within one mile of the Project Site. Additional resources reviewed included the National Register of Historic Place, the California Register of Historical Resources (California Register), and documents and inventories published by the California Office of Historic Preservation. These include the lists of California Historical Landmarks, California Points of Historical Interest, listing of National Register Properties, and the Inventory of Historic Structures. Research completed through the EIC revealed that six cultural resources have been recorded within one mile of the Project Site. Of these, one previously assessed a small portion of the Project Site resulting in one isolated prehistoric pestle fragment (P-33-15301) located within its boundaries.

An archaeological field survey of the Project Site was conducted on January 5, 2018. The survey was conducted by walking parallel transects spaced approximately 15 meters apart across 100 percent of the Project Site. Soil exposures were carefully inspected for evidence of cultural resources. No cultural resources were recovered within the Project Site during the field survey. The previously identified P-33-15301 was not re-discovered. Isolated artifacts have limited data potential and are not considered eligible for the California Register. Therefore, it is not a historical resource and does not require further consideration under CEQA. Although BCR Consulting has determined that the Project Site is not anticipated to support historical or archaeological resources, the following mitigation measures shall be implemented to ensure that less than significant impact occur:

Mitigation Measure CR-1:

Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation

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process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

a. Project grading and development scheduling;

b. The Project archeologist and the Consulting Tribes(s) as defined in CR-1 shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;

c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

Mitigation Measure CR-2:

Prior to the issuance of a grading permit, the Developer shall secure agreements with the Pechanga Band of Luiseño Indians and Soboba Band of Luiseño Indians for tribal monitoring. The Developer is also required to provide a minimum of 30 days advance notice to the tribes of all mass grading and trenching activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed. If the Native American Tribal Representatives suspect that an archaeological resource may have been unearthed, the Project Archaeologist or the Tribal Representatives shall immediately redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the Native American Tribal Representatives, the Project Archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.

Mitigation Measure CR-3:

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

a) One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Department:

i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources.

ii. Onsite reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure CR-1. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in CR-1.

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Mitigation Measure CR-4:

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

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

Mitigation Measure CR-5:

If potential historic or cultural resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person meeting the Secretary of the Interior's standards (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in CR-1 before any further work commences in the affected area.

Mitigation Measure CR-6:

If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 5-days of the published finding to be given a reasonable opportunity to identify the "most likely descendant". The "most likely descendant" shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).

With compliance to existing rules and regulations and Mitigation Measures CR-1 through CR-6, project-related activities are anticipated to be less than significant.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		■		
See response to Section V(a), above.				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		■		

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A Paleontological Overview was completed for the Project Site by Dr. Samuel McLeod of the Los Angeles Natural History Museum, as a part of BCR Consulting's Cultural Resources Assessment. The paleontological overview found that shallow excavations in younger Quaternary Alluvium on the Project Site are unlikely to uncover significant vertebrate fossil remains. Deep excavations at the Project Site that extend down into older Quaternary deposits, however, may well encounter significant vertebrate fossils. As such, McLeod recommends that sediment samples should be collected if excavations extend down into older Quaternary deposits and processed to determine the small fossil potential at the Project Site. Additionally, McLeod recommends that any substantial excavations at the Project Site should be monitored closely to professionally recover any fossil remains discovered while not impeding development. In accordance with McLeod's recommendation, the following mitigation measure shall be implemented:

Mitigation Measure CR-7:

In the event fossil specimens are unearthed, the Project Proponent shall have a paleontological consultant assess the specimens and report to the City of Moreno Valley. If the consultant and City concur, a paleontological monitoring program shall be implemented for the remainder of earth moving activities.

Collection and analysis of sediment samples to determine the small fossil potential at the Project Site shall occur at the City's discretion. With compliance to existing rules and regulations and Mitigation Measure CR-7, project-related activities are anticipated to be less than significant.

d) Disturb any human remains, including those interred outside of formal cemeteries?		■		

Construction activities, particularly grading, could potentially disturb human remains interred outside of a formal cemetery. Thus, the potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction. If human remains are encountered during any earth-moving operations associated with the Proposed Project, all work in that area shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds as detailed under Mitigation Measure CR-6, listed in Section V(a), above. Less than significant impacts are anticipated with implementation of Mitigation Measure CR-6. No additional mitigation measures are required.

VI. **GEOLOGY AND SOILS.** Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				■

As shown by Riverside County's Map My County GIS database, the Project Site is not located within or in the vicinity of a delineated Alquist-Priolo Earthquake Fault Zone. The nearest mapped fault is the San Jacinto Fault, which is located approximately six miles to the northeast of the Project Site as depicted on Figure 5.6-2, Seismic Hazards, of the City's General Plan EIR. No faults are located on or within the vicinity of the Project Site, therefore there the Proposed Project is not anticipated to expose people or structures to adverse effects related to ground rupture. Less than significant impacts are anticipated, and no mitigation measures are required.

(ii) Strong seismic ground shaking?			■	

The Project Site is located in seismically active southern California with numerous fault systems in the region, therefore ground shaking resulting from earthquakes associated with nearby and more distant faults may occur at the Project Site. During the life of the Proposed Project, seismic activity associated with active faults can be expected to generate moderate to strong ground shaking at the Project Site. As a mandatory condition of project approval, the Proposed Project would be required to construct proposed structures in accordance with the California Building Standards Code (CBSC), also known as California Code of Regulations (CCR), Title 24 and the City Building Code. The CBSC and City Building Code are designed to preclude significant adverse effects associated with strong seismic ground shaking. With mandatory compliance with standard design and construction measures, potential adverse impacts would be reduced to less than significant and the Proposed Project would not expose people or structures to substantial adverse effects, including loss, injury or death, involving seismic ground shaking. No mitigation measures are required.

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(iii) Seismic-related ground failure, including liquefaction?			■	

Liquefaction is a phenomenon in which cohesion-less, saturated, fine-grained sand and silt soils loose shear strength due to ground shaking. As demonstrated by Figure 5.6-2, Seismic Hazards, of the City's General Plan EIR., the Project Site is not located within or in the immediate vicinity of an area that is recognized for potential seismic-related ground failure, including liquefaction. In addition, the Proposed Project would be designed in accordance with the latest applicable seismic safety guidelines, including the requirements of the CBSC, which is anticipated to reduce the risk of seismic-related ground failure. As such, the Proposed Project is anticipated to result in less than significant risks related to seismic-related ground failure, including liquefaction, and no mitigation measures are required.

(iv) Landslides?				■

A site visit performed by Lilburn Corporation in February 2018 found the Project Site to be relatively flat with no prominent geologic features occurring on or within the vicinity of the Project Site. Additionally, review of Riverside County's Map My County GIS database showed that there are no hillsides or steep slopes on or within the vicinity of the Project Site. Accordingly, the Project Site is located within an area with no potential for landslides, and development on the subject property would not be exposed to risk of landslide. No impacts would occur, and no mitigation measures are required.

(b) Result in substantial soil erosion or the loss of topsoil?			■	

The State of California is authorized to administer various aspects of the National Pollutant Discharge Elimination System (NPDES). Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavation, or any other activity that causes the disturbance of one acre or more.

The General Construction permit requires developments of one-acre or more to reduce or eliminate non-storm water discharges into storm water systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The Regional Water Quality Control Board (RWQCB), Santa Ana Region has issued an area-wide NPDES Storm Water Permit for the County Riverside, the Riverside County Flood and Water Conservation District Control District, and the incorporated cities of Riverside County within the Santa Ana Region. The City of Moreno Valley then requires implementation of measures for a project to comply with the area-wide permit requirements. The SWPPP would include Best Management Practices (BMP's) to prevent construction of the project to pollute surface waters. This is a standard condition of approval applicable to this project. BMP's would include, but would not be limited to, street sweeping of adjacent roads during construction and the use of hay bales or sand bags to control erosion during the rainy season.

Compliance with the NPDES permit requirements, and implementation of a SWPPP would protect the site from the loss of topsoil and off-site sedimentation. A less than significant impact would result, and no mitigation measures are required.

(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			■	

A site visit performed by Lilburn Corporation in February 2018 found the Project Site to be relatively flat with no prominent geologic features occurring on or within the vicinity of the Project Site. Additionally, review of Riverside County's Map My County GIS database showed that there are no hillsides or steep slopes on or within the vicinity of the Project Site. Accordingly, the Project Site is located within an area with no potential for landslides, and development on the subject property would not be exposed to risk of landslide.

Liquefaction is a phenomenon in which cohesion-less, saturated, fine-grained sand and silt soils loose shear strength due to ground shaking. As demonstrated by Figure 5.6-2, Seismic Hazards, of the City's General Plan EIR, the Project Site is not located within or in the immediate vicinity of an area that is recognized for potential seismic-related ground failure, including liquefaction. In addition, the Proposed Project would be designed in accordance with the latest applicable seismic safety guidelines, including the requirements of the CBSC, which is anticipated to reduce the risk of seismic-related ground failure. As such, the Proposed Project is anticipated to result in less than significant risks related to seismic-related ground failure, including liquefaction.

Ground subsidence is a process characterized by downward displacement of surface material caused by natural phenomena such as a removal of underground fluids, natural consolidation, or dissolution of underground minerals, or by man-made phenomena such as

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underground mining. As discussed within the City's General Plan EIR, Chapter 5.6, Geology and Soils, no impacts associated with subsidence is anticipated to occur within the planning area. As such, the Proposed Project is not anticipated to result in significant risks associated with ground subsidence.

Seismically induced lateral spreading involves primary lateral movement of earth materials over underlying materials which are liquefied due to ground shaking. It differs from slope failure in that complete ground failure involving large movement does not occur due to the relatively smaller gradient of the initial ground surface. Lateral spreading is demonstrated by near-vertical cracks with predominantly horizontal movement of the soil mass involved. Review of available database and geologic map resources did not reveal a determination regarding the Project Site's possible location on a geologic unit or soil that is potentially unstable, or that would become unstable as a result of the project and potentially result in on- or off-site lateral spreading.

Although the Project Site is located in an area in which impacts related to later spreading have not been determined, as a mandatory condition of project approval, the Proposed Project would be required to construct proposed structures in accordance with CBSC Title 24 and the City Building Code. With mandatory compliance with standard design and construction measures, less than significant impacts are anticipated, and no mitigation measures are required.

(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			■	

Expansive soils, sometimes referred to as shrink-swell soils, are fine-grained silts and clays which are subject to swelling and contracting. The amount of swelling and contracting is subject to the amount of fine-grained clay materials present in the soils and the amount of moisture either introduced or extracted from the soils. The United States Department of Agriculture (USDA) Natural Resources Conservation Service's (NRCS) Web Soil Survey identified the presence of Hanford coarse sandy loam (HcA) and Hanford fine sandy loam (HgA) on the Project Site. Due to the lack of fine-grained clay materials in HcA and HgA, the Project Site is not anticipated to be located on expansive soil that would create substantial risks to life or property. Less than significant impacts are anticipated, and no mitigation measures are required.

(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?				■

The Proposed Project would connect to the existing sewer system. No septic tanks or alternative wastewater disposal is proposed. No impacts would result, and no mitigation measures are required.

VII. **GREENHOUSE GAS EMISSIONS.** Would this project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			■	

According to the Air Quality and Global Climate Change Impact Analysis prepared by Kunzman Associates, Inc., the Proposed Project is anticipated to generate greenhouse gas (GHG) emissions from area sources, energy usage, mobile sources, waste, water, and construction equipment. CalEEMod Version 2016.3.2 was used to calculate the GHG emissions from the Proposed Project. The Proposed Project's emissions were compared to the tier 3 SCAQMD draft screening threshold of 3,000 metric tons CO_2e per year for all land uses. A summary of the results is shown below in Table 4.

Table 4
Project-related Greenhouse Gas Emissions
(Metric Tons per Year)

Category	CO_2	CH_4	N_2O
Area Sources	0.00	0.00	0.00
Energy Usage	106.91	0.00	0.00
Mobile Sources	279.73	0.01	0.00
Solid Waste	17.28	1.02	0.00

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Water and Wastewater	130.53	0.69	0.02
Construction	9.92	0.00	0.000
Total Emissions (CO_2e)	529.77		
SCAQMD Screening Threshold	**3,000**		
Exceeds Threshold?	No		

Source: Kunzman Associates, Inc.'s Air Quality and Global Climate Change Analysis (2018)

As shown in Table 4, the Proposed Project's GHG emissions are below the SCAQMD screening threshold and therefore the impacts from GHGs are considered to be less than significant. Operation of the Proposed Project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, and no mitigation measures are required.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			■	

As stated in the Air Quality and Global Climate Change Impact Analysis, the applicable plans for the Proposed Project are the City of Moreno Valley Greenhouse Gas Analysis (adopted February 2012) and the City of Moreno Valley Energy Efficiency and Climate Action Strategy (adopted October 2012). The City of Moreno Valley has adopted these plans in order to assist with conformance to the GHG emissions reductions as mandated under AB 32.

The SCAQMD's thresholds used Executive Order S-3-05 goal as the basis for deriving the screening level. The California Governor issued Executive Order S-3-05, GHG Emission, in June 2005, which established the following reduction targets:

- 2010: Reduce greenhouse gas emissions to 2000 levels
- 2020: Reduce greenhouse gas emissions to 1990 levels
- 2050: Reduce greenhouse gas emissions to 80 percent below 1990 levels

In 2006, the California State Legislature adopted AB 32, the California Global Warming Solutions Act of 2006. AB 32 requires CARB to adopt rules and regulations that would achieve GHG emissions equivalent to statewide levels in 1990 by 2020 through an enforceable statewide emission cap which will be phased in starting 2012.

The Proposed Project's emissions meet the threshold for compliance with Executive Order S-3-05, the Proposed Project's emissions also comply with the goals of AB 32. Additionally, as the Proposed Project meets the current interim emissions targets/thresholds established b SCAQMD (as described in Section III. Air Quality of this Initial Study), the Proposed Project would also be on track to meet the reduction target of 40 percent below 1990 levels by 2030 as mandated by SB 32. Furthermore, all of the post-2020 reductions in GHG emissions are addressed via regulatory requirements at the State level and the Proposed Project will be required to comply with these regulations as they come into effect.

As discussed in Section III. Air Quality of this Initial Study, the Proposed Project's GHG emissions fall below the Tier 3 SCAQMD draft screening threshold of 3,000 metric tons of CO_2 equivalent per year for all land uses and the Proposed Project is in compliance with the reduction goals AB 32 and SB 32. Furthermore, the Proposed Project will comply with applicable Green Building Standards and the City of Moreno Valley's policies regarding sustainability (as dictated by the City of Moreno Valley General Plan, City of Moreno Valley Energy Efficiency and Climate Action Strategy, and City of Moreno Valley Greenhouse Gas Analysis). Impacts are considered to be less than significant, and the Proposed Project will not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. No mitigation measures are required.

VIII. **HAZARDS AND HAZARDOUS MATERIALS.** Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?			■	

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The Proposed Project includes the construction and operation of a self-storage facility. Hazardous or toxic materials transported in association with construction may include items such as oils, paints, and fuels. All hazardous materials required during construction will be kept in compliance with existing federal, state, and local laws. Construction activities are not anticipated to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because construction of the Proposed Project is not anticipated to involve such activities. Similarly, operational activities at the self-storage facility are not anticipated to involve the routine transport or use of hazardous materials. Less than significant impacts are anticipated, and no mitigation measures are required.

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?			■	

Hazardous or toxic materials transported in association with construction may include items such as oils, paints, and fuels. All hazardous materials required during construction will be kept in compliance with existing federal, state, and local laws. With implementation of Best Management Practices (BMPs) and compliance with all applicable regulations, potential impacts from the use of construction-related hazardous materials create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions is considered less than significant. No mitigation measures are required.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			■	

The school nearest to the Project Site is Armada Elementary School, which is located approximately 1,060 feet (0.2-mile) to the east. However, the Proposed Project is not anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Therefore, less than significant impacts are anticipated, and no mitigation measures are required.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?				■

As reviewed on March 1, 2018, the Project Site was not found on the list of hazardous materials sites complied pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control's EnviroStor data management system. Therefore, no impacts would result, and no mitigation measures are required.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			■	

The airport located nearest to the Project Site is the March Air Reserve Base, located approximately 1.5 miles southwest of the Project Site. The Proposed Project is located within the Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). As stated in File No. ZAP1288MA17 – Letter 1 of 2, the Airport Land Use Commission (ALUC) Director finds the Proposed Project consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (March ALUCP). As stated in File No. ZAP1288MA17 – Letter 2 of 2, the ALUC Director finds the Proposed Project consistent with the 2014 March ALUCP, provided that the City of Moreno Valley applies the following recommended conditions:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses/activities are not included in the Proposed Project and shall be prohibited at the site.

   a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward landing at an airport, other than an FAA-approved navigational signal light or visual approach indicator.

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b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards landing at an airport.

c) Any use which would generate smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft and/or aircraft instrumentation.

3. The landowner shall provide the attached notice to all potential purchasers of the property.

4. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

No residential uses are associated with the Proposed Project resulting in a safety hazard for people. Demonstration of compliance with the standards set forth in the City of Moreno Valley Municipal Code is required before the City will issue a building permit. In addition, the Project Proponent shall be required to adhere to the conditions recommended by the ALUC Director at the City's discretion. Compliance would ensure that the Proposed Project does not in safety hazards related to airport operations. Less than significant impacts would occur, and no mitigation measures are required.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				■

The Project Site is not located within the vicinity of a private airstrip. Therefore, the Proposed Project would not expose people to excessive noise levels associated with operations at a private airstrip. No impacts would occur, and no mitigation measures are required.

g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				■

The Project Site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. During construction and long-term operation, the Proposed Project would be required to maintain adequate emergency access for emergency vehicles as required by the City. Adequate design features will be verified before the City will issue a building permit. No impacts are anticipated, and no mitigation measures are required.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				■

As shown on City's General Plan EIR, Figure 5.5-2, Floodplains and High Fire Hazard Areas, the Proposed Project is not located within a high wildfire hazard area. The Project Site is located in an area that has been developed with both residential and commercial land uses. No wildlands are located on or adjacent to the Project Site. Accordingly, the Proposed Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. No impacts would occur, and no mitigation measures are required.

IX. **HYDROLOGY AND WATER QUALITY**. Would the project:				
a) Violate any water quality standards or waste discharge requirements?			■	

The Proposed Project would disturb approximately 4.47 acres and is therefore subject to the National Pollution Discharge Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the NPDES.

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Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The purpose of a SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction.

The RWQCB has issued an area-wide NPDES Storm Water Permit for the County of Riverside to the Riverside County Flood Control and Water Conservation District, and the incorporated cities of Riverside County. The County of Riverside requires implementation of measures for a project to comply with the area-wide permit requirements. A SWPPP is based on the principles of BMPs to control and abate pollutants. The SWPPP must include BMPs so that construction of the project would not pollute surface waters. The BMPs may include, but are not limited to, street sweeping of paved roads around the site during construction, and the use of hay bales or sand bags to control erosion during the rainy season. BMPs may also include or require:

- The contractor to avoid applying materials during periods of rainfall and protect freshly applied materials from runoff until dry.
- All waste to be disposed of in accordance with local, state and federal regulations. The contractor will be required to contract with a local waste hauler or ensure that waste containers are emptied weekly. Waste containers cannot be washed out on-site.
- All equipment and vehicles are to be serviced off-site.

In addition to complying with NPDES requirements, the County also requires the preparation of a Water Quality Management Plan (WQMP). In accordance with the County's requirements, Winchester Associates, Inc. prepared a WQMP for the Proposed Project, dated February 2018 (available at the City offices for review). The WQMP has identified various BMPs which shall be implemented by the Proposed Project. Mandatory compliance with the WQMP, in addition to compliance with NPDES Permit requirements, would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged into receiving waters. Therefore, implementation of the Proposed Project would not violate any water quality standards or waste discharge requirements. Impacts would be less than significant, and no mitigation measures are required.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			■	

As shown on the City's General Plan EIR Figure 5.7-2, Groundwater Basins, the Project Site overlies the Perris North Groundwater Basin. There are few domestic uses for groundwater in the watershed as the City primarily relies upon imported water delivered by the Eastern Municipal Water District (EMWD). The Proposed Project does not propose the installation of any wells that would directly extract groundwater; however, the change in pervious surfaces to impervious surfaces that would occur with development of the site could reduce the amount of water percolating into the underground aquifer that underlies the Project Site. However, and as noted in the City's General Plan EIR (Page 5.7-12), "the impact of an incremental reduction in groundwater would not be significant as domestic water supplies are not reliant on groundwater as a primary source." Additionally, 13.9 percent of the Project Site shall be landscaped, and porous pavement will be implemented as a low impact development (LID) BMP where feasible. Therefore, development of the Proposed Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. Less than significant impacts are anticipated, and no mitigation measures are required.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			■	

As identified within the Hydrology and Hydraulic Studies Report prepared by Winchester Associates, Inc., in February 2018 (available at the City offices for review), the Project Site is approximately 4.47 acres, of which 0.48-acre contains existing paving and 3.99 acres is undeveloped. In the pre-developed conditions, the stormwater runoff accumulated by the existing 0.48-acre of paving drains to the parking lot of the commercial development located east of the Project Site then discharges into Perris Boulevard.

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Additionally, in the pre-developed conditions, stormwater runoff accumulated from the remaining 3.99 acres sheets southeasterly through the Project Site and is intercepted by an existing temporary detention basin at the southeast corner of the Project Site, which then drains to an existing 18-inch reinforced concreate pipe (RCP), and finally is directed to an existing Sunnymead ADP Line M-4 (48-inch RCP) in Perris Boulevard.

Under post-developed conditions, the drainage patterns of the existing 0.48-acre of paving will remain the same, however, self-treating and self-retaining areas would be incorporated into the previously developed 0.48-acre of paving to the maximum extent practicable. Furthermore, under post-developed conditions, the remaining 3.99 acres would drain to an approximate 7,927 square foot structural LID BMP bioretention basin at the southeast corner of the Project Site, which then would drain to the existing 18-inch RCP, and lastly discharge into the existing Sunnymead ADP Line M-4 (48-inch RCP).

The Hydrology and Hydraulic Studies Report concludes that the Proposed Project does not create any impact to the downstream storm drain system as the existing Sunnymead ADP Line M-4 was sized to accept and convey the peak flow rates for 100-year one-hour return frequency storm events during post-developed conditions. Therefore, the Proposed Project would not substantially alter the existing drainage pattern of the Project Site or area in a manner which would result in substantial erosion or siltation on- or off-site or would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Less than significant impacts are anticipated, and no mitigation measures are required.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?			■	

See response to Section IX(c), above.

e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			■	

The Hydrology and Hydraulic Studies Report concludes that the Proposed Project does not create any impact to the downstream storm drain system as the existing Sunnymead ADP Line M-4 was sized to accept and convey the peak flow rates for 100-year one-hour return frequency storm events during post-developed conditions. The Proposed Project's WQMP has identified various BMPs which shall be implemented by the Proposed Project to eliminate any sources of polluted runoff. Therefore, the Proposed Project would not create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Less than significant impacts are anticipated, and no mitigation measures would occur.

f) Otherwise substantially degrade water quality?				■

The Proposed Project does not present any conditions beyond what is described above that could result in the substantial degradation of water quality. Therefore, no impact is anticipated, and no mitigation measures are required.

g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				■

The Proposed Project does not include the development of housing; therefore, the Proposed Project will not place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. No impacts would occur, and no mitigation measures are required.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				■

According to the City's General Plan Figure 6-4, Flood Hazards, the Project Site occurs outside of the 100-year and 500-year flood zones. Therefore, no impacts would occur, and no mitigation measures are required.

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding, as a result of the failure of a levee or dam?				■
According to City's General Plan Figure 6-4, Flood Hazards, the Project Site occurs outside of the 100-year and 500-year flood zones and is not located within a potential dam inundation area. Therefore, no impacts would occur, and no mitigation measures are required.				
j) Inundation by seiche, tsunami, or mudflow?				■
Due to the inland distance from the Pacific Ocean and any other significant body of water, tsunamis and seiches are not considered to be potential hazards. Dams or other water-retaining structures may fail as a result of large earthquakes, resulting in flooding and mudflow production, however, the Project Site is not located within a designated Dam Inundation area as identified by the City's General Plan Figure 6-4, Flood Hazards. Therefore, the risk of inundation by seiche, tsunami, or mudflow is considered low. Therefore, no impacts are anticipated, and no mitigation measures are required.				
X. **LAND USE AND PLANNING.** Would the project:				
a) Physically divide an established community?			■	
The Proposed Project includes a zone change from NC to CC within the Commercial land use area. The change of zone from NC to CC would not physically divide an established community as the CC zone is an acceptable classification within the Commercial land use area. Additionally, the Project Site is located in an area that is developed with a combination of residential and commercial land uses. Parcels north, west, and south of the Project Site currently support residential development while parcels east of the Project Site support existing commercial development (i.e., CVS, Family Dollar, O'Reilly Auto Parts, El Pollo Loco, etc.); these properties would also be re-zoned to CC. Therefore, less than significant impacts are anticipated, and no mitigation measures are required.				
b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			■	
The Proposed Project includes a zone change from NC to CC within a Commercial-designated land use area. The change of zone from NC to CC would not conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect as the CC zone is an acceptable classification within the Commercial land use area. Furthermore, the Proposed Project is an acceptable use within the CC zone with attainment of a Conditional Use Permit (CUP). Therefore, the Proposed Project would be consistent with the City of Moreno Valley General Plan. Less than significant impacts are anticipated, and no mitigation measures are required.				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				■
As discussed in Section IV(f), the Proposed Project 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. No impacts would occur, and no mitigation measures are required.				
XI. **MINERAL RESOURCES.** Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				■
As discussed within the City's General Plan EIR, Chapter 5.14, Mineral Resources, there are no regionally or statewide significant mineral resources within the City planning area. The Project Site is not located within an area known to be underlain by regionally- or locally-important mineral resources, or within an area that has the potential to be underlain by regionally- or locally-important mineral resources. No loss of valuable mineral resource will occur with the development of the Proposed Project. The Proposed Project will demand aggregate resources during construction consisting primarily of concrete, and asphalt which will be required as part of the construction. These resources are commercially available in the southern California region without any constraint and no				

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potential for adverse impacts to the natural resources base supporting these materials is forecast to occur over the foreseeable future. The Proposed Project's demand for mineral resources is not significant due to the abundance of available local aggregate resources. No impacts would occur, and no mitigation measures are required.				
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?				■
See response to Section XI(a), above.				

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XII. **NOISE.** Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			■	

Kunzman Associates, Inc. prepared a Noise Impact Analysis (NIA) for the Proposed Project in December 2017 (available at the City office for review). The findings of the report are summarized herein.

Noise Fundamentals

The unit of measurement used to describe a noise level is the decibel (dB). The human ear is not equally sensitive to all frequencies within the sound spectrum. Therefore, the "A-weighted" noise scale, which weights the frequencies to which humans are sensitive, is used for measurements. Noise levels using A-weighted measurements are written dB(A) or dBA. Average noise levels over a period of minutes or hours are usually expressed as dBA_{Leq}, or the equivalent noise level for that period of time. For example, $L_{eq(3)}$ would represent a three-hour average. When no period is specified, a one-hour average is assumed.

Noise standards for land use compatibility are stated in terms of the Community Noise Equivalent Level (CNEL) and the Day-Night Average Noise Level (L_{dn}). CNEL is a 24-hour weighted average measure of community noise. CNEL is obtained by adding five DB to sound levels in the evening (7:00 PM to 10:00 PM), and by adding ten decibels to sound levels at night (10:00 PM to 7:00 AM). This weighting accounts for the increased human sensitivity to noise during the evening and nighttime hours. L_{dn} is a very similar 24-hour average measure that weights only the nighttime hours.

It is widely accepted that the average healthy ear can barely perceive changes of three dBA; that a change of five dBA is readily perceptible, and that an increase (decrease) of 10 dBA sounds twice (half) as loud. This definition is recommended by the California Department of Transportation's Technical Noise Supplement to the Traffic Noise Analysis Protocol (2013).

Construction Noise

The NIA notes that existing single-family detached residential dwelling units located adjacent to the west and south of the Project Site may be affected by short-term noise impacts associated with the transport of workers, the movement of construction materials to and from the Project Site, ground clearing, excavation, grading, and building activities.

Project-generated construction noise will vary depending on the construction process, type of equipment involved, location of the construction site with respect to sensitive receptors, the schedule proposed to carry out each task (e.g., hours and days of the week) and the duration of the construction work. Site grading is expected to produce the highest sustained construction noise levels. A likely worst-case construction noise scenario during grading assumes the use of a grader, a dozer, an excavator, a backhoe, and a water truck (modeled as a dump truck) operating between 25 and 200 feet from the property line. Assuming a usage factor of 40 percent for each piece of equipment, unmitigated noise levels have the potential to reach 87.3 dBA L_{eq} and 91 dBA L_{max} at the property line during grading.

The City of Moreno Valley Municipal Code Section 8.14.040E limits the hours of construction to 6:00 AM to 8:00 PM Monday through Friday (except for holidays), and 7:00 AM to 8:00 PM on weekends and holidays, unless written approval is obtained from the city building official or city engineer. Section 8.21.0500 further restricts the grading portion of construction to 7:00 AM to 6:00 PM Monday through Friday and 8:00 AM to 4:00 PM on weekends and holidays. In addition, Section 11.80.00D of the City's Municipal Code does not allow construction between the hours of 8:00 PM and 7:00 AM that creates a noise disturbance, defined as being audible at a distance of 200 feet from the property line.

Construction noise would have a temporary or periodic increase in the ambient noise levels above existing levels within the project vicinity, however, construction is anticipated to occur during the permissible hours according to the City's Municipal Code. Therefore, implementation of the Proposed Project is anticipated to have a less than significant impact regarding noise levels produced by construction.

Although the Proposed Project is anticipated to have a less than significant impact regarding noise levels produced by construction, the City of Moreno Valley General Plan Objective 6.5 requires the minimization of noise impacts from significant noise generators such as construction and Policy 6.5.2 states that construction activities shall be operated in a manner that limits noise impacts on surrounding uses; therefore, the following will be implemented to further reduce construction noise:

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1. During all Project Site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.

2. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project Site.

3. Equipment shall be shut off and not left to idle when not in use.

4. The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the Project Site during all project construction.

5. Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded, and noise shall be directed away from sensitive receptors.

Noise Impacts to Off-Site Receptors Due to Project Generated Trips

Existing and existing plus project traffic noise was modeled utilizing project trip generation information obtained from the Focused Traffic Analysis prepared by Kunzman Associates, Inc. as well as the existing traffic volume counts provided by the City of Moreno Valley Transportation Engineering Division (2017). A worst-case scenario that assumes that all project-generated vehicle trips will pass one or both of the single-family residential neighborhoods along John F. Kennedy Drive or Perris Boulevard was modeled. The Proposed Project is expected to generate approximately 137 average daily trips and 15 peak hour trips. Per the City of Moreno Valley, existing average daily traffic volumes on John F. Kennedy Drive, west of the Project Site, are approximately 10,800 vehicles per day and existing average daily trips along Perris Boulevard, south of the Project Site, are approximately 30,200 vehicles per day. The project-generated trips are projected to result in 0.01-0.03 dB increases in existing ambient noise levels which would not be noticeable and would not result in substantial increases in ambient noise levels.

Transportation Noise Impacts to the Proposed Project

The City of Moreno Valley General Plan does not identify criteria in order to assess traffic noise impacts to commercial land uses. Therefore, the NIA utilized the standards contained in the General Plan Guidelines, a publication of the California Office of Planning and Research, to assess transportation noise impacts to the Proposed Project. As stated by these standards, commercial land uses are considered to be "acceptable" in environments where the exterior noise level reach up to 70 CNEL and "conditionally acceptable" in environments where the exterior noise level reaches up to 80 CNEL. In areas where the noise level exceeds 70 CNEL, new construction or development should be undertaken only after a detailed noise analysis of the noise reduction requirements is made and needed noise insulation features included in the design.

Federal Highway Administration (FHWA) modeling was conducted to calculate noise levels associated with buildout vehicle traffic noise from each of these roadways. Buildout traffic noise levels could reach up to 73.7 CNEL at the proposed self-storage building that lies closest to John F. Kennedy Drive, approximately 120 feet south of the roadway; and up to 72.3 CNEL at the proposed self-storage building that lies closest to Perris Boulevard, approximately 250 feet west of the roadway. Therefore, the exterior noise levels at the Proposed Project site are anticipated to fall within the County's conditionally acceptable standards for commercial land uses.

Noise Impacts to Off-Site Receptors Due to On-Site Operational Noise

Sensitive receptors that may be affected by the Proposed Project's operational noise include single-family detached residential dwelling units located adjacent to the west and south of the Proposed Project. The SoundPLAN model was utilized to model operational noise associated with loading/unloading. A worst-case analysis assumed that eight loading or unloading activities would occur on the Project Site during peak hour. This assumption was based on the peak hour trip generation provided in the Focused Traffic Analysis. Under the worst-case scenario, operational noise levels associated with the Proposed Project are expected to range between 36.6 to 44.6 dBA L_{eq} at adjacent sensitive receptors which will not be readily noticeable over the existing noise levels that range between 52.2 to 55.4 dBA L_{eq} during daytime hours. Existing nighttime noise levels are expected to be five decibels lower than daytime hours, but peak hour operations are also not expected to occur during nighttime hours. Nighttime project operational noise levels will not be readily noticeable and will not result in substantial increases in ambient noise levels. Therefore, the Proposed

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Project is not expected to exceed the City's daytime operational noise level standards of 65 dBA L_{eq} or the City's nighttime noise level standard of 60 dBA L_{eq} at adjacent sensitive receptors.

Conclusion

The NIA concludes that the Proposed Project will not result in the exposure of persons to or generation of noise levels in excess of standards established in the City of Moreno Valley General Plan and Municipal Code. Less than significant impacts are anticipated, and no mitigation measures are required.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			■	

The NIA prepared by Kunzman Associates, Inc. for the Proposed Project included analysis of project generated vibration. The findings of the report are summarized herein.

Construction operations generally include a wide range of activities that can generate groundborne vibration. Vibratory compactors or rollers, pile drivers, and pavement breakers can generate perceptible amounts of vibration at up to 200 feet. Heavy trucks can also generate groundborne vibrations, which can vary depending on vehicle type, weight, and pavement conditions. Potholes, pavement joints, discontinuities, or the differential settlement of pavement all increase the vibration levels from vehicles passing over a road surface. Construction vibration is normally of greater concern than vibration from normal traffic flows on streets and freeways with smooth pavement conditions. Typically, peak particle velocity (PPV) or acceleration (measured in gravites) is used to describe vibration.

Vibration levels in the project vicinity may be influenced by construction. The City of Moreno Valley does not have standards or guidelines regarding groundborne vibration, therefore potential impacts were evaluated in accordance with the California Department of Transportation's Transportation and Construction Vibration Guidance Manual (2013). Groundborne vibration is annoying to people in buildings at 0.20 PPV and may cause architectural damage and possible minor structural damage at PPV levels between 0.4 and 0.6. A large bulldozer operating within 15 feet of the nearest single-family detached residential dwelling unit may reach up to 0.027 PPV and is not expected to result in annoyance to nearby receptors. Additionally, use of a bulldozer within 15 feet of adjacent single-family detached residential dwelling units would not result in architectural damage. Therefore, less than significant impacts regarding groundborne vibration and groundborne noise levels are anticipated, and no mitigation measures are required.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			■	

The proposed construction is anticipated to generate short-term construction noise. As discussed in Section XII(a), above, project-generated vehicle trips are projected to result in 0.01-0.03 dB increase in existing ambient noise levels which would not be noticeable and would not result in substantial increases in ambient noise levels. Furthermore, the Proposed Project is not expected to exceed the City's daytime operational noise level standards of 65 dBA L_{eq} or the City's nighttime noise level standard of 60 dBA L_{eq} at adjacent sensitive receptors. Therefore, implementation of the Proposed Project is anticipated to have a less than significant impact regarding permanent increase in ambient noise levels. No mitigation measures are required.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			■	

The proposed construction is anticipated to generate short-term construction noise. As discussed in Section XII(a), above, construction noise would have a temporary or periodic increase in the ambient noise levels above existing levels within the project vicinity, however, construction is anticipated to occur during the permissible hours according to the City's Municipal Code. Therefore, implementation of the Proposed Project is anticipated to have a less than significant impact regarding temporary or periodic increase in ambient noise levels. No mitigation measures are required.

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e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			■	
The airport located nearest to the Project Site is the March Air Reserve Base, located approximately 1.5 miles southwest of the Project Site. According to the City's General Plan EIR, Figure 5.4-1, March Air Reserve Base Noise Impact Area, the Project Site is located outside of a 60 dBA CNEL noise contour and would not be subjected to excessive noise levels due to operations at the air base. Due to the Project Site's distance from the March Air Reserve Base, impacts associated with airport-related noise would be less than significant. No mitigation measures are required.				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				■
The Project Site is not located within the vicinity of a private airstrip. Therefore, the Proposed Project would not expose people to excessive noise levels associated with operations at a private airstrip. No impacts would occur, and no mitigation measures are required.				
XIII. **POPULATION AND HOUSING.** Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			■	
The Proposed Project includes a zone change from NC to CC within the Commercial land use area. The change of zone from NC to CC would not result in growth that was not already anticipated by the City's General Plan and evaluated in the City's General Plan EIR as the CC zone is an acceptable classification within the Commercial land use area. The Project Site is served by existing public roadways and utility infrastructure exists to serve the property. As such, implementation of the Proposed Project would not result in direct or indirect growth in the area. Less than significant impacts would occur, and no mitigation measures are required.				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				■
The Project Site is currently undeveloped land and therefore the Proposed Project would not displace existing housing units or people, necessitating the construction of replacement housing elsewhere. No impact would result, and no mitigation measures are required.				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				■
See response to Section XIII(b), above.				
XIV. **PUBLIC SERVICES.** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?			■	
The Proposed Project includes a zone change from NC to CC within the Commercial land use area. The change of zone from NC to CC would not result in the requirement of fire protection that was not already anticipated by the City's General Plan and evaluated in the City's General Plan EIR as the CC zone is an acceptable classification within the Commercial land use area. Based upon the City's General Plan, Figure 6-1, Fire Stations, the Proposed Project would be primarily served by the Kennedy Park Fire Station (Station No.65), an existing station located approximately 0.4-mile west of the Project Site. The Proposed Project is required to provide a minimum of fire safety and support fire suppression activities, including type of building construction, fire sprinklers, a fire hydrant system and paved access to the Proposed Project area. In addition, the Proposed Project is required to comply with the provisions of the City of Moreno Valley's Development Impact Fee Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding of public facilities, including fire protection facilities. Mandatory compliance with the Development Impact Fee Ordinance would be required prior to the issuance of building permits. The Proposed Project would receive				

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adequate fire protection service and would not result in the need for new or physically altered fire protection facilities. Impacts to fire protection facilities are therefore considered less than significant, and no mitigation measures are required.				
b) Police protection?			■	
The Proposed Project includes a zone change from NC to CC within the Commercial land use area. The change of zone from NC to CC would not result in the requirement of police protection that was not already anticipated by the City's General Plan and evaluated in the City's General Plan EIR as the CC zone is an acceptable classification within the Commercial land use area. Additionally, prior to the issuance of building permits, the Project Applicant shall comply with the provisions of the City of Moreno Valley's Development Impact Fee Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding of public facilities, including police facilities. The Proposed Project is anticipated to require minimal police protection services and would not result in the need for new or physically altered police protection facilities. Impacts to police protection facilities are considered less than significant, and no mitigation measures are required.				
c) Schools?			■	
The Proposed Project would not create a direct demand for public school services, as the subject property would be developed as a self-storage facility in the CC zone of the Commercial land use area of the City of Moreno Valley and would not generate any school-aged children requiring public education. The Project is not expected to draw new residents to the region or indirectly generate additional school-aged students requiring public education, thus the Proposed Project would not result in the need to construct new or physically altered public school facilities. Less than significant impacts would occur, and no mitigation measures are required.				
d) Parks?				■
The Proposed Project includes a zone change from NC to CC within the Commercial land use area. The change of zone from NC to CC would not result in the requirement of park facilities that was not already anticipated by the City's General Plan and evaluated in the City's General Plan EIR as the CC zone is an acceptable classification within the Commercial land use area. The Proposed Project does not include any type of residential use or other land use that may generate a population that would increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity. Accordingly, implementation of the Proposed Project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park. No impacts are anticipated, and no mitigation measures are required.				
e) Other public facilities?				■
The Proposed Project is not expected to result in a demand for other public facilities/services, such as libraries, community recreation centers, and/or animal shelters. Implementation of the Proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. Therefore, no impacts are anticipated, and no mitigation measures are required.				
XV. **RECREATION.**				
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				■
The Proposed Project includes a zone change from NC to CC within the Commercial land use area. The change of zone from NC to CC would not result in the requirement of recreational facilities that was not already anticipated by the City's General Plan and evaluated in the City's General Plan EIR as the CC zone is an acceptable classification within the Commercial land use area. No residential use or other land use that may generate a population that would increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity is proposed. Accordingly, implementation of the Proposed Project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park. Therefore, no impacts are anticipated, and no mitigation measures are required.				

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b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				■
See response to Section XV(a), above.				
XVI. **TRANSPORTATION/TRAFFIC.** Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			■	

Kunzman Associates, Inc. prepared a Focused Traffic Analysis addressing the Proposed Project in February 2018. Pursuant to scoping discussions with the City of Moreno Valley staff, the study intersection analysis locations are depicted below:

Study Intersection	Jurisdiction
Indian Street (NS) at: John F. Kennedy Drive (EW) - #1	City of Moreno Valley
Project West Access (NS) at: John F. Kennedy Drive (EW) - #2	City of Moreno Valley
Project East Access (NS) at: John F. Kennedy Drive (EW) - #3	City of Moreno Valley
Perris Boulevard (NS) at: John F. Kennedy Drive (EW) - #4	City of Moreno Valley

The technique used to assess the performance of an intersection is known as the intersection delay method based on the procedures contained in the 2010 Highway Capacity Manual. The methodology compares the volume of traffic using the intersection to the capacity of the intersection to calculate the delay associated with the traffic control at the intersection. The intersection delay is then correlated to a performance measure known as a Level of Service (LOS) based on the following thresholds:

Level of Service	Description	Average Total Delay per Vehicle (seconds)	
		Signalized	Unsignalized
A	LOS A occurs when progression is extremely favorable, and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.	0 to 10.00	0 to 10.00
B	LOS B generally occurs with good progression and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of average total delay.	10.01 to 20.00	10.01 to 15.00
C	LOS C generally results when there is fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear in this level. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping.	20.01 to 35.00	15.01 to 25.00
D	LOS D generally result sin noticeable congestion. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high volume to capacity ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.	35.01 to 55.00	25.01 to 35.00

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E	LOS E is considered to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths, and high volume to capacity ratios. Individual cycle failures are frequent occurrences.	55.01 to 80.00	35.01 to 50.00
F	LOS F is considered to be unacceptable to most drivers. This condition often occurs with oversaturation, i.e., when arrival flow rates exceed the capacity of the intersection. It may also occur at high volume to capacity ratios below 1.00 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.	80.01 and up	50.01 and up

In accordance with the City of Moreno Valley General Plan, LOS C is the design objective for all movements; however, LOS D is applicable to intersections and roadway segments that are adjacent to freeway on/off ramps, and/or adjacent to employment generating land uses, and/or boundary intersections. The entirety of the study area has a defined standard of LOS D.

Existing Conditions

Regional access to the Project Site is provided by the I-215 to the west and the SR-60 to the north. Local access is provided by Indian Street, Perris Boulevard, and John F. Kennedy Drive. The local access streets are described by the following:

- Indian Street is a four-lane divided roadway trending in a north-south direction. It is classified as a Minor Arterial in the City of the Moreno Valley General Plan Circulation Element. Sidewalks are provided in the project area on Perris Boulevard. There are Class III bikes lanes in the project vicinity and parking is not permitted.

- Perris Boulevard is a six-lane divided roadway trending in a north-south direction. It is classified as a Divided Arterial in the City of Moreno Valley General Plan Circulation Element. Sidewalks are provided in the project area on Perris Boulevard. There are no bike facilities in the project vicinity and parking is not permitted.

- John F. Kennedy Drive is a four-lane divided roadway trending in an east-west direction. It is classified as an Arterial in the City of Moreno Valley General Plan Circulation Element. Sidewalks are provided on both sides of John F. Kennedy Drive along the project frontage. There are Class II bike lanes in the project vicinity and parking is not permitted.

Existing traffic conditions were calculated based on peak period intersection turning movement counts obtained in January 2017. The morning peak period was counted between 7:00 AM and 9:00 AM and the evening peak period was counted between 4:00 PM and 6:00 PM. The actual peak hour within the period is the four consecutive 15-minute periods with the highest total volume when all movements are added together. The existing intersection delay and LOS for existing traffic conditions were calculated and were found to operate within acceptable LOS during the peak hours.

Trip Generation

Trip generation rates were determined for daily trips, morning peak hour inbound and outbound trips, and evening peak hour inbound and outbound trips for the proposed land use in accordance with the Institute of Transportation Engineers' Trip Generation Manual, 10th Edition. By multiplying the trip generation rates by the land use quantity, the traffic volumes were determined.

The existing zoning identified in the City of Moreno Valley zoning code is NC. The City of Moreno Valley does not specify a maximum floor area ratio (FAR) for this zone, but 0.40 is common, which means 40% of the site can be occupied by buildings. Under the existing NC zoning designation, a FAR of 0.40 could result in development of an approximately 77,885 square foot commercial development. A 77,885 square foot commercial development within the existing NC zoning designation has the potential to generate approximately 5,072 total daily trips, 191 of which would occur during the morning peak hour and 452 of which would occur during the evening peak hour.

In accordance with the Institute of Transportation Engineers' Trip Generation Manual, the Proposed Project's estimated trip generation was modeled within the mini-warehouse land use type, which was determined by Kunzman Associates, Inc. to most accurately represent the proposed commercial development. In comparison to the potential trip generation associated with the

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

existing zoning, the Proposed Project, which includes a change of zone from NC to CC and construction and operation of a self-storage facility on approximately 4.47 acres, is estimated to generate approximately 137 total daily trips, nine of which would occur during the morning peak hour and 15 of which would occur during the evening peak hour. Therefore, in comparison to the potential trips generated by acceptable buildout within the existing NC zoning designation, the Proposed Project would result in approximately 4,935 less daily trips, 182 less trips during the morning peak hour and 437 less trips during the evening peak hour.

Future Conditions

The traffic volumes for Existing Plus Project conditions were derived by adding the project generated trips to the existing traffic volumes. Calculation of the intersection delay and LOS for Existing Plus Project conditions are forecast to operate within acceptable LOS during the peak hours for Existing Plus Project traffic conditions.

Furthermore, to derive Opening Year (2023) Without Project traffic volumes, existing traffic volumes were increased by an areawide growth rate of two percent per year over a five-year period. Additionally, future trips forecast to be generated by other developments were calculated and assigned to the study area, as applicable. The current Economic Development New Development Activity Map from the City of Moreno Valley website was utilized to determine the list of cumulative development in the study area. In order to provide a "conservative" analysis, the other development projects were added to obtain Opening Year (2023) traffic conditions. The intersection delay and LOS for Opening Year (2023) Without Project conditions are forecast to operate within acceptable LOS during the peak hours for Opening Year (2023) without Project traffic conditions. Likewise, the intersection delay and LOS for Opening Year (2023) With Project conditions are forecast to operate within acceptable LOS during the peak hours for Opening Year (2023) With Project traffic conditions.

Queuing Analysis

Pursuant to the scoping discussions with City of Moreno Valley staff, the study area includes analysis of the following queuing areas:

Study Intersection	Queuing Movement
Project West Access (NS) at: John F. Kennedy Drive (EW) - #2	Eastbound Right Turn Westbound Left Turn
Perris Boulevard (NS) at: John F. Kennedy Drive (EW) - #4	Eastbound Left Turn

The potential for vehicles to queue while entering the project gate was also evaluated. Kunzman Associates, Inc. utilized Vistro software and methodology provided by the Institute of Transportation Engineers' Transportation and Land Development to perform queuing analysis. Generally, for signalized intersections, a left turn lane is recommended when the turning volume exceeds 100 vehicles per hour, and dual turn lanes are recommended when the turn volume exceeds 300 vehicles per hour. In general, right turning movement delays are less critical than left turning movement delays; however, right turn storage lanes can be justified based on capacity analysis and accident records. Queuing analysis found that no queuing demands are projected to exceed existing vehicle queuing storage areas.

Conclusion

Kunzman Associates, Inc. concludes that no off-site mitigation measures are required since the Proposed Project is forecast to result in no significant traffic impacts at the study intersections for the scenarios analyzed. Sufficient on-site parking shall be provided to meet City of Moreno Valley parking code requirements. On-site traffic signing/striping shall be implemented in conjunction with detailed construction plans for the Project Site. Furthermore, as is the case for any roadway design, Kunzman Associates, Inc. recommends that the City of Moreno Valley periodically review traffic operations in the vicinity of the Project Site once the project is constructed to assure that the traffic operations are satisfactory. The Proposed Project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system and would not conflict with an applicable congestion management program. Less than significant impacts are anticipated, and no mitigation measures are required.

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			■	
See response to Section XVI(a), above.				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				■
The Proposed Project would not include an air travel component (i.e., helipad) and products transported to and from the Project Site would not be done so by air. Accordingly, the Proposed Project would not have any effect on air traffic patterns, including an increase in traffic levels or a change in flight path location that results in substantial safety risks. As such, no impact would occur, and no mitigation measures are required.				
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				■
The Proposed Project is not anticipated to create substantial hazards due to a design feature or incompatible uses. The Proposed Project would provide access to John F. Kennedy Drive through two existing driveways. No significant changes to the width or location of access points are proposed. Adequate design features will be verified by the City Engineer before the City will issue a building permit. No impacts would occur, and no mitigation measures are required.				
e) Result in inadequate emergency access?				■
The Proposed Project would provide access to John F. Kennedy Drive through two existing driveways. No significant changes to the width or location of access points are proposed. The Proposed Project shall adhere to City requirements for emergency vehicle access. Adequate design features will be verified by the City Engineer before the City will issue a building permit. No impacts are anticipated, and no mitigation measures are required.				
f) Conflict with adopted policies or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				■
As stated in Section XVI(a), above, Indian Street and John F. Kennedy Drive support Class III bike lanes within the vicinity of the Project Site; John F. Kennedy Drive is located immediately adjacent to the north boundary of the Project Site and provides access to the site. As stated in the City of Moreno Valley General Plan, the Class III routes are designated bikeways, not striped, and are shared with vehicles. These bikeways provide the opportunity for an alternative mode of transportation for both recreational and commuting uses. As such, the Proposed Project shall adhere to the City of Moreno Valley Municipal Code requirements regarding bikeways. With adherence to City standards, the Proposed Project would not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. No impacts are anticipated, and no mitigation measures are required.				
XVII. **TRIBAL CULTURAL RESOURCES.** Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21704 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:				
a) 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			■	
California Assembly Bill 52 (AB 52) was approved by Governor Brown on September 25, 2014. AB52 specifies that CEQA projects with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource may have a significant effect on the environment. As such, the bill requires lead agency consultation with California Native American tribes traditionally				

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and culturally affiliated with the geographic area of a proposed project, if the tribe requested to the lead agency, in writing, to be informed of proposed projects in that geographic area. The legislation further requires that the tribe-requested consultation be completed prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project.

BCR Consulting LLC prepared a Cultural Resources Assessment in January 2018. The Cultural Resources Assessment included a cultural resources records search, reconnaissance-level pedestrian field survey, tribal scoping, and paleontological overview. Although BCR concludes that the Project Site is not anticipated to support historical or archaeological resources, the potential for earth-moving activities to reveal unanticipated finds remains, and therefore Mitigation Measure CR-1 and Mitigation Measure CR-2, listed in Section V(a) above, shall be implemented to ensure that less than significant impacts occur. No additional mitigation measures are required.

b) 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.			■	

BCR Consulting LLC contacted the Native American Heritage Commission (NAHC) to inquire into the presence/absence of sacred or religious sites in or near the Project Site. A record search of the NAHC Sacred Lands File was completed for the area of potential project effect (APE) with negative results. The NAHC notes that the absence of specific site information in the Sacred Lands File does not indicate the absence of Native American cultural resources in any APE. Further correspondence between the NAHC and the City of Moreno Valley shall occur at the City's discretion. Less than significant impacts are anticipated with implementation of Mitigation Measures CR-1, CR-2, and CR-3, listed in Section V(a) and Section V(c), above. No additional mitigation measures are required.

XVIII. **UTILITIES AND SERVICE SYSTEMS.** Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			■	

The Project Site is located within the EMWD service area. EMWD is responsible for all wastewater collection and treatment in its service area. EMWD is required to operate all of its treatment facilities in accordance with the waste treatment and discharge standards and requirements set forth by the Regional Water Quality Control Board (RWQCB). The Proposed Project would not install or utilize septic systems or alternative wastewater treatment systems; therefore, the Proposed Project would have no potential to result in exceedances of the applicable wastewater treatment requirements established by the RWQCB. Accordingly, impacts would be less than significant, and no mitigation measures are required.

b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			■	

Domestic water and wastewater services are provided to the Project Site by EMWD. The Proposed Project would connect to existing water and sewer mains to receive water and wastewater services from EMWD and would be required to pay EMWD connection fees, as applicable. The Proposed Project includes a zone change from NC to CC within the Commercial land use area. The change of zone from NC to CC would not require construction of new water or wastewater treatment facilities or expansion of existing facilities that were not already anticipated by the City's General Plan and evaluated in the City's General Plan EIR as the CC zone is an acceptable classification within the Commercial land use area. See d) and e) below for estimated water use and wastewater generation. Less than significant impacts are anticipated to result from implementation of the Proposed Project, and no mitigation measures are required.

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			■	

As discussed in Section IX(c), above, the Hydrology and Hydraulic Studies Report concludes that the Proposed Project does not create any impact to the downstream storm drain system as the existing Sunnymead ADP Line M-4 was sized to accept and convey the peak flow rates for 100-year one-hour return frequency storm events during post-developed conditions. Therefore, the Proposed Project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities. Less than significant impacts are anticipated, and no mitigation measures are required.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			■	

The Proposed Project includes a zone change from NC to CC within the Commercial land use area. The change of zone from NC to CC would not require water supplies that were not already anticipated by the City's General Plan and evaluated in the City's General Plan EIR as the CC zone is an acceptable classification within the Commercial land use area. As stated in EMWD's 2015 Urban Water Management Plan (UWMP), EMWD will have sufficient supplies to meet both retail and wholesale demands from 2020 to 2040 under multiple-dry year conditions. The UWMP incorporates General Plan land use and projected population data to determine future water needs. Additionally, during periods of increase demands, EMWD would be able to utilize stored groundwater from the proposed Enhanced Recharge and Recovery Program or import additional water supply from the Metropolitan Water District of Southern California to meet demands, if necessary. Therefore, impacts would be less than significant, and no mitigation measures are required.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			■	

The Proposed Project would generate wastewater that would be conveyed to the Moreno Valley Regional Water Reclamation Facility (RWRF), located in the southwestern portion of the City, which is owned and operated by EMWD. As discussed in the City's General Plan EIR this facility has a daily treatment capacity of 16 million gallons per day (MGD) and an ability to expand that capacity to 41 MGD. The utilization of plant capacity in the year 2002 was 11 million gallons per day. The WQMP estimates that the Proposed Project would include two daily toilet users a day and the maximum amount of water utilized per toilet flush is approximately seven gallons. Due to the relatively small amount of wastewater that is anticipated to be generated by the Proposed Project (e.g. < 100 gallons per day) and the amount of available capacity at the Moreno Valley RWRF, it is determined that the wastewater treatment provider has sufficient capacity to treat wastewater generated by the Proposed Project. Impacts would be less than significant, and no mitigation measures are required.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			■	

The Project Applicant will be required to comply with City of Moreno Valley Ordinance No. 706, which requires a minimum of 50 percent of all construction waste and debris to be recycled. According to the State of California CalRecycle Waste Generation Rates the commercial land use will generate approximately five pounds per 1,000 square-feet per day. Based on a general commercial use, operation of the Proposed Project would be estimated to generate approximately 975 pounds of solid waste per day during operation.

Solid waste generated by the Proposed Project is anticipated to be disposed at the Badlands, El Sobrante, and/or the Lambs Canyon Sanitary Landfills. According to the CalRecycle facility directory, Badlands Sanitary Landfill (33-AA-0006), has a maximum throughput of 4,800 tons per day, an expected operational life through 2022, and a remaining capacity of 15,748,799 cubic yards as reported in January of 2015; El Sobrante Landfill (33-AA-0217), has a maximum throughput of 16,054 tons per day, an expected operational life through 2045, and a remaining capacity of 145,530,000 tons as reported in April of 2009; and Lambs Canyon Sanitary Landfill (33-AA-0007), has a maximum throughput of 5,500 tons per day, an expected operational life through 2029, and a remaining capacity of 19,242,950 cubic yards as reported in January 2015. Additionally, the Proposed Project would be required to comply with mandatory waste reduction requirements as described in Section XVII(g), below. The landfills have sufficient capacity to accept solid waste generated by the Proposed Project's construction and operational phases; therefore, impacts would be less than significant, and no mitigation measures are required.

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g) Comply with federal, state, and local statues and regulations related to solid waste?			■	

The Proposed Project would be required to comply with the City of Moreno Valley's waste reduction programs, including recycling and other diversion programs to divert the amount of solid waste deposited in landfills. As such, the Project Applicant would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Cal Pub Res. Code § 42911), the Proposed Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. The implementation of these programs would reduce the amount of solid waste generated by the Proposed Project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. The Proposed Project would comply with all applicable solid waste statutes and regulations. Therefore, less than significant impacts would occur, and no mitigation measures are required.

XIV. **MANDATORY FINDINGS OF SIGNIFICANCE.**

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			■	

Critical habitat identifies specific areas that are essential to the conservation of a listed species and, with respect to areas within the geographic range occupied by the species. In February 2018, Jericho Systems, Inc. prepared a BRA and a Western Riverside County MSHCP Consistency Analysis for the Proposed Project. The habitat assessment determined that there is no suitable habitat on-site for BUOW. The Project Site is highly disturbed, and the presence of feral cats in the vicinity of the Project Site creates a potential threat of predation. No burrows of any kind were observed on the Project Site or the adjacent areas. No evidence of BUOW, including whitewash, cast pellets, feathers, or BUOW individuals were observed. The BRA concludes that no state and/or federally listed threatened or endangered species, or other sensitive species or other sensitive habitat were observed on the Project Site during surveys. The Proposed Project is consistent with the MSHCP. Therefore, the Proposed Project is not anticipated to have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species.

BCR Consulting LLC prepared a Cultural Resources Assessment for the Proposed Project in January of 2018. No cultural resources were recovered within the Project Site during the associated field survey. The previously identified P-33-15301 was not re-discovered. Isolated artifacts have limited data potential and are not considered eligible for the California Register. Therefore, it is not a historical resource and does not require further consideration under CEQA. Although BCR Consulting has determined that the Project Site is not anticipated to support historical or archaeological resources, Mitigation Measure CR-1 and Mitigation Measure CR-2 shall be implemented to ensure that less than significant impacts to California history, prehistory, and culture occurs; no additional mitigation is warranted.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				■

The Proposed Project would not have impacts that are considered individually limited, but cumulatively considerable. The location of planned and/or foreseeable future projects in the area to which this proposed project would add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses as identified in the City's General Plan and General Plan EIR without generating any cumulatively significant impacts. No impacts are identified or are anticipated, and no mitigation measures are required.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				■

The incorporation of design development requirements, standards, and policies included in the City of Moreno Valley General Plan and Development Code would ensure that the Proposed Project would not have substantial adverse effects on human beings, either directly or indirectly on an individual or cumulative basis. No impacts are identified, and no mitigation measures are required.

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Moreno Valley Storage – Mitigation Monitoring and Reporting Program

Zone Change (PEN17-0134) and Conditional Use Permit (PEN17-0135)

Attachment: Exhibit B to Resolution 2018-XX - Mitigation Monitoring Program (3214 : ZONE CHANGE

Introduction

This Mitigation Monitoring and Reporting Program has been prepared for use in implementing mitigation for the Mitigated Negative Declaration (MND) for the Moreno Valley Storage Project. The program has been prepared in compliance with State law and the MND prepared for the project.

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

The monitoring program contains the following elements:

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

Mitigation Monitoring and Responsibilities

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

Mitigation Monitoring and Reporting Program Checklist

Project: Moreno Valley Storage

Applicant: Winchester Associates, Inc., on behalf of Gossett Development

Date: July 26, 2018

Mitigation Measure No.	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
CR-1: Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:	City of Moreno Valley Planning and Land Development Division s	Once prior to Grading and during grading and construction operations.	Prior to issuance of Grading Permit	Review of construction documents and on-site inspection		Withhold Grading Permit or Issuance of a Stop Work Order

Attachment: Exhibit B to Resolution 2018-XX - Mitigation Monitoring Program (3214 : ZONE CHANGE

a. Project grading and development scheduling; b. The Project archeologist and the Consulting Tribes(s) as defined in CR-1 shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural						

resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis; c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of						

Attachment: Exhibit B to Resolution 2018-XX - Mitigation Monitoring Program (3214 : ZONE CHANGE

inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.						
CR-2: Prior to the issuance of a grading permit, the Developer shall secure agreements with the Pechanga Band of Luiseño Indians and Soboba Band of Luiseño Indians for tribal monitoring. The Developer is also required to provide a minimum of 30 days advance notice to the tribes of all mass grading and trenching activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed. If the Native American Tribal Representatives suspect that an archaeological resource may have been unearthed, the Project Archaeologist or the Tribal Representatives shall immediately redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the Native American Tribal Representatives, the Project Archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code	City of Moreno Valley Planning and Land Development Division s	Once prior to Grading and during grading and construction operations.	Prior to issuance of Grading Permit	Review of construction documents and on-site inspection		Withhold Grading Permit or Issuance of a Stop Work Order

Section 21083.2.						
CR-3: In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries: a) One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Department: i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources. ii. Onsite reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure CR-1. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in CR-1.	City of Moreno Valley Engineering and Building and Safety Planning Division	Ongoing during grading and construction operations.	Ongoing during grading and construction operations.	Review of construction documents and on-site inspection		Withhold Grading Permit or Issuance of a Stop Work Order

Attachment: Exhibit B to Resolution 2018-XX - Mitigation Monitoring Program (3214 : ZONE CHANGE

CR-4: The City shall verify that the following note is included on the Grading Plan: "If any suspected archaeological resources are discovered during ground-disturbing activities and the Project Archaeologist or Native American Tribal Representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the Project Archaeologist and the Tribal Representatives to the site to assess the significance of the find."	City of Moreno Valley Engineering and Building and Safety Planning Division	During construction operations.	Prior to issuance of Building Permit	Review of construction documents and on-site inspection		Withhold Building Permit or Issuance of a Stop Work Order
CR-5: If potential historic or cultural resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person meeting the Secretary of the Interior's standards (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in CR-1 before any further work commences in the affected area.	City of Moreno Valley Engineering and Building and Safety Planning Division	Once prior to Grading and during grading and construction operations.	Prior to issuance of Grading Permit	Review of construction documents and on-site inspection		Withhold Grading Permit or Issuance of a Stop Work Order

Attachment: Exhibit B to Resolution 2018-XX - Mitigation Monitoring Program (3214 : ZONE CHANGE

CR-6: If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 5-days of the published finding to be given a reasonable opportunity to identify the "most likely descendant". The "most likely descendant" shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).	City of Moreno Valley Engineering and Building and Safety Planning Division	Ongoing during grading and construction operations.	Ongoing during grading and construction operations.	Review of construction documents and on-site inspection		Withhold Grading Permit or Issuance of a Stop Work Order
CR-7: In the event fossil specimens are unearthed, the Project Proponent shall have a paleontological consultant assess the specimens and report to the City of Moreno Valley. If the consultant and City concur, a paleontological monitoring program shall be implemented for the remainder of earth moving activities.	City of Moreno Valley Engineering and Building and Safety Planning Division	Once prior to Grading and during grading and construction operations.	Prior to issuance of Grading Permit	Review of construction documents and on-site inspection		Withhold Grading Permit or Issuance of a Stop Work Order

Attachment: Exhibit B to Resolution 2018-XX - Mitigation Monitoring Program (3214 : ZONE CHANGE

Attachment: Ordinance 2018-XX - Zone Change (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING ZONE CHANGE APPLICATION NO. PEN17-0134: AN AMENDMENT TO THE OFFICIAL ZONING ATLAS, CHANGING THE ZONING CLASSIFICATION FROM NEIGHBORHOOD COMMERCIAL (NC) TO COMMUNITY COMMERCIAL (CC) FOR APPROXIMATELY 6.83 ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF PERRIS BOULEVARD AND JOHN F. KENNEDY DRIVE (ASSESSOR'S PARCEL NUMBERS: 485-081-037, 485-081-038, 485-081-039, 485-081-041 AND 485-081-043).

The City Council of the City of Moreno Valley does ordain as follows:

SECTION 1 GENERAL:

1.1 The applicant, Winchester Associates, Inc., on behalf of Gossett Development, has filed application PEN17-0134, requesting an amendment to Pages 110 and 124 of the Official Zoning Atlas to change the zoning classification for certain property as described in the title of this ordinance and the attached Exhibit A.

1.2 Pursuant to the provisions of the law, a public hearing was held before the City Council on August 21, 2018, for deliberations and decision.

1.3 The matter was fully discussed, and the public and other agencies were given opportunity to present testimony and documentation.

1.4 An Initial Study has been prepared for the project for the purpose of compliance with the California Environmental Quality Act (CEQA). Based on the Initial Study, it was determined that the project impacts are less than significant and approval of a Mitigated Negative Declaration is recommended.

SECTION 2 FINDINGS:

2.1 Based upon substantial evidence presented to this City Council during the above-referenced meeting on August 21, 2018, including written and oral staff reports, and the record from the public hearing, this City Council hereby specifically finds as follows:

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

FACT: The project area for the proposed Zone Change includes two vacant parcels (APNs: 485-081-037 and 043) totaling 4.47 acres and three adjacent developed commercial parcels (APNs: 485-081-038, -039 and 041) totaling 2.36 acres. The current General Plan Land Use designation for the project area is Commercial with a Neighborhood Commercial (NC) zoning designation.

The vacant parcels with the project area remain undeveloped with site challenges that include no direct access from Perris Boulevard and limited visibility from this same prominent arterial roadway.

The proposed zone change from Neighborhood Commercial (NC) to Community Commercial (CC) is compatible with the site's Commercial General Plan land use designation. The proposed change is also consistent with the intent of General Plan Community Goal 2.1, to establish a pattern of land uses, which organizes future growth, minimizes conflicts between land uses, and which promotes the rational utilization of presently underdeveloped and undeveloped parcels.

It is the intent of the Land Use Element of the General Plan as referenced in Objective 2.4, to provide commercial areas within the City that are conveniently located, efficient, attractive, and have safe and easy pedestrian and vehicular circulation in order to serve the retail and service commercial needs of Moreno Valley residents and businesses.

Policy 2.4.1 states that the primary purpose of areas designated Commercial is to provide property for business purposes, including, but not limited to, retail stores, restaurants, banks, hotels, professional offices, personal services and repair services.

2. Health, Safety and Welfare – The proposed amendment will not adversely affect the public health, safety or general welfare.

FACT: The Zone Change is consistent with the City's General Plan which was developed to guide the future development of the City. The Zone Change is a legislative action and will not result in any direct physical impacts.

Development of the vacant 4.47 acres within the project area will be required to comply with the City's General Plan policies and land use designation and the City's Municipal Code. This will ensure that future development is consistent with the General Plan, zoning, and public health safety and welfare. Therefore, the proposed Zone Change will not adversely affect the public health, safety or general welfare.

Attachment: Ordinance 2018-XX - Zone Change (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

An Initial Study was prepared which assessed the potential of the proposed Zone Change, to impact the environment. The Initial Study provided the documentation of the factual basis for the finding in the Mitigated Negative Declaration that the proposed project will not have a significant effect on the environment. The City as the Lead Agency has prepared a Mitigated Negative Declaration (MND) pursuant to Sections 15070 et seq. of the State CEQA Guidelines. The preparation and review of the Initial Study / Mitigated Negative Declaration reflects the independent judgment of the City.

The Mitigated Negative Declaration has been considered by the City Council and there is no evidence that the proposed project will have a significant impact on public health or be materially injurious to surrounding properties of the environment as a whole.

3. Conformance with the Zoning Regulations – The proposed Zone Change is consistent with the purposes and intent of Title 9 of the City of Moreno Valley Municipal Code.

FACT: As proposed, with the adoption of the Change of Zone from NC to CC, the 6.83 acre project area will be consistent with the purposes and intent of Title 9. Future commercial development under the CC would continue to further the comprehensive and orderly development of the vacant 4.47 acres located within the project area.

The proposed Zone Change to CC is compatible with the established zoning designations of the parcels located at other prominent intersections along Perris Boulevard such as Alessandro Boulevard to the north and Iris Avenue to the south. The change from the existing NC to CC for the project area considers the land use patterns in this area of the community.

SECTION 3 AMENDMENT OF THE OFFICIAL ZONING ATLAS:

3.1 The City of Moreno Valley Official Zoning Atlas, as adopted by Ordinance No. 359, on April 14, 1992, of the City of Moreno Valley, and as amended thereafter from time to time by the City Council of the City of Moreno Valley, is further amended by placing in effect the zone or zone classification to Pages 110 and 124 of the Official Zoning Atlas as shown on the attached map marked “Exhibit A” and included herein by reference and on file in the office of the City Clerk).

SECTION 4 EFFECT OF ENACTMENT:

4.1 Except as specifically provided herein, nothing contained in this ordinance shall be deemed to modify or supersede any prior enactment of the City Council which addresses the same subject addressed herein.

SECTION 5. NOTICE OF ADOPTION:

Within fifteen days after the date of adoption hereof, the City Clerk shall certify to the adoption of this ordinance and cause it to be posted in three public places within the city.

SECTION 6. EFFECTIVE DATE:

This ordinance shall take effect thirty days after the date of its adoption.

APPROVED AND ADOPTED this _____ day of _____, _____.

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

Attachment: Ordinance 2018-XX - Zone Change (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Attachment: Ordinance 2018-XX - Zone Change (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

ORDINANCE JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Pat Jacquez-Nares, City Clerk of the City of Moreno Valley, California, do hereby certify that Ordinance No. YYYY-___ was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the _____ day of September, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

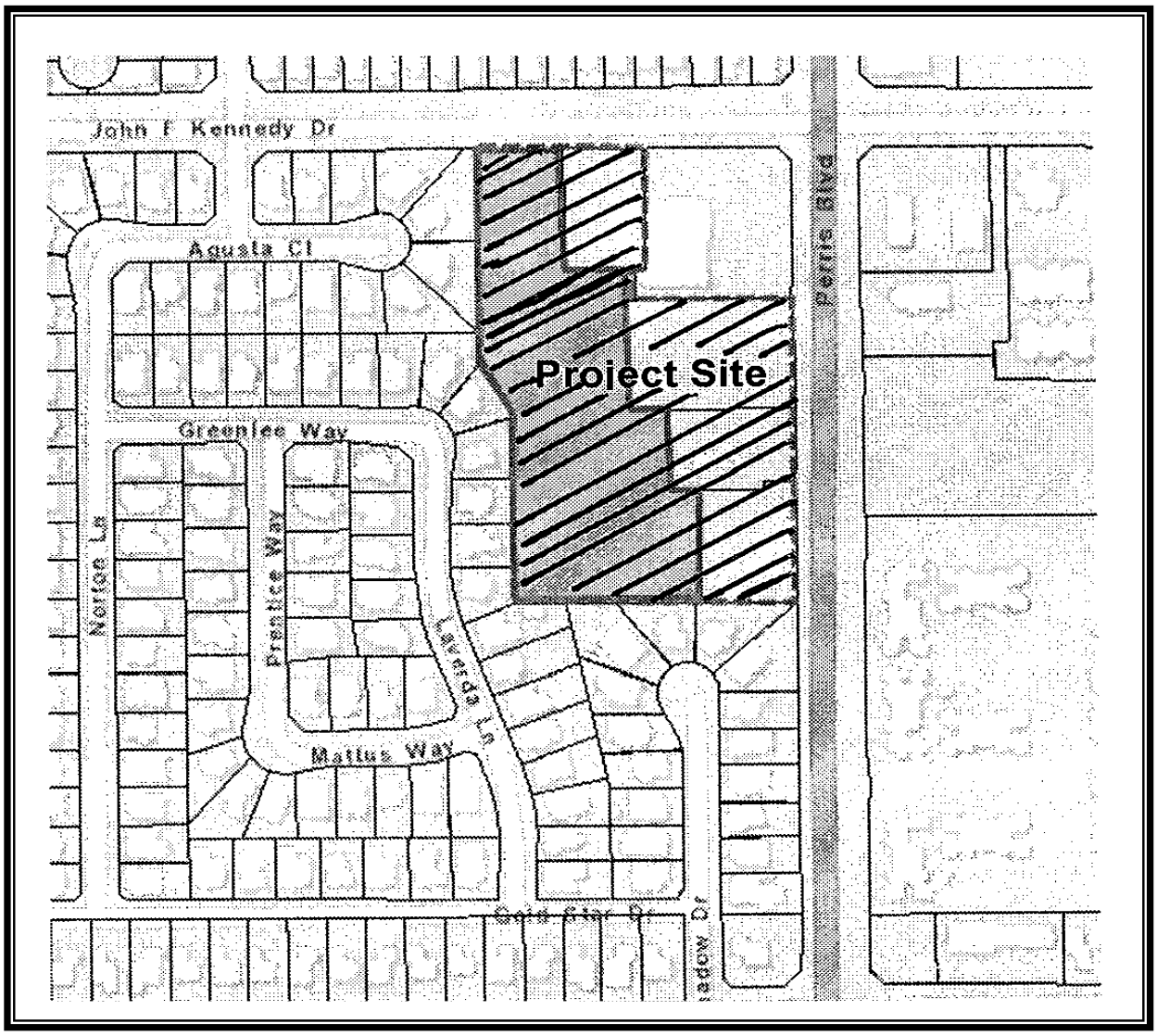
_____

CITY CLERK

(SEAL)

ZONE CHANGE

Application No. PEN17-0134
APNs: 485-081-037, -043, -035, -038, -039, and -041
Ordinance No. 2018-XX



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Attachment: Exhibit A to Ordinance 2018-XX - Zone Change (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Exhibit A to ATT 6

RESOLUTION NO. 2018-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY APPROVING CONDITIONAL USE PERMIT APPLICATION PEN17-0135 FOR DEVELOPMENT OF A 538 UNIT MINI-STORAGE FACILITY ON 4.47 ACRES LOCATED WESTERLY OF THE SOUTHWEST CORNER OF PERRIS BOULEVARD AND JOHN F. KENNEDY DRIVE. (ASSESSOR'S PARCEL NUMBERS 485-081-037 AND 485-081-043).

WHEREAS, Winchester Associates, Inc. on behalf of Gossett Development, has filed an application for the approval of Conditional Use Permit PEN17-0135 for development of a mini-storage facility as described in the title above; and

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

WHEREAS, the City has reviewed this project and determined that it is consistent with the site's General Plan designation of Commercial, and all applicable General Plan policies; and

WHEREAS, approval of the proposed mini-storage facility is subject to approval of a Zone Change for the project site from Neighborhood Commercial (NC) to Community Commercial (CC); and

WHEREAS, An Initial Study and Mitigated Negative Declaration have been prepared for the project consistent with the California Environmental Quality Act (CEQA) and based on a thorough analysis of potential environmental impacts. The Mitigated Negative Declaration represents the City's independent judgment and analysis; and

WHEREAS, the Planning Commission of the City of Moreno Valley held a public hearing on January 26, 2017 to consider the subject application and all environmental documentation prepared for the project and recommended approval of the project by the City Council; and

WHEREAS**,** the public hearing notice for this project was published in the local newspaper on August 10, 2018. Public notice was sent to all property owners of record within 300 feet of the project site on August 9, 2018. The public hearing notice for this project was also posted on the project site on August 10, 2018;

WHEREAS, on August 21, 2018, the City Council held a public hearing to consider the application; and

Attachment: Resolution 2018-XX - Conditional Use Permit (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

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

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

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

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

B. Based upon substantial evidence presented to this City Council during the above-referenced meeting on August 21, 2018, including written and oral staff reports, public testimony and the record from the public hearing, this City Council hereby specifically finds as follows:

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

   FACT: The General Plan Land Use designation for the project site is Commercial. General Plan Policy 2.4.1 states that the primary purpose of areas designated Commercial is to provide property for business purposes, including, but not limited to, retail stores, restaurants, banks, hotels, professional offices, personal services and repair services.

   The project is consistent with the General Plan designation, and as designed and conditioned, will achieve the objectives of the City of Moreno Valley's General Plan.

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

   FACT: The project site is currently zoned Neighborhood Commercial. The proposed mini-storage facility is not a permitted use within the Neighborhood Commercial zone. The applicant requested a Zone Change for the project site to Community Commercial which would allow for the self-storage use subject to approval of a Conditional Use Permit. Approval of the proposed self-storage use is subject to City Council approval of the zone change at this location. With the adoption of the Change of Zone, the project will be consistent with Title 9 of the Municipal Code.

   The project is designed in accordance with the provisions of Chapter 9.04 Commercial Districts, Chapter 9.09.140 Self Storage Warehouse, and

Attachment: Resolution 2018-XX - Conditional Use Permit (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Chapter 9.16.150 Commercial Design Guidelines of the City's Municipal Code.

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

FACT: The Conditional Use Permit as designed and conditioned will provide acceptable levels of protection from natural and man-made hazards to life, health, and property consistent with General Plan Goal 9.6.1. The project site is located approximately one half mile from Fire Station No. 65 located to the west at John F. Kennedy Park. Therefore, adequate emergency services can be provided to the site consistent with General Plan Goal 9.6.2.

The proposed project as designed and conditioned will minimize the potential for loss of life and protect residents, workers, and visitors to the City from physical injury and property damage due to seismic ground shaking and flooding as provided for in General Plan Objective 6.1 and General Plan Objective 6.2.

The project as designed and conditioned will not be detrimental to the adjacent uses. The proposed project site is located westerly of the southwest corner of Perris Boulevard and John F. Kennedy Drive. The area immediately to the west and south is developed with single-family homes with a mobile home park to the north. Internal circulation will not impact developed commercial parcels to the east.

The project as designed is consistent with the City's Municipal Code Section 9.09.140 Self Storage Warehouse and will satisfy all City requirements related to light and noise. Planning staff worked with Lilburn Corporation in the preparation of an Initial Study and Mitigated Negative Declaration in accordance with the provisions of the California Environmental Quality Act (CEQA) based on a thorough analysis of potential environmental impacts. The Mitigated Negative Declaration represents the City's independent judgment and analysis.

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

FACT: The project proposes to develop vacant property subject to approval of a Zone Change from Neighborhood Commercial to Community Commercial. Permitted uses for the project site would be those land uses listed under the Community Commercial zone in the City's Municipal Code, including storage lots and mini-warehouses.

Attachment: Resolution 2018-XX - Conditional Use Permit (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Municipal Code Section 9.04.020 Commercial Districts states that the primary purpose of the Community Commercial (CC) district is to provide for the general shopping needs of area residents and workers with a variety of business, retail, personal and related or similar services. These uses must be compatible with the surrounding residential communities.

The project design satisfies all setback requirements for commercial development adjacent to residences. The buildings are oriented and placed on the site to buffer and screen the storage activities from the adjacent residences. As designed and conditioned, and with implementation of mitigation measures, the project is compatible with existing and proposed land uses in the vicinity.

FEES, DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

1. FEES

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

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

2. DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

The adopted Conditions of Approval for PEN17-0135, incorporated herein by reference, may include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

3. CITY RIGHT TO MODIFY/ADJUST; PROTEST LIMITATIONS

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

Attachment: Resolution 2018-XX - Conditional Use Permit (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

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

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

BE IT FURTHER RESOLVED that the City Council HEREBY APPROVES Resolution No. 2018-XX, and thereby:

1. ADOPT a Mitigated Negative Declaration for Conditional Use Permit Application No. PEN17-0135 pursuant to the California Environmental Quality Act (CEQA) Guidelines; and

2. APPROVE Conditional Use Permit Application No. PEN17-0135, based on the findings contained in this resolution, and the conditions of approval attached hereto as Exhibit A and

APPROVED AND ADOPTED this 21st day of AUGUST, 2018.

_____
Mayor of the City of Moreno Valley

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

Attachment: Resolution 2018-XX - Conditional Use Permit (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

RESOLUTION JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Pat Jacquez-Nares, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2018-XX was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 21st day of August, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

_____

CITY CLERK

(SEAL)

CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
Conditional Use Permit (PEN17-0135)

EFFECTIVE DATE:
EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. Conditional Use Permit PEN17-0135 is approved for development of a 538 unit mini-storage facility including eight buildings totaling 89,441 square feet, a 600 square foot office, a 1,500 square caretakers apartment and six parking spaces.

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. (MC 9.02.230)

5. In the event the use hereby permitted ceases operation for a period of one (1) year or more, or as defined in the current Municipal Code, this permit may be revoked in accordance with provisions of the Municipal Code.

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

Attachment: Exhibit A to Resolution 2018-XX - Conditions of Approval (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO

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.

10. 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.

Special Conditions

11. The following Mitigation Measures apply to this project:

CR-1: Prior to the issuance of a grading permit, the City shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

a. Project grading and development scheduling;

b. The Project archeologist and the Consulting Tribes(s) as defined in CR-1 shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;

Attachment: Exhibit A to Resolution 2018-XX - Conditions of Approval (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO

c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

CR-2: Prior to the issuance of a grading permit, the City of Moreno Valley shall secure agreements with the Pechanga Band of Luiseño Indians and Soboba Band of Luiseño Indians for tribal monitoring. The City is also required to provide a minimum of 30 days advance notice to the tribes of all mass grading and trenching activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed. If the Native American Tribal Representatives suspect that an archaeological resource may have been unearthed, the Project Archaeologist or the Tribal Representatives shall immediately redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the Native American Tribal Representatives, the Project Archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2. (only applicable if tribes require monitoring)

12. CR-3: In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:
a) One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Department:

i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources.

ii. Onsite reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure CR-1. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in CR-1.

CR-4: The City shall verify that the following note is included on the Grading Plan:

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

Attachment: Exhibit A to Resolution 2018-XX - Conditions of Approval (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO

CR-5: If potential historic or cultural resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person meeting the Secretary of the Interior's standards (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in CR-1 before any further work commences in the affected area.

CR-6: If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 5-days of the published finding to be given a reasonable opportunity to identify the “most likely descendant”. The “most likely descendant” shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).

CR7: In the event fossil specimens are unearthed, the Project Proponent shall have a paleontological consultant assess the specimens and report to the City of Moreno Valley. If the consultant and City concur, a paleontological monitoring program shall be implemented for the remainder of earth moving activities.

13. Security lighting shall be required at the rear of Buildings A, B, C and D. The lighting shall meet the City's Lighting standards (MC 9.08.100). The light fixtures shall be shielded and the lighting shall not be installed to prevent spillover into the rear yards of the adjacent residences.

Prior to Grading Permit

14. Prior to issuance of any grading permit, all Conditions of Approval, Mitigation Measures and Airport Land Use Commission Conditions of Approval shall be completed to the satisfaction of the Community Development Director and shall be printed on the grading plans.

15. Prior to the issuance of grading permits, decorative (e.g. colored/scored concrete or as approve by the Planning Official) pedestrian pathways across circulation aisles/paths shall be provided throughout the development to connect dwellings with

Attachment: Exhibit A to Resolution 2018-XX - Conditions of Approval (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO

open spaces and/or recreational uses or commercial/industrial buildings with open space and/or parking. and/or the public right-of-way. The pathways shall be shown on the precise grading plan. (GP Objective 46.8, DG)

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

18. Within thirty (30) days prior to any grading or other land disturbance, a pre-construction survey for Burrowing Owls shall be conducted pursuant to the established guidelines of Multiple Species Habitat Conservation Plan. The pre-construction survey shall be submitted to the Planning Division prior to any disturbance of the site and/or grading permit issuance.

19. Prior to approval of any grading permits, plans for any security gate system shall be submitted to and approved by to the Planning Division.

20. Prior to the issuance of grading permits, the site plan and grading plans shall show decorative hardscape (e.g. colored concrete, stamped concrete, pavers or as approved by the Planning Official) consistent and compatible with the design, color and materials of the proposed development for all driveway ingress/egress locations of the project. [apply to commercial and multi-family project, and major entry driveways for industrial]

21. 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 8 foot high solid decorative block perimeter wall with pilasters and a cap shall be required adjacent to all residential zoned areas.

    B. 3-foot high decorative wall, solid hedge or berm shall be placed in any setback areas between a public right of way and a parking lot for screening.

    C. 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.

    D. Walls and fences for visual screening are required when there are adjacent residential uses or residentially zone property. The height, placement and design will be based on a site specific review of the project. All walls are subject to the

Attachment: Exhibit A to Resolution 2018-XX - Conditions of Approval (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO

approval of the Planning Official. (DC 9.08.070)

22. 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.

23. Prior to issuance of grading permits, the location of the trash enclosure shall be included on the plans.

24. Prior to issuance of any building permit, all Conditions of Approval, Mitigation Measures and Airport Land Use Commission Conditions of Approval shall completed to the satisfaction of the Community Development Director and shall be printed on the building plans.

25. 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.

26. Prior to the issuance of building permits, proposed covered trash enclosures shall be included in the Planning review of the Fence and Wall plan or separate Planning submittal. The trash enclosure(s), including the roof materials, shall be compatible with the architecture, color and materials of the building(s) design. Trash enclosure areas shall include landscaping on three sides. Approved design plans shall be included in a Building submittal (Fence and Wall or building design plans). (GP Objective 43.6, DG)

27. Prior to issuance of any building permits, final landscaping and irrigation plans shall be submitted for review and approved by the Planning Division. After the third plan check review for landscape plans, an additional plan check fee shall apply. The plans shall be prepared in accordance with the City's Landscape Requirements and shall include:

    A. A three (3) foot high decorative wall, solid hedge or berm shall be placed in any setback areas between a public right of way and a parking lot for screening.

    B. Finger and end planters with required step outs and curbing shall be provided every 12 parking stalls as well as at the terminus of each aisle.

    C. Drought tolerant landscape shall be used. No sod shall be installed.

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D. Street trees shall be provided every 40 feet on center in the right of way.

E. On-site trees shall be planted at an equivalent of one (1) tree per thirty (30) linear feet of the perimeter of a parking lot and per thirty linear feet of a building dimension for the portions of the building visible from a parking lot or right of way. Trees may be massed for pleasing aesthetic effects.

F. Enhanced landscaping shall be provided at all driveway entries and street corner locations The review of all utility boxes, transformers etc. shall be coordinated to provide adequate screening from public view.

G. Landscaping on three sides of any trash enclosure.

H. All site perimeter and parking lot landscape and irrigation shall be installed prior to the release of certificate of any occupancy permits for the site or pad in question.

28. Prior to issuance of building permits, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as shown on the final working drawings. Location and screening shall comply with the following criteria: transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building(s); back-flow preventers shall be screened by landscaping. (GP Objective 43.30)

29. Prior to issuance of a building permit, the developer/property owner or developer's successor-in-interest shall pay all applicable impact fees due at permit issuance, including but not limited to Multi-species Habitat Conservation Plan (MSHCP) mitigation fees. (Ord)

30. Prior to building final, the developer/owner or developer's/owner's successor-in-interest shall pay all applicable impact fees, including but not limited to Transportation Uniform Mitigation fees (TUMF), and the City's adopted Development Impact Fees. (Ord)

31. Prior to or at building plan check submittal, the elevation plans shall include decorative lighting sconces on all sides of the buildings of the complex facing a parking lot, courtyard or plaza, or public right of way or open space to provide up-lighting and shadowing on the structures. Include drawings of the sconce details for each building within the elevation plans, approved by the Planning Division prior to building permit issuance.

32. Prior to or at building plan check submittal, two copies of a detailed, on-site,

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computer generated, point-by-point comparison lighting plan, including exterior building, parking lot, and landscaping lighting, shall be submitted to the Planning Division for review and approval prior to the issuance of a building permit. 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)

33. Prior to issuance of building permits, screening details shall be addressed on the building plans for roof top equipment submitted for Planning Division review and approval through the building plan check process. All equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building.

Prior to Building Final or Occupancy

34. 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).

35. Prior to building final, Planning approved/stamped landscape plans shall be provided to the Community Development Department – Planning Division on a CD disk.

36. 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).

37. Prior to building final, all Conditions of Approval, Mitigation Measures and Airport Land Use Commission Conditions of Approval shall be completed to the satisfaction of the Community Development Director.

Building Division

38. 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.

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

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

40. Contact the Building Safety Division for permit application submittal requirements.

41. All new buildings 10,000 square feet and over, shall include building commissioning in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements (OPR). All requirements in The 2016 California Green Building Standards Code, sections 5.410.2 - 5.410.2.6 must be met.

42. Any construction within the city shall only be completed between the hour 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 obtained from the city building official or city engineer (Municipal Code Section 8.14.040.E).

43. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.

44. The proposed development is subject to the payment of applicable processing fees as required by the City's current Fee Ordinance at the time a building permit application is submitted or prior to the issuance of permits as determined by the City.

45. 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.

46. 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. The current code edition is the 2016 CBC.

47. The proposed non-residential project shall comply with 2016 California Green Building Standards Code, Section 5.106.5.3, mandatory requirements for Electric Vehicle Charging Station (EVCS).

48. The proposed project's occupancy shall be classified by the Building Official and must comply with exiting, occupancy separation(s) and minimum plumbing fixture requirements. Minimum plumbing fixtures shall be provided per the 2016 California Plumbing Code, Table 422.1. The occupant load and occupancy classification shall be determined in accordance with the California Building Code.

49. Prior to permit issuance, every applicant shall submit a properly completed Waste

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Management Plan (WMP), as a portion of the building or demolition permit process. (MC 8.80.030)

FIRE DEPARTMENT

Fire Prevention Bureau

50. Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve inches in height. (CFC 505.1, MVMC 8.36.060[I])

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 Building Permits, the applicant/developer shall provide the Fire Prevention Bureau with an approved site plan for Fire Lanes and signage. (CFC 501.3)

53. 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)

54. 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.

55. 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.

56. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)

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57. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty–four (24) feet and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches. (CFC 503.2.1 and MVMC 8.36.060[E])

58. 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)

59. 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)

60. 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)

61. Plans for private water mains supplying fire sprinkler systems and/or private fire hydrants shall be submitted to the Fire Prevention Bureau for approval. (CFC 105 and CFC 3312.1)

62. 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)

63. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.

PUBLIC WORKS DEPARTMENT

Land Development

64. The developer shall comply with all applicable City ordinances and resolutions including the City's Municipal Code (MC) and if subdividing land, the Government

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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]

65. The final approved conditions of approval (COAs) and 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.

66. 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.

67. 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.

68. 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]

69. 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.

70. This project shall submit civil engineering design plans, reports and/or documents (prepared by a registered/licensed civil engineer) for review and approval by the City Engineer per the current submittal requirements, prior to the indicated threshold or as required by the City Engineer. The submittal consists of, but is not limited to, the following:

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a. Rough grading w/ erosion control plan (prior to grading permit issuance);
b. Precise grading plan (prior to building permit issuance);
c. Final drainage study (prior to grading plan approval);
d. Final WQMP (prior to grading plan approval);
e. Lot line adjustment (prior to building permit issuance);
f. As-Built revision for all plans (prior to occupancy release).

Prior to Grading Plan Approval

71. Resolution of all drainage issues shall be as approved by the City Engineer.

72. 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.

73. 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 overflow pipes or spillways.

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

75. 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

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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.

76. 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.

77. 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.

78. The developer shall pay all remaining plan check fees.

79. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared in conformance with the State's current Construction Activities Storm Water General Permit. A copy of the current SWPPP shall be kept at the project site and be available for review upon request.

80. Any proposed trash enclosure(s) shall be dual bin (1 for trash and 1 for recycables) [MC 9.03.040 (G)]. The enclosure shall have a solid roof and appropriate drainage collection for water quality purposes. The architecture shall be approved by the Planning Division and any structural approvals shall be made by the Building & Safety Division.

81. 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.

82. Prior to rough grading plan approval, the Applicant shall prepare and submit for approval a final, project-specific water quality management plan (F-WQMP). The F-WQMP shall be consistent with the approved P-WQMP, as well as in full conformance with the document; "Water Quality Management Plan - A Guidance Document for the Santa Ana Region of Riverside County" dated October 22, 2012. The F-WQMP shall be submitted and approved prior to application for and issuance

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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 one (1) bio-retention basin. 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. The HCOC designates that the project will be exempt from mitigation requirements based on Exemption 3.
(c) All proposed LID BMP's shall be designed in accordance with the RCFC&WCD's Design Handbook for Low Impact Development Best Management Practices, dated September 2011.
(d) The proposed LID BMP's as identified in the project-specific P-WQMP shall be incorporated into the Final WQMP.
(e) The NPDES notes per City Standard Drawing No. MVFE-350-0 shall be included in the grading plans.
(f) Post-construction treatment control BMPs, once placed into operation for post-construction water quality control, shall not be used to treat runoff from construction sites or unstabilized areas of the site.
(g) Prior to precise grading plan approval, the grading plan shall show any proposed trash enclosure to include a cover (roof) and sufficient size for dual bin; one bin for trash and one bin for recyclables.

Prior to Grading Permit

83. 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)]

84. A digital (pdf) copy of all approved grading plans shall be submitted to the Land Development Division.

85. Security, in the form of a cash deposit (preferable), 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)]

86. Security, in the form of a cash deposit (preferable), 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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87. The developer shall pay all applicable inspection fees.

88. Prior to issuance of a grading permit, rough grading plans shall be submitted for review and approved.

Prior to Improvement Plan Approval

89. 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 for trench repairs may be allowed for emergency repairs or as specifically approved by the City Engineer.

90. 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 (or precise grading plans if public improvement plans are not required) for reference purposes only. The developer is responsible to coordinate with all affected utility companies and bear all costs of any utility relocation.

Prior to Encroachment Permit

91. All applicable inspection fees shall be paid.

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

Prior to Building Permit

93. 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.

94. 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.

95. 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 handicap access ramps

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that do not meet current City standards shall be required to be installed, replaced and/or repaired. The applicant may be required to post security to cover the cost of the repairs and complete the repairs within the time allowed in a public improvement agreement used to secure the improvements.

96. 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).

97. A lot line adjustment shall be submitted for review, approval, and recorded. The lot line adjustment shall include Parcel 1 of Lot Line Adjustment/Certificate of Compliance No. 1032 and Parcel 2 of Parcel Map 36449. The purpose of the lot line adjustment is to combine the two said parcels into one parcel in order to accommodate the proposed Building "F" in such a way that the building is not constructed across property lines and to meet all minimum building setbacks.

98. Prior to issuance of a building permit, precise grading plans shall be submitted for review and approved.

Prior to Occupancy

99. 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.

100. The final/precise grade certification shall be submitted for review and approved by the City Engineer.

101. For commercial, industrial and multi-family projects, in compliance with Proposition 218, the developer shall agree to approve the City of Moreno Valley NPDES Regulatory Rate Schedule that is in place at the time of certificate of occupancy issuance. Under the current permit for storm water activities required as part of the National Pollutant Discharge Elimination System (NPDES) as mandated by the Federal Clean Water Act, this project is subject to the following requirements:

a. Select one of the following options to meet the financial responsibility to provide storm water utilities services for the required continuous operation, maintenance, monitoring system evaluations and enhancements, remediation and/or replacement, all in accordance with Resolution No. 2002-46.

i. Participate in the mail ballot proceeding in compliance with Proposition 218, for the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule and pay all associated costs with the ballot process; or

ii. Establish an endowment to cover future City costs as specified in the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory

Rate Schedule.

b. Notify the Special Districts Division of the intent to request building permits 90 days prior to their issuance and the financial option selected. The financial option selected shall be in place prior to the issuance of certificate of occupancy. [California Government Code & Municipal Code]

102. For commercial, industrial and multi-family projects, a "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant" shall be recorded to provide public notice of the maintenance requirements to be implemented per the approved final project-specific WQMP. A boilerplate copy of the "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant" can be obtained by contacting the Land Development Division.

103. 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.

104. The Developer shall comply with the following water quality related items:

a. Notify the Land Development Division prior to construction and installation of all structural BMPs so that an inspection can be performed.

b. Demonstrate that all structural BMPs described in the approved final project-specific WQMP have been constructed and installed in conformance with the approved plans and specifications;

c. Demonstrate that Developer is prepared to implement all non-structural BMPs described in the approved final project-specific WQMP; and

d. Demonstrate that an adequate number of copies of the approved final project-specific WQMP are available for future owners/occupants.

e. Clean and repair the water quality BMP's, including re-grading to approved civil drawing if necessary.

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

Special Districts Division

105. Prior to the issuance of the first building permit for this project, the Developer shall pay Advanced Energy fees for all applicable Residential and Arterial Street Lights required for this development. Payment shall be made to the City of Moreno Valley and collected by the Land Development Division. Fees are based upon the Advanced Energy fee rate in place at the time of payment, as set forth in the current Listing of City Fees, Charges, and Rates adopted by City Council. The Developer

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shall provide a copy of the receipt to the Special Districts Division (specialdistricts@moval.org). Any change in the project which may increase the number of street lights to be installed will require payment of additional Advanced Energy fees at the then current fee. Questions may be directed to the Special Districts Division at 951.413.3480 or specialdistricts@moval.org.

106. This project is conditioned for a proposed district to provide a funding source for the operation and maintenance of public improvements and/or services associated with new development in that territory. The Developer shall satisfy this condition with one of the options outlined below.

a. Participate in a special election for maintenance/services and pay all associated costs of the election process and formation, if any. Financing may be structured through a Community Facilities District, Landscape and Lighting Maintenance District, or other financing structure as determined by the City; or

b. Establish an endowment fund to cover the future maintenance and/or service costs.

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

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

107. This project is conditioned to provide a funding source for the following special financing program(s):

a. Street Lighting Services for capital improvements, energy charges, and maintenance.

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

i. Participate in a special election (mail ballot proceeding) and pay all associated costs of the special election and formation, if any. Financing may be structured through a Community Services District zone, Community Facilities

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District, Landscape and Lighting Maintenance District, or other financing structure as determined by the City; or

ii. Establish a Property Owner's Association (POA) or Home Owner's Association (HOA) which will be responsible for any and all operation and maintenance costs

The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option when submitting the application for building permit issuance. The option for participating in a special election requires approximately 90 days to complete the special election process. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution.

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

108. Commercial (BP) If Land Development, a Division of the Public Works Department, requires this project to supply a funding source necessary to provide for, but not limited to, stormwater utilities services for the continuous operation, remediation and/or replacement, monitoring, systems evaluations and enhancement of on-site facilities and performing annual inspections of the affected areas to ensure compliance with state mandated stormwater regulations, a funding source needs to be established. The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option for the National Pollution Discharge Elimination System (NPDES) program when submitting the application for the first building permit issuance (see Land Development's related condition). Participating in a special election the process requires a 90 day period prior to the City's issuance of a building permit. This allows adequate time to be in compliance with the provisions of Article 13D of the California Constitution. (California Health and Safety Code Sections 5473 through 5473.8 (Ord. 708 Section 3.1, 2006) & City of Moreno Valley Municipal Code Title 3, Section 3.50.050.)

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

Attachment: Exhibit A to Resolution 2018-XX - Conditions of Approval (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO

building permit is pulled prior to formation of the district, this condition will not apply. If the condition applies, the special election will require a minimum of 90 days prior to issuance of the first building permit. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution. (California Government Code Section 53313 et. seq.)

110. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.

111. Any damage to existing landscape areas maintained by the City of Moreno Valley due to project construction shall be repaired/replaced by the Developer, or Developer's successors in interest, at no cost to the City of Moreno Valley.

112. Street Light Authorization forms for all street lights that are conditioned to be installed as part of this project must be submitted to the Special Districts Division for approval, prior to street light installation. The Street Light Authorization form can be obtained from the utility company providing electric service to the project, either Moreno Valley Utility or Southern California Edison. For questions, contact the Special Districts Division at 951.413.3480 or specialdistricts@moval.org.

113. The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services District Zone A (Parks & Community Services) and Zone C (Arterial Street Lighting). All assessable parcels therein shall be subject to annual parcel taxes for Zone A and Zone C for operations and capital improvements.

Transportation Engineering Division

114. Conditions of approval may be modified and/or added if the project is altered from any approved plans.

115. The driveways shall conform to City of Moreno Valley Standard No. MVSI-112C-0 for Commercial Driveway Approaches. A reciprocal access agreement with the adjacent commercial property owner is required to establish shared access for the easterly project driveway.

116. Any gated entrance shall be provided with the following:

a) A storage lane with sufficient queuing length for entering vehicular traffic.
b) Signing and striping in front of the gate.
c) A separate pedestrian entry.

All of these features must be kept in working order.

Attachment: Exhibit A to Resolution 2018-XX - Conditions of Approval (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO

117. On-site traffic signing and striping should be accordance with the latest version of the California Manual on Uniform Traffic Control Devices (CAMUTCD). Directional guide signing shall be installed along the drive aisles to denote on-site traffic circulation patterns.

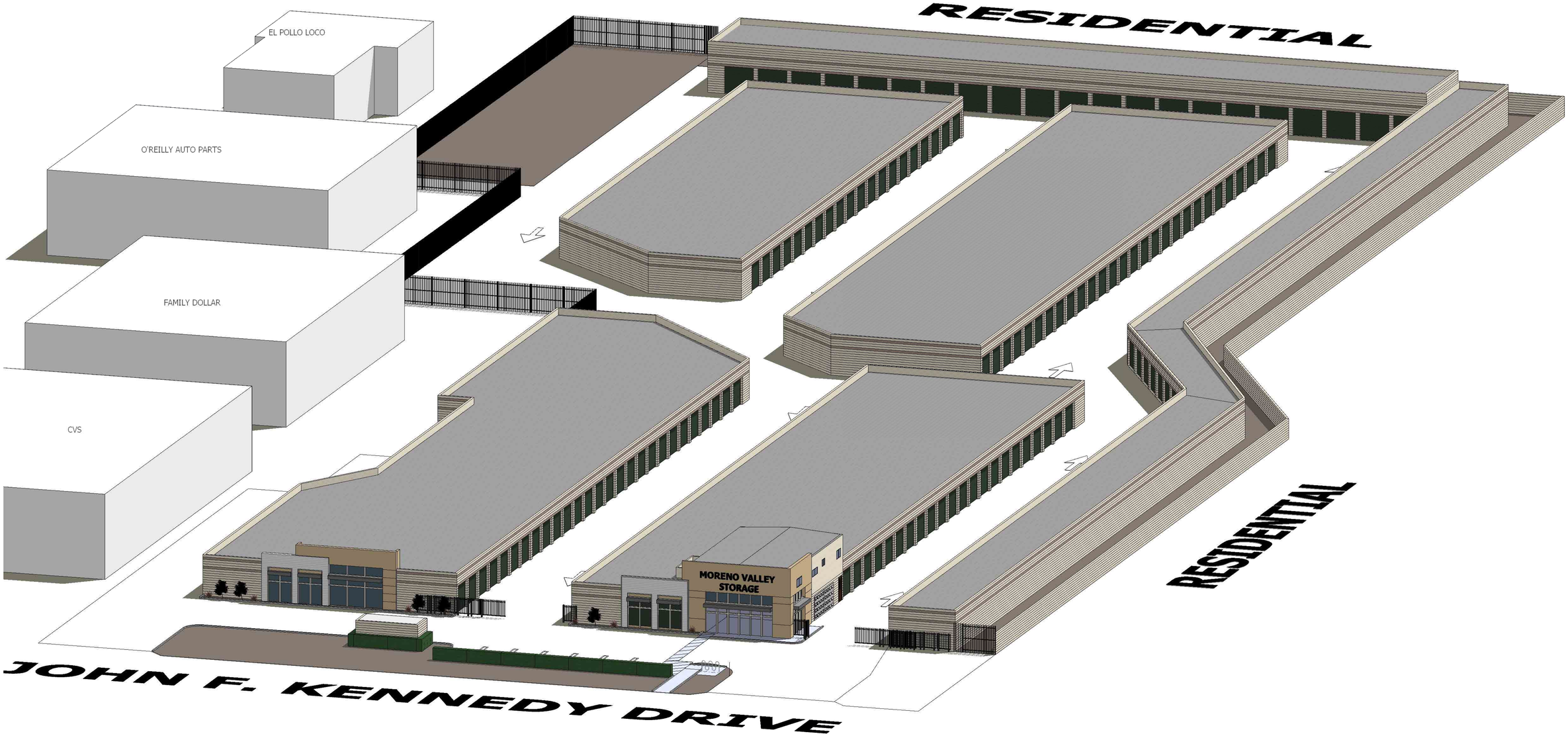
118. John F. Kennedy Drive is designated as an Arterial (100'RW/76'CC) per City Standard Plan No. MVSI-104A-0. Any improvements undertaken by this project shall be consistent with the City's standards for this facility.

119. Prior to final approval of the landscape plans and construction plans for any type of fencing or monument sign, the project plans shall demonstrate that sight distance at the project driveways conforms to City Standard Plan No. MVSI-164A-0 through MVSI-164C-0. Trees, plants, shrubs, fencing, and monument signing shall not be located in an area that obstructs the drivers' line-of-sight.

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

121. Prior to issuance of a Certificate of Occupancy, all on-site signing and striping shall be installed per current City Standards and the approved plans.

Attachment: Exhibit A to Resolution 2018-XX - Conditions of Approval (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO



MORENO VALLEY SELF STORAGE

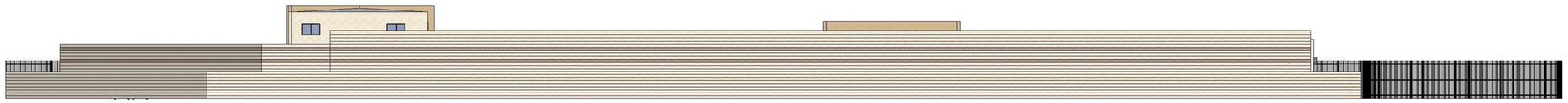
JOHN F. KENNEDY DRIVE, MORENO VALLEY, CA

PROPERTY RENDERING

PROJECT: PEN17-0135
DATE: 7/2/18

Attachment: Project Exhibits (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED 538 UNIT MINI-STORAGE F)

NORTH



SO. TH

WEST

EAST

MORENO VALLEY SELF STORAGE

RESPECTIVE RENDERINGS

JOHN F. KENNEDY DRIVE, MORENO VALLEY, CA

PROJECT: PEN17-0135
DATE: 7/2/18

Attachment: Project Exhibits (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED 538 UNIT MINI-STORAGE F)

PROJECT DATA

PARCEL NUMBER	485-081-037 & 043
PROJECT AREA	4.47 ACRES
	194,713 SQ FT
GP LAND USE DESIGNATION	EXISTING: COMMERCIAL
	PROPOSED: COMMERCIAL
ZONING	EXISTING: NEIGHBORHOOD
COMMERCIAL	PROPOSED: COMMUNITY COMMERCIAL
EXISTING USE	VACANT
PROPOSED LAND USE	SELF STORAGE FACILITY

STORAGE BUILDING GROSS AREA

BUILDING 'A'	5,586	SQ FT
BUILDING 'B'	1,520	SQ FT
BUILDING 'C'	4,575	SQ FT
BUILDING 'D'	6,750	SQ FT
BUILDING 'E'	18,201	SQ FT
BUILDING 'F'	21,315	SQ FT
BUILDING 'G'	18,508	SQ FT
BUILDING 'H'	12,986	SQ FT
TOTAL STORAGE	89,441	SQ FT
OFFICE*	600	SQ FT
APARTMENT - 2ND STORY	1,500	SQ FT
TOTAL	90,941	SQ FT

*INCLUDED AS PART OF BLDG E SQUARE FOOTAGE

LOT COVERAGE

BUILDING COVERAGE	89,441	SQ FT (45.93%)
PAVEMENT AREA*	78,032	SQ FT (40.08%)
LANDSCAPED AREA	27,240	SQ FT (13.99%)
TOTAL	194,713	SQ FT (100%)

*INCLUDES DRIVEWAYS & PARKING AREAS

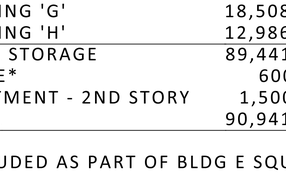
SETBACKS

PER CODE 9.04.040.B.1, SETBACK EQUAL TO BUILDING HEIGHT APPLIED ON BOTH THE WESTERN AND SOUTHERN BOUNDARIES.

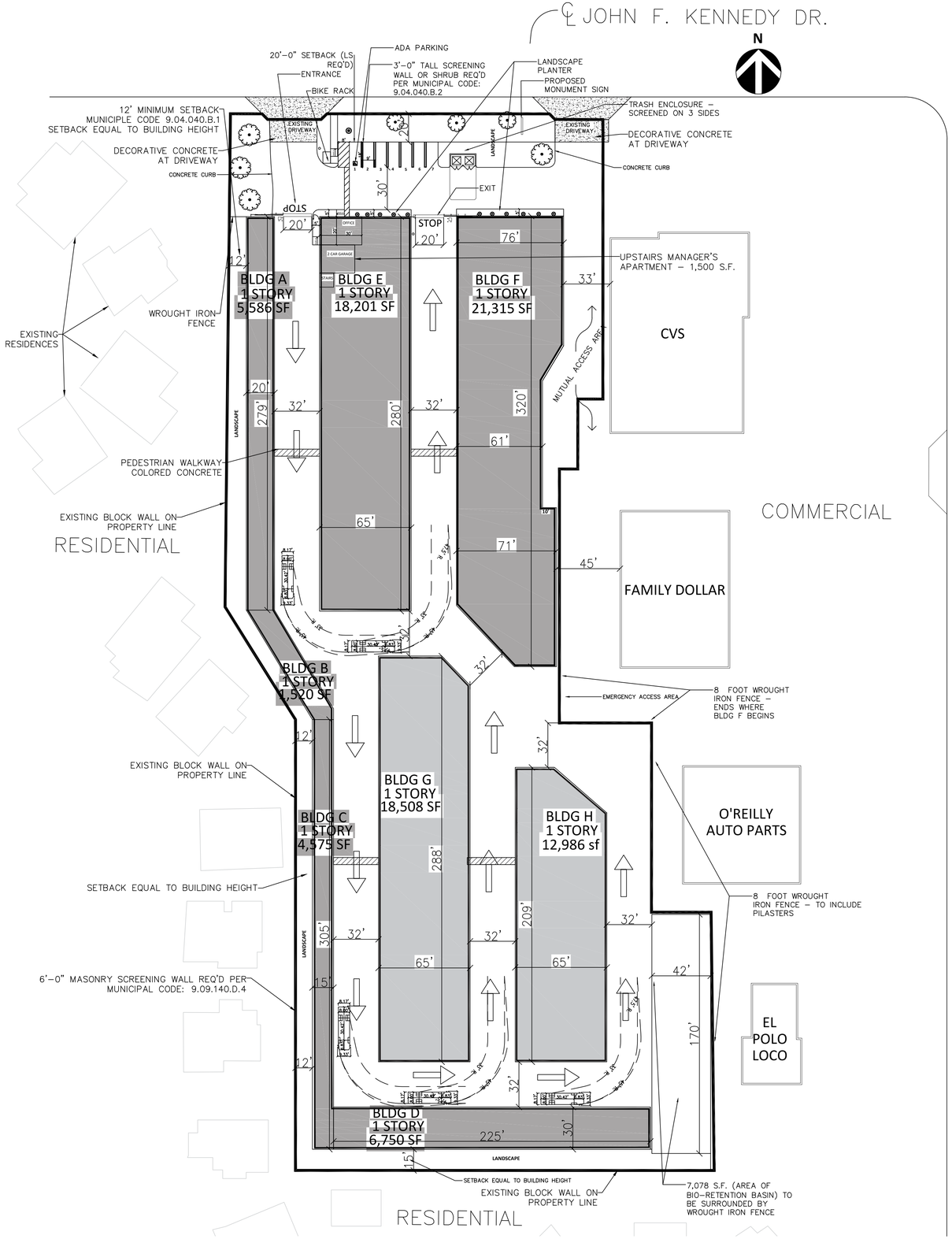
PARKING

PARKING REQ'D:

RATIO FOR STORAGE:	
(1 PER 100 STORAGE SPACES)	
538 STORAGE SPACES	6 STALLS
TOTAL REQ'D:	6 STALLS
PROVIDED:	
STANDARD	6 STALLS
ADA	1 STALLS
2 CAR GARAGE (FOR ONSITE MANAGER'S RESIDENCE)	2 STALLS
	9 STALLS



VICINITY MAP
N.T.S.



OWNER/APPLICANT

OWNER:
PROFESSORS FUND IV, LLC
990 HIHGLAND DR. SUITE 204
SOLANA BEACH, CA 92075
PHONE: (604) 984-6400
CONTACT: BOB EMRI

APPLICANT:
GOSSETT DEVELOPMENT, INC.
207 MONARCH BAY
DANA POINT, CA 92629
CONTACT: GARRETT GOSSETT
PHONE: (949) 735-6041
EMAIL: GARRETTMGOSSETT@GMAIL.COM

CIVIL ENGINEER

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

ASSESSORS PARCEL NO.

485-081-037 & 043

TYPES OF CONSTRUCTION

ALL BUILDINGS: II-B

SPRINKLERED

BUILDINGS SHALL BE FULLY SPRINKLERED

OCCUPANCY CLASSIFICATIONS

STORAGE: S-1 OFFICE: B
APARTMENT: R-3 GARAGE: U

FLOOD HAZARD

THE SUBJECT TRACT IS IN ZONE X AND NOT WITHIN THE 100 YE
FLOOD PLAIN. FEMA FLOOD INSURANCE PANEL 06065C0765G

THOMAS BROTHERS GUIDE

PAGE 717 G-7

MARK	BY	DATE	REVISIONS

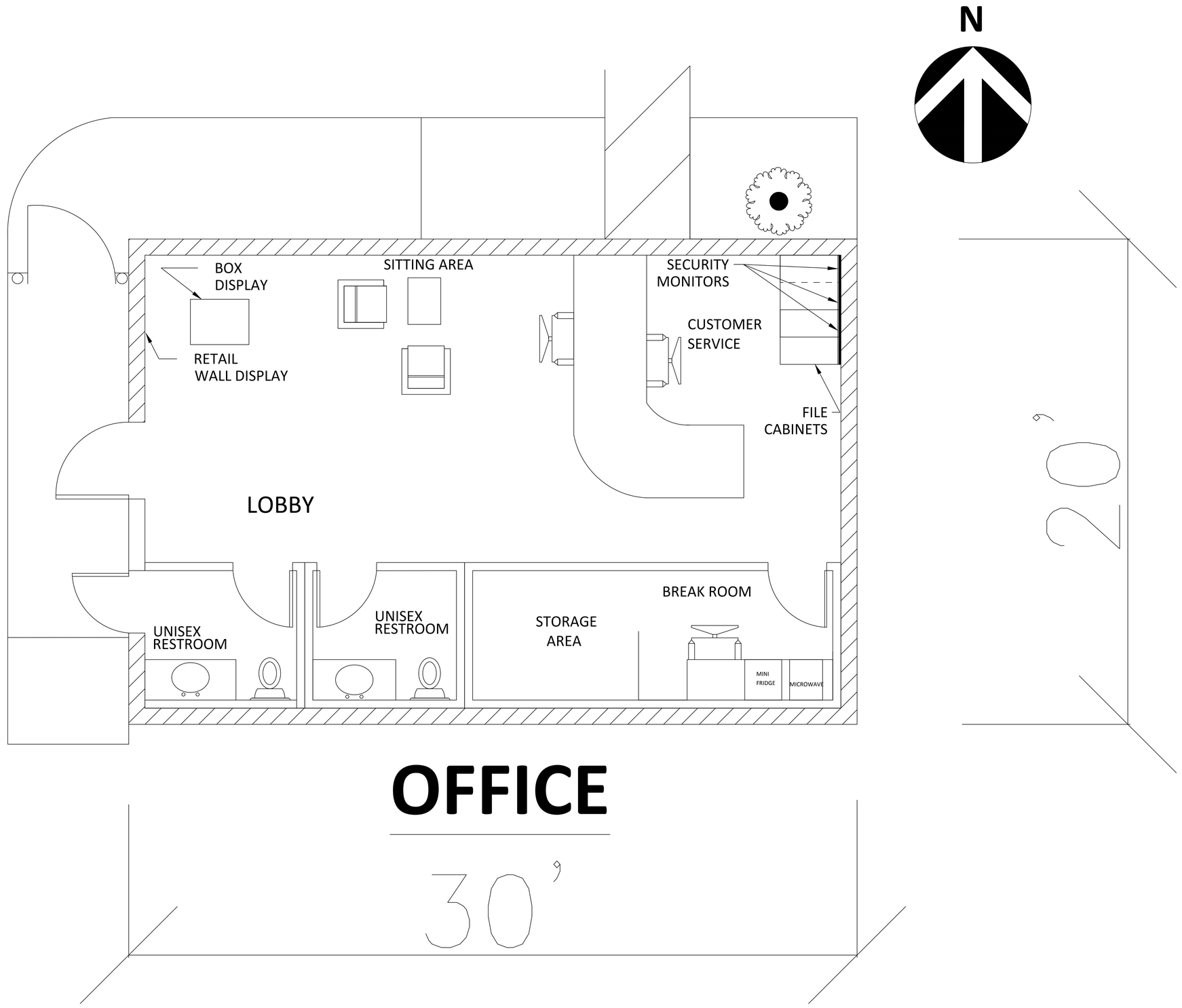
MORENO VALLEY SELF STORAGE

JOHN F. KENNEDY DRIVE, MORENO VALLEY, CA

PRELIMINARY SITE PLAN

SCALE: 1" = 40'-0"
DATE: 6/18/18
PROJECT NUMBER: PEN17-0135

Attachment: Project Exhibits (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED 538 UNIT MINI-STORAGE F)



OFFICE

MORENO VALLEY SELF STORAGE

JOHN F. KENNEDY DRIVE, MORENO VALLEY, CA

PRELIMINARY OFFICE FLOOR PLAN

SCALE: 1" = 2'-0"
DATE: 5/8/18
PROJECT NUMBER: PEN17-0135

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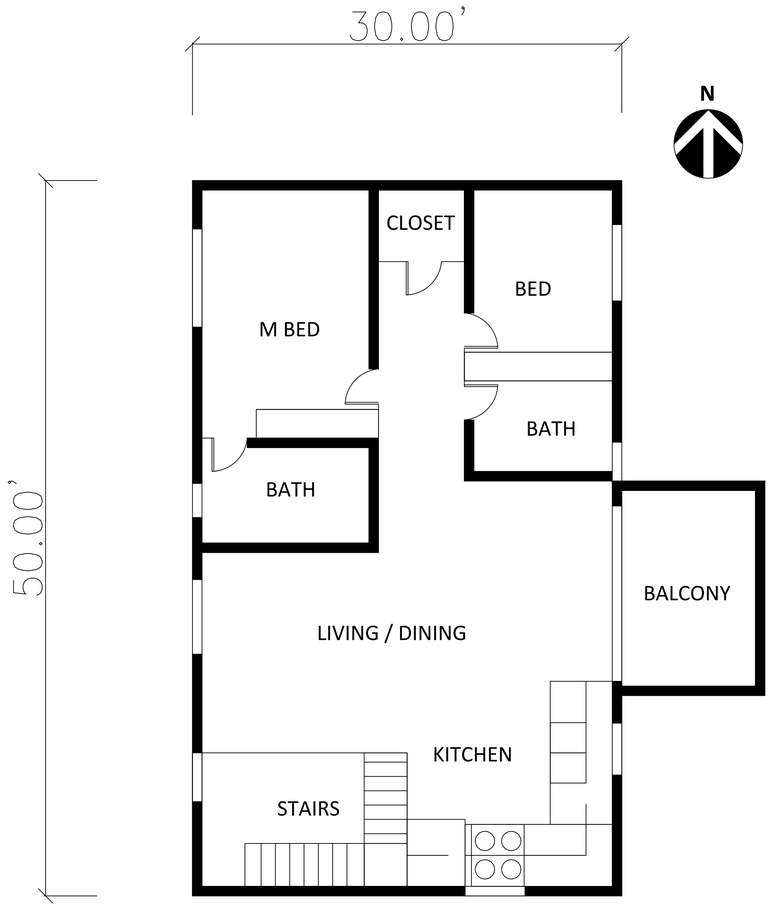


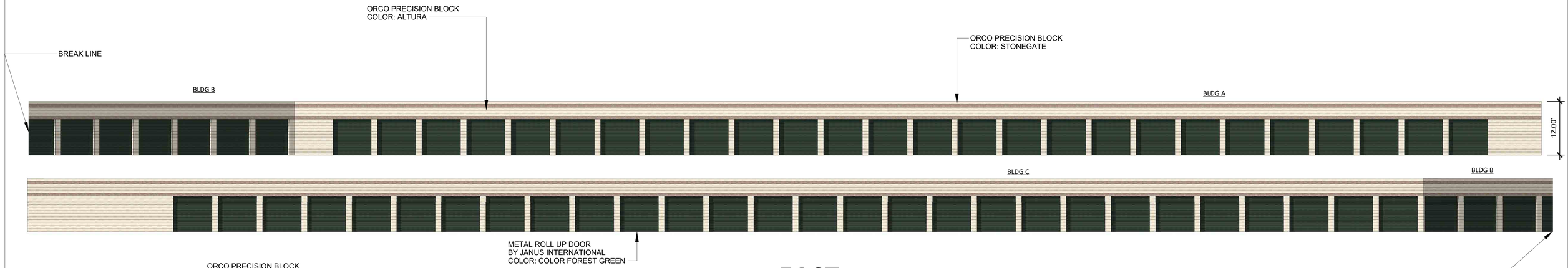
MORENO VALLEY SELF STORAGE

JOHN F. KENNEDY DRIVE, MORENO VALLEY, CA

PRELIMINARY APARTMENT FLOOR PLAN

SCALE: 1" = 5'-0"
DATE: 6/25/18
PROJECT NUMBER: PEN17-0135

Attachment: Project Exhibits (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED 538 UNIT MINI-STORAGE F)



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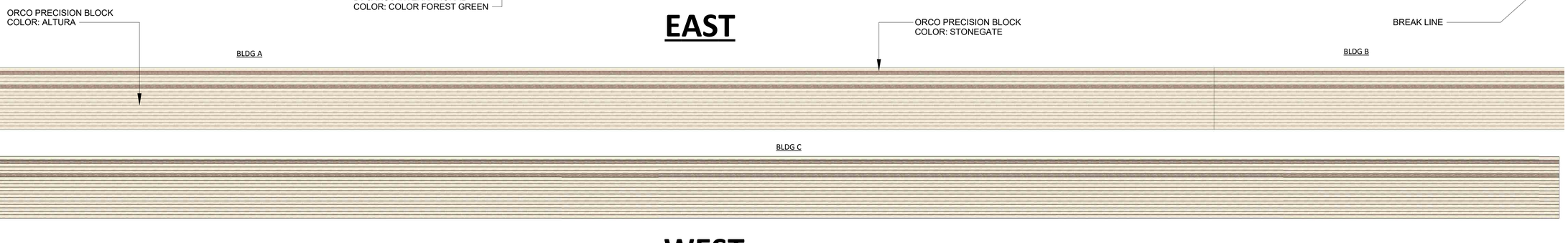

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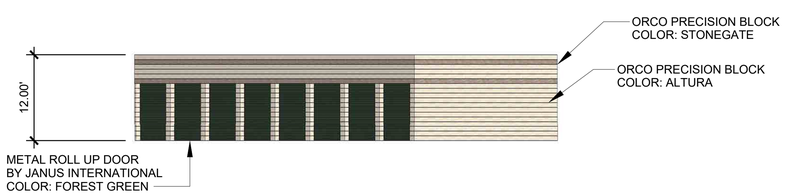

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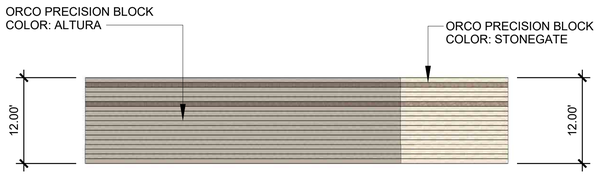


SOUTH

CMU	ARCHITECTURAL ELEMENT	ARCHITECTURAL ELEMENT	OTHER ITEMS
ORCO BLOCK 8X8X16 SPLIT FACE COLOR: "TAN" WEIGHT: MEDIUM OR SIMILAR	JANUS INTERNATIONAL ROLL UP DOOR STANDARD PAINT COLOR: LG (FOREST) GREEN	CORRUGATED METAL	LA HABRA: ROUGH STUCCO FINISH "MISTY" COLOR BEIGE OR SIMILAR
ORCO BLOCK 8X8X16 SPLIT FACE COLOR: "OTAY BROWN" WEIGHT: MEDIUM OR SIMILAR		SPANDREL GLAZING EXACT BRAND/SPECIFICS TBD	LA HABRA: ROUGH STUCCO FINISH "ASPEN" COLOR BEIGE OR SIMILAR
ORCO BLOCK 8X8X16 PRECISION BLOCK COLOR: "ALTURA" WEIGHT: MEDIUM OR SIMILAR		METAL CANOPY EXACT BRAND/SPECIFICS TBD COLOR: GREY	WROUGHT IRON FENCE COLOR: BLACK
ORCO BLOCK 8X8X16 PRECISION BLOCK COLOR: "STONEGATE" WEIGHT: MEDIUM OR SIMILAR			

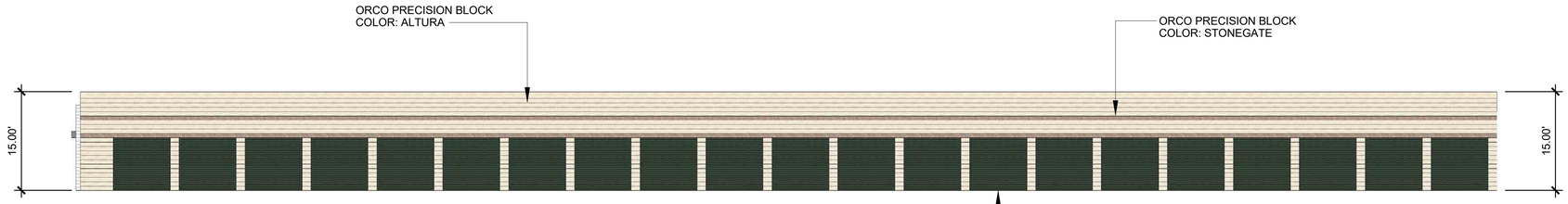
MORENO VALLEY SELF STORAGE

JOHN F. KENNEDY DRIVE, MORENO VALLEY, CA

PRELIMINARY ELEV BLDG. 'A, B & C'

PROJECT: PEN17-0135
SCALE: 1" = 10'-0"
DATE: 7/2/18

Attachment: Project Exhibits (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED 538 UNIT MINI-STORAGE F)



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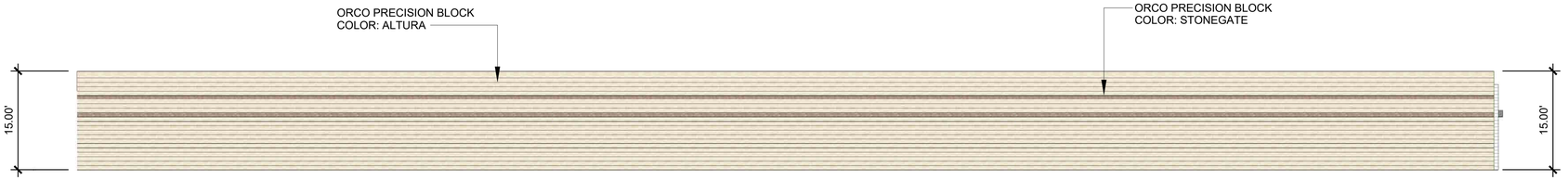

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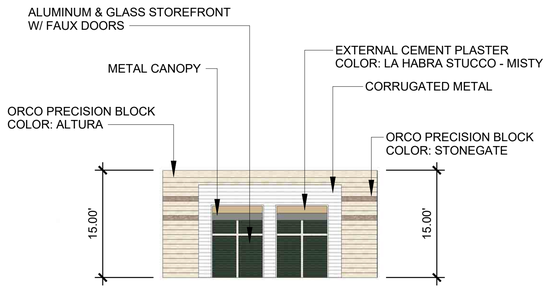

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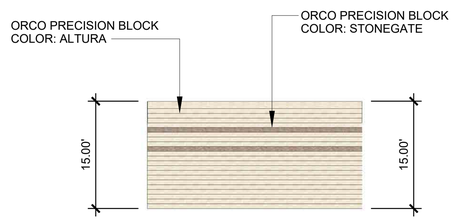
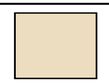


WEST

CMU		ARCHITECTURAL ELEMENT		ARCHITECTURAL ELEMENT		OTHER ITEMS	
	ORCO BLOCK 8X8X16 SPLIT FACE COLOR: "TAN" WEIGHT: MEDIUM OR SIMILAR		JANUS INTERNATIONAL ROLL UP DOOR STANDARD PAINT COLOR: LG (FOREST) GREEN		CORRUGATED METAL		LA HABRA: ROUGH STUCCO FINISH "MISTY" COLOR BEIGE OR SIMILAR
	ORCO BLOCK 8X8X16 SPLIT FACE COLOR: "OTAY BROWN" WEIGHT: MEDIUM OR SIMILAR				SPANDREL GLAZING EXACT BRAND/SPECIFICS TBD		LA HABRA: ROUGH STUCCO FINISH "ASPEN" COLOR BEIGE OR SIMILAR
	ORCO BLOCK 8X8X16 PRECISION BLOCK COLOR: "ALTURA" WEIGHT: MEDIUM OR SIMILAR				METAL CANOPY EXACT BRAND/SPECIFICS TBD COLOR: GREY		WROUGHT IRON FENCE COLOR: BLACK
	ORCO BLOCK 8X8X16 PRECISION BLOCK COLOR: "STONEGATE" WEIGHT: MEDIUM OR SIMILAR						

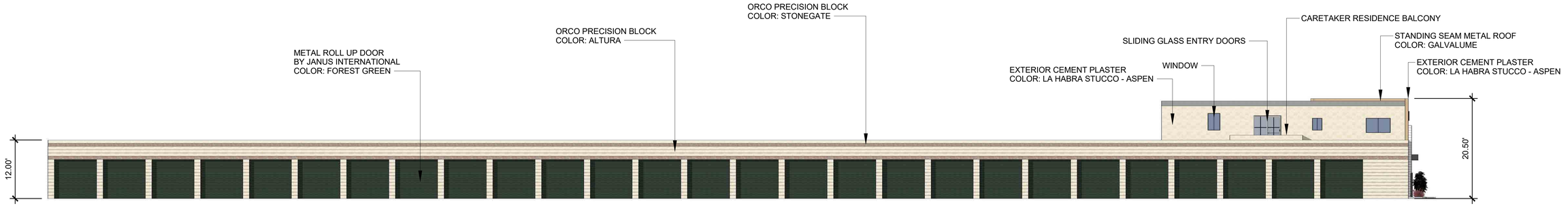
MORENO VALLEY SELF STORAGE

JOHN F. KENNEDY DRIVE, MORENO VALLEY, CA

PRELIMINARY ELEV BLDG. 'D'

PROJECT: PEN17-0135
SCALE: 1" = 10'-0"
DATE: 7/2/18

Attachment: Project Exhibits (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED 538 UNIT MINI-STORAGE F)



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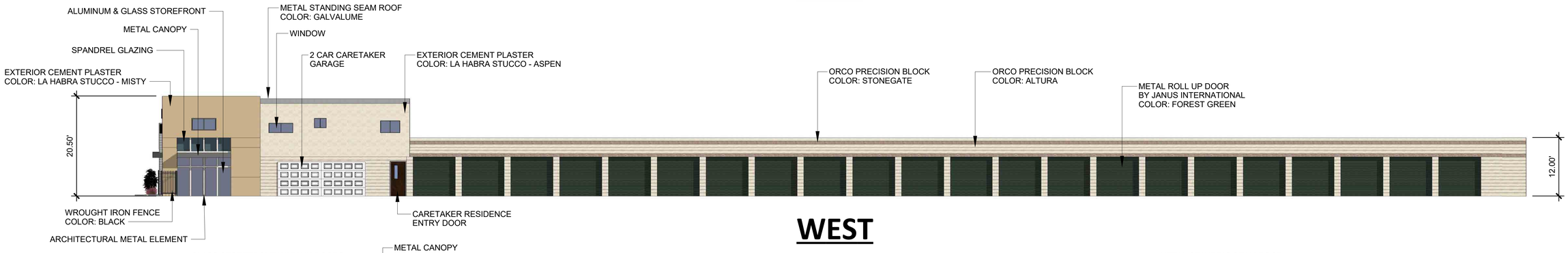

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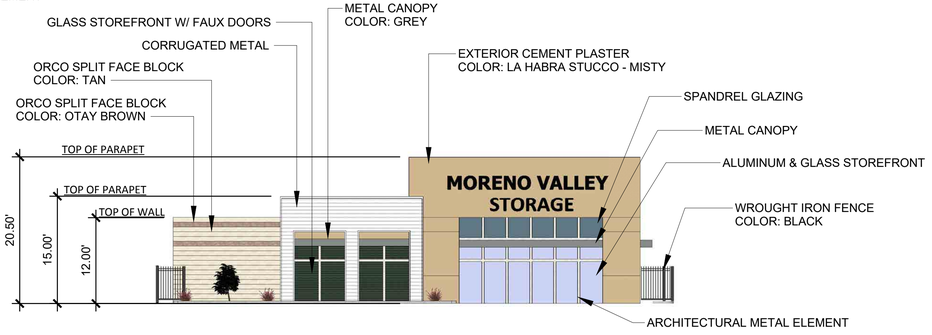

NORTH

SOUTH

CMU		ARCHITECTURAL ELEMENT		ARCHITECTURAL ELEMENT		OTHER ITEMS	
	ORCO BLOCK 8X8X16 SPLIT FACE COLOR: "TAN" WEIGHT: MEDIUM OR SIMILAR		JANUS INTERNATIONAL ROLL UP DOOR STANDARD PAINT COLOR: LG (FOREST) GREEN		CORRUGATED METAL		LA HABRA: ROUGH STUCCO FINISH "MISTY" COLOR BEIGE OR SIMILAR
	ORCO BLOCK 8X8X16 SPLIT FACE COLOR: "OTAY BROWN" WEIGHT: MEDIUM OR SIMILAR				SPANDREL GLAZING EXACT BRAND/SPECIFICS TBD		LA HABRA: ROUGH STUCCO FINISH "ASPEN" COLOR BEIGE OR SIMILAR
	ORCO BLOCK 8X8X16 PRECISION BLOCK COLOR: "ALTURA" WEIGHT: MEDIUM OR SIMILAR				METAL CANOPY EXACT BRAND/SPECIFICS TBD COLOR: GREY		WROUGHT IRON FENCE COLOR: BLACK
	ORCO BLOCK 8X8X16 PRECISION BLOCK COLOR: "STONEGATE" WEIGHT: MEDIUM OR SIMILAR						

MORENO VALLEY SELF STORAGE

JOHN F. KENNEDY DRIVE, MORENO VALLEY, CA

PRELIMINARY ELEV BLDG. 'E'

PROJECT: PEN17-0135
SCALE: 1" = 10'-0"
DATE: 7/2/18

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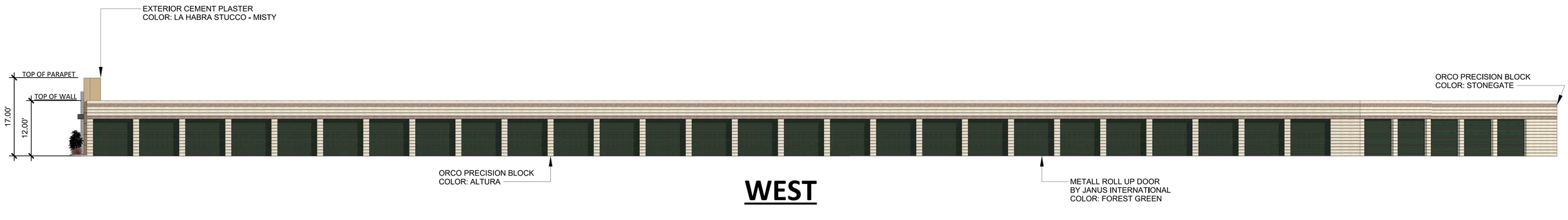
EAST



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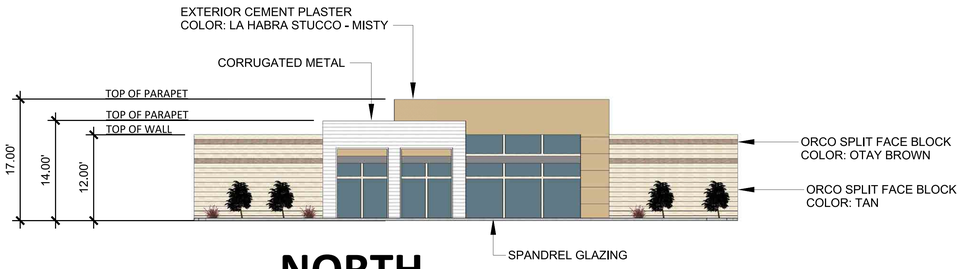

NORTH

SOUTH

CMU	ARCHITECTURAL ELEMENT	ARCHITECTURAL ELEMENT	OTHER ITEMS
ORCO BLOCK 8X8X16 SPLIT FACE COLOR: "TAN" WEIGHT: MEDIUM OR SIMILAR	JANUS INTERNATIONAL ROLL UP DOOR STANDARD PAINT COLOR: LG (FOREST) GREEN	CORRUGATED METAL	LA HABRA: ROUGH STUCCO FINISH "MISTY" COLOR BEIGE OR SIMILAR
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ORCO BLOCK 8X8X16 PRECISION BLOCK COLOR: "STONEGATE" WEIGHT: MEDIUM OR SIMILAR			

MORENO VALLEY SELF STORAGE

JOHN F. KENNEDY DRIVE, MORENO VALLEY, CA

PRELIMINARY ELEV BLDG. 'F'

PROJECT: PEN17-0135
SCALE: 1" = 10'-0"
DATE: 7/2/18

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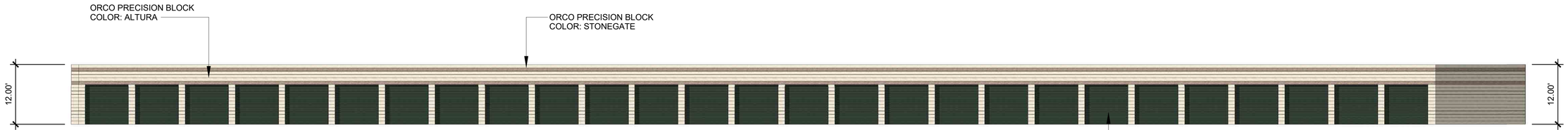
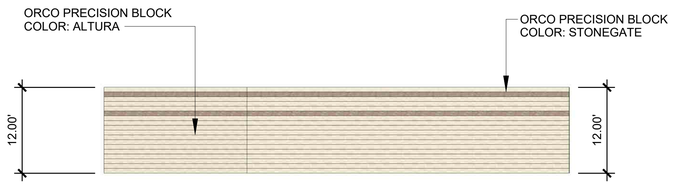


EAST

WEST



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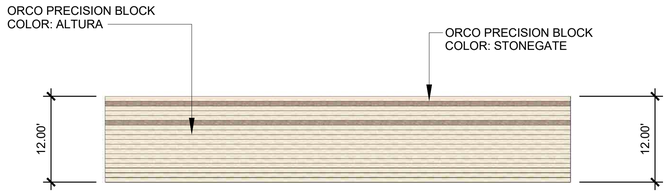

SOUTH

CMU	ARCHITECTURAL ELEMENT	ARCHITECTURAL ELEMENT	OTHER ITEMS
ORCO BLOCK 8X8X16 SPLIT FACE COLOR: "TAN" WEIGHT: MEDIUM OR SIMILAR	JANUS INTERNATIONAL ROLL UP DOOR STANDARD PAINT COLOR: LG (FOREST) GREEN	CORRUGATED METAL	LA HABRA: ROUGH STUCCO FINISH "MISTY" COLOR BEIGE OR SIMILAR
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ORCO BLOCK 8X8X16 PRECISION BLOCK COLOR: "STONEGATE" WEIGHT: MEDIUM OR SIMILAR			

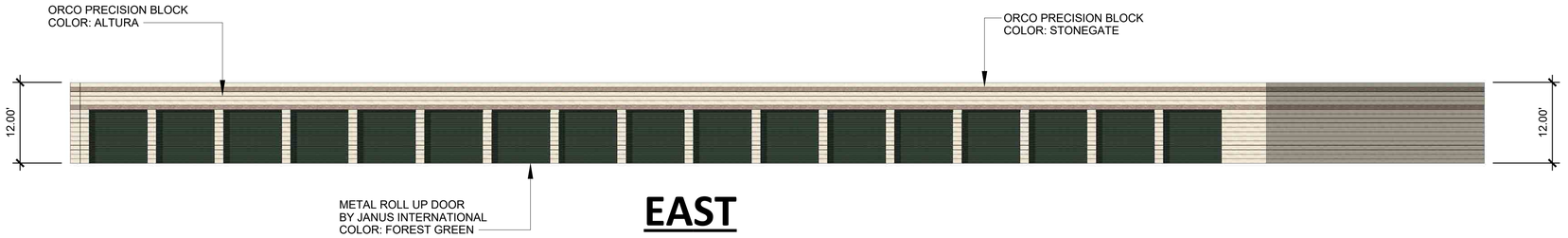
MORENO VALLEY SELF STORAGE

JOHN F. KENNEDY DRIVE, MORENO VALLEY, CA

PRELIMINARY ELEV BLDG. 'G'

PROJECT: PEN17-0135
SCALE: 1" = 10'-0"
DATE: 7/2/18

Attachment: Project Exhibits (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED 538 UNIT MINI-STORAGE F)



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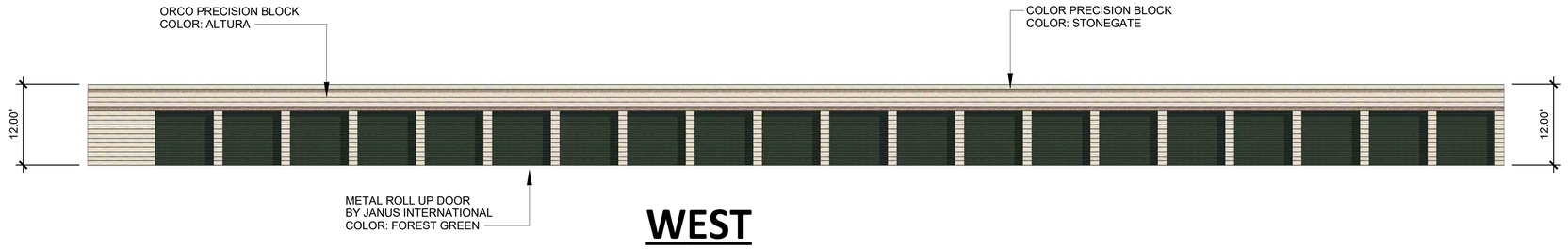

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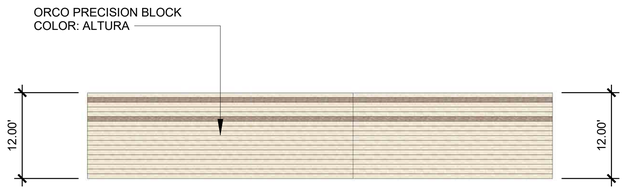

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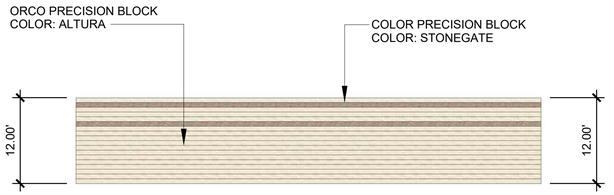


SOUTH

CMU	ARCHITECTURAL ELEMENT	ARCHITECTURAL ELEMENT	OTHER ITEMS
ORCO BLOCK 8X8X16 SPLIT FACE COLOR: "TAN" WEIGHT: MEDIUM OR SIMILAR	JANUS INTERNATIONAL ROLL UP DOOR STANDARD PAINT COLOR: LG (FOREST) GREEN	CORRUGATED METAL	LA HABRA: ROUGH STUCCO FINISH "MISTY" COLOR BEIGE OR SIMILAR
ORCO BLOCK 8X8X16 SPLIT FACE COLOR: "OTAY BROWN" WEIGHT: MEDIUM OR SIMILAR		SPANDREL GLAZING EXACT BRAND/SPECIFICS TBD	LA HABRA: ROUGH STUCCO FINISH "ASPEN" COLOR BEIGE OR SIMILAR
ORCO BLOCK 8X8X16 PRECISION BLOCK COLOR: "ALTURA" WEIGHT: MEDIUM OR SIMILAR		METAL CANOPY EXACT BRAND/SPECIFICS TBD COLOR: GREY	WROUGHT IRON FENCE COLOR: BLACK
ORCO BLOCK 8X8X16 PRECISION BLOCK COLOR: "STONEGATE" WEIGHT: MEDIUM OR SIMILAR			

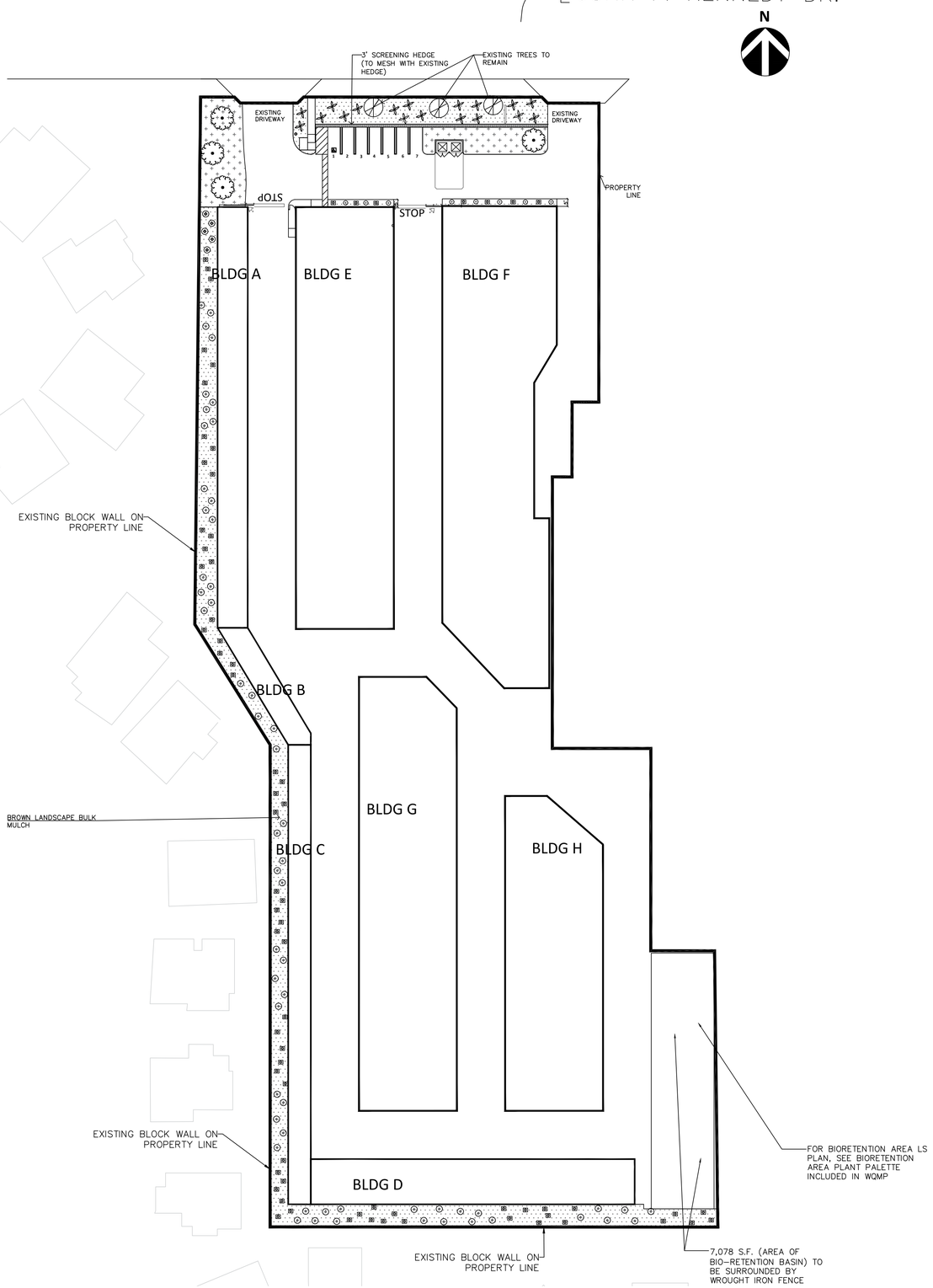
MORENO VALLEY SELF STORAGE

JOHN F. KENNEDY DRIVE, MORENO VALLEY, CA

PRELIMINARY ELEV BLDG. 'H'

PROJECT: PEN17-0135
SCALE: 1" = 10'-0"
DATE: 7/2/18

Attachment: Project Exhibits (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED 538 UNIT MINI-STORAGE F)



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	LAGERSTROEMIA	CREPE MYRTLE	24' BOX STANDARD
			EXISTING
	PHORMIUM 'SUNDOWNER'	NEW ZEALAND FLAX	5 GAL
	PHORMIUM 'SUNDOWNER'	NEW ZEALAND FLAX	1 GAL
	PITTOSPORUM TOBIRA	NANUM (MOCK ORANGE)	1 GAL
	LIGUSTRUM OVALIFOLIUM	PRIVET	1 OR 5 GAL
	ROSMARINUS OFFICINALIS	PROSTRATUS	FLATS 12" O.C.
	BROWN LANDSCAPE BULK MULCH		

MORENO VALLEY SELF STORAGE

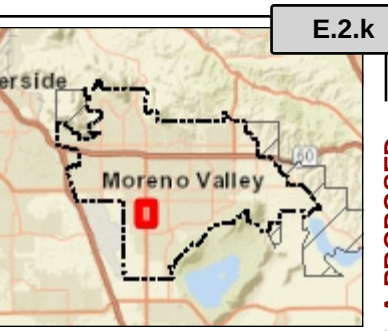
JOHN F. KENNEDY DRIVE, MORENO VALLEY, CA

CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 40'-0"
DATE: 5/8/18
PROJECT NUMBER: PEN17-0135

Attachment: Project Exhibits (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED 538 UNIT MINI-STORAGE F)

Location Map



Legend

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

Notes

1,261.9 0 630.96 1,261.9 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

Print Date: 7/12/2018

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

Attachment: Project Location Map (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED

KUNZMAN ASSOCIATES, INC.

MORENO VALLEY SELF-STORAGE FACILITY

AIR QUALITY AND GLOBAL CLIMATE CHANGE IMPACT ANALYSIS

February 1, 2018

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Traffic Engineering | Transportation Planning | Parking | Noise/Vibration | Expert Witness
Air Quality | Global Climate Change | Health Risk Assessment

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

MORENO VALLEY SELF-STORAGE FACILITY

AIR QUALITY AND GLOBAL CLIMATE CHANGE IMPACT ANALYSIS

February 1, 2018

Prepared by:

Katie Wilson, M.S. ■ Catherine Howe M.S
.Carl Ballard, LEED GA ■ William Kunzman, P.E.

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(714) 973-8383 ■ www.traffic-engineer.com
JN 7280b

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I. INTRODUCTION AND SETTING

A. Purpose and Objectives

This study was performed for the proposed Moreno Valley Self-Storage Facility project to address the possibility of regional and local air quality impacts, global climate change impacts, and cancer risk from mobile source diesel emissions. The objectives of the study include:

- documentation of the atmospheric setting
- discussion of criteria pollutants and greenhouse gases
- discussion of the air quality and global climate change regulatory framework
- discussion of the air quality, greenhouse gases, and cancer risk thresholds of significance
- analysis of the construction related air quality and greenhouse gas emissions
- analysis of the operations related air quality and greenhouse gas emissions
- analysis of the conformity of the proposed project with the SCAQMD AQMP
- recommendations for mitigation measures

The City of Moreno Valley is the lead agency responsible for preparation of this air quality analysis, in accordance with the California Environmental Quality Act authorizing legislation. Although this is a technical report, every effort has been made to write the report clearly and concisely. To assist the reader with terms unique to air quality and global climate change, a definition of terms has been provided in Appendix A.

B. Project Location

The proposed project is located near the southwest corner of the John F. Kennedy Drive and Perris Boulevard intersection in the City of Moreno Valley. The City of Moreno Valley General Plan Land Use Map designates the site as General Commercial. The project is proposing a Conditional Use Permit to rezone the site to Community Commercial. The project site APNs are 485-081-037 and 485-081-043. A vicinity map showing the project location is provided on Figure 1.

C. Project Description

The project proposes to develop an approximately 4.47 acre (194,713 square foot) project site with a 90,565 square foot self-storage facility. The self-storage facility is proposed to consist of eight one-story storage buildings including a 600 square foot office sales center. The project site is proposed to provide a parking lot with 7 parking spaces. Figure 2 illustrates the project site plan.

D. Phasing and Timing

The phasing for the proposed project is unknown at this time; therefore, in order to show a worst-case scenario and be consistent with the Traffic Impact analysis prepared for the proposed project it has been modeled as one phase. Project construction is expected to

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

start no sooner than September 2018 with the project being completed in less than 12 months. The project is anticipated to be operational in 2019.

E. Sensitive Receptors in Project Vicinity

For the purposes of a CEQA analysis, the SCAQMD considers a sensitive receptor to be a receptor such as a residence, hospital, or convalescent facility where it is possible that an individual could remain at the location for 24 hours. SCAQMD also considers land uses such schools, child care centers, athletic facilities, and playgrounds to be sensitive receptors. Commercial and industrial facilities are not included in the definition of sensitive receptor because employees do not typically remain on-site for a full 24 hours, but are present for shorter periods of time, such as eight hours.

The nearest sensitive receptors to the project site are the single-family detached residential dwelling units located adjacent to the west and south of the proposed project site. A mobile home park is also located approximately 85 feet north (across John F. Kennedy Drive) and multi-family attached residential dwelling units are located approximately 250 feet east (across Perris Boulevard) of the project site. In addition, Armada Elementary School is located approximately 865 feet east of the project site.

F. Executive Summary of Findings

Construction-Source Emissions
Project construction-source emissions would not exceed applicable regional thresholds of significance established by the SCAQMD. For localized emissions, the project will not exceed applicable Localized Significance Thresholds (LSTs) established by the SCAQMD.

Project construction-source emissions would not conflict with the Basin Air Quality Management Plan (AQMP). As discussed herein, the project will comply with all applicable SCAQMD construction-source emission reduction rules and guidelines. Project construction source emissions would not cause or substantively contribute to violation of the California Ambient Air Quality Standards (CAAQS) or National Ambient Air Quality Standards (NAAQS).

Established requirements addressing construction equipment operations, and construction material use, storage, and disposal requirements act to minimize odor impacts that may result from construction activities. Moreover, construction-source odor emissions would be temporary, short-term, and intermittent in nature and would not result in persistent impacts that would affect substantial numbers of people. Potential construction-source odor impacts are therefore considered less-than-significant.

Operational-Source Emissions
The project operational-sourced emissions would not exceed applicable regional thresholds of significance established by the SCAQMD. Project operational-source emissions would not result in or cause a significant localized air quality impact as discussed in the Operations-Related Local Air Quality Impacts section of this report. Additionally, project-related trips will not cause or result in CO concentrations exceeding applicable state and/or federal standards (CO "hotspots). Project operational-source emissions would therefore not adversely affect sensitive receptors within the vicinity of the project.

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Project operational-source emissions would not conflict with the Basin Air Quality Management Plan (AQMP). The project's emissions meet SCAQMD regional thresholds and will not result in a significant cumulative impact. The project does not propose any such uses or activities that would result in potentially significant operational-source odor impacts. Potential operational-source odor impacts are therefore considered less-than significant.

Project-related GHG emissions are also considered to be less than significant and will not conflict with the goals of AB-32, SB-32, the City of Moreno Valley Greenhouse Gas Analysis or the City of Moreno Valley Energy Efficiency and Climate Action Strategy.

Figure 1
Project Location Map

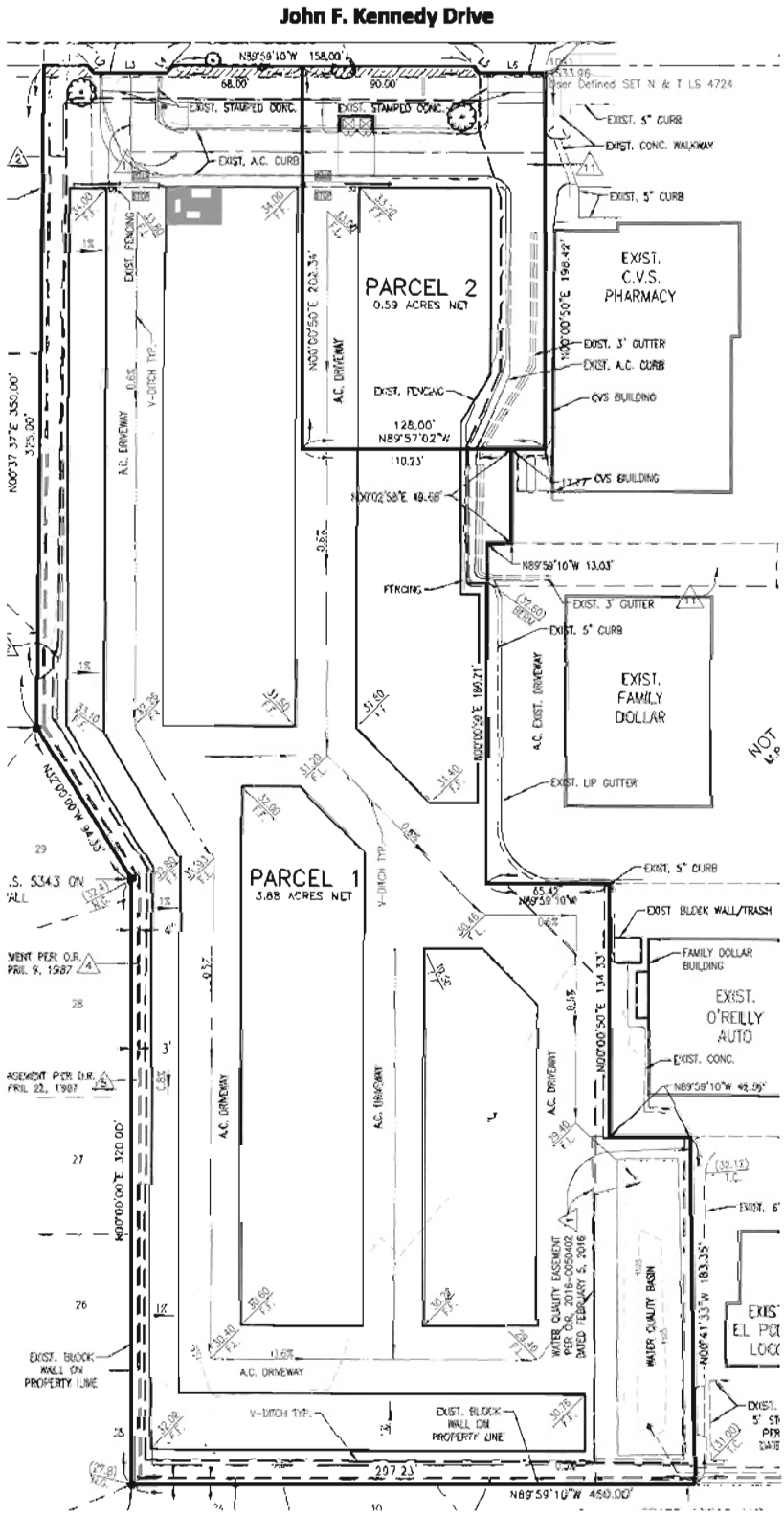
KUNZMAN ASSOCIATES, INC.

OVER 40 YEARS OF EXCELLENT SERVICE

JN 7280b

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Figure 2
Site Plan



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Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

II. ATMOSPHERIC SETTING

The project site is located within the western portion of Riverside County, which is part of the South Coast Air Basin (Basin) that includes all of Orange County as well as the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. The South Coast Air Basin is located on a coastal plain with connecting broad valleys and low hills to the east. Regionally, the South Coast Air Basin is bounded by the Pacific Ocean to the southwest and high mountains to the east forming the inland perimeter. The project site is located toward the northeast portion of the South Coast Air Basin near the foot of the San Bernardino Mountains, which define the eastern boundary of the South Coast Air Basin.

The climate of western Riverside County, technically called an interior valley subclimate of the Southern California's Mediterranean-type climate, is characterized by hot dry summers, mild moist winters with infrequent rainfall, moderate afternoon breezes, and generally fair weather. Occasional periods of strong Santa Ana winds and winter storms interrupt the otherwise mild weather pattern. The clouds and fog that form along the area's coastline rarely extend as far inland as western Riverside County. When morning clouds and fog form, they typically burn off quickly after sunrise. The most important weather pattern from an air quality perspective is associated with the warm season airflow across the populated areas of the Los Angeles Basin. This airflow brings polluted air into western Riverside County late in the afternoon. This transport pattern creates unhealthful air quality that may extend to the project site particularly during the summer months.

Winds are an important parameter in characterizing the air quality environment of a project site because they both determine the regional pattern of air pollution transport and control the rate of dispersion near a source. Daytime winds in western Riverside County are usually light breezes from off the coast as air moves regionally onshore from the cool Pacific Ocean to the warm Mojave Desert interior of Southern California. These winds allow for good local mixing, but as discussed above, these coastal winds carry significant amounts of industrial and automobile air pollutants from the densely urbanized western portion of the South Coast Air Basin into the interior valleys which become trapped by the mountains that border the eastern edge of the South Coast Air Basin.

In the summer, strong temperature inversions may occur that limit the vertical depth through which air pollution can be dispersed. Air pollutants concentrate because they cannot rise through the inversion layer and disperse. These inversions are more common and persistent during the summer months. Over time, sunlight produces photochemical reactions within this inversion layer that creates ozone, a particularly harmful air pollutant. Occasionally, strong thermal convections occur which allows the air pollutants to rise high enough to pass over the mountains and ultimately dilute the smog cloud.

In the winter, light nocturnal winds result mainly from the drainage of cool air off of the mountains toward the valley floor while the air aloft over the valley remains warm. This forms a type of inversion known as a radiation inversion. Such winds are characterized by stagnation and poor local mixing and trap pollutants such as automobile exhaust near their source. While these inversions may lead to air pollution "hot spots" in heavily developed coastal areas of the basin, there is not enough traffic in inland valleys to cause any winter air pollution problems. Despite

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

light wind conditions, especially at night and in the early morning, winter is generally a period of good air quality in the project vicinity.

The temperature and precipitation levels for the Riverside area (in proximity to the site) are shown below in Table 1. Table 1 shows that August is typically the warmest month and December is typically the coolest month. Rainfall in the project area varies considerably in both time and space. Almost all the annual rainfall comes from the fringes of mid-latitude storms from late November to early April, with summers being almost completely dry.

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Table 1

Riverside Monthly Climate Data[1]

Descriptor	Month of Year											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Avg. Max. Temperature	69.1	69.8	73.1	77.6	82.4	88.4	94.6	95.7	91.5	83.5	72.6	68.8
Avg. Min. Temperature	42.3	44.3	46.4	49.8	54.9	58.9	63.3	64.1	60.7	54.1	44.9	41.6
Avg. Total Precipitation (in.)	1.81	2.39	1.79	0.70	0.19	0.08	0.04	0.12	0.15	0.46	0.78	1.39

[1] Source: https://wrcc.dri.edu/cgi-bin/cliMAIN.pl?ca7470

Data taken from the Riverside Fire Sta 3, CA (047470) Monitoring Station

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III. POLLUTANTS

Pollutants are generally classified as either criteria pollutants or non-criteria pollutants. Federal ambient air quality standards have been established for criteria pollutants, whereas no ambient standards have been established for non-criteria pollutants. For some criteria pollutants, separate standards have been set for different periods. Most standards have been set to protect public health. For some pollutants, standards have been based on other values (such as protection of crops, protection of materials, or avoidance of nuisance conditions). A summary of federal and state ambient air quality standards is provided in the Regulatory Framework section.

A. Criteria Pollutants

The criteria pollutants consist of: ozone, nitrogen dioxide, carbon monoxide, sulfur dioxide, lead, and particulate matter. These pollutants can harm your health and the environment, and cause property damage. The Environmental Protection Agency (EPA) calls these pollutants "criteria" air pollutants because it regulates them by developing human health-based and/or environmentally-based criteria for setting permissible levels. The following provides descriptions of each of the criteria pollutants.

1. Nitrogen Dioxide (NO_2)

Nitrogen Oxides (NOx) is the generic term for a group of highly reactive gases which contain nitrogen and oxygen. While most NOx are colorless and odorless, concentrations of nitrogen dioxide (NO_2) can often be seen as a reddish-brown layer over many urban areas. NOx form when fuel is burned at high temperatures, as in a combustion process. The primary manmade sources of NOx are motor vehicles, electric utilities, and other industrial, commercial, and residential sources that burn fuel. NOx reacts with other pollutants to form, ground-level ozone, nitrate particles, acid aerosols, as well as NO_2, which cause respiratory problems. NOx and the pollutants formed from NOx can be transported over long distances, following the patterns of prevailing winds. Therefore controlling NOx is often most effective if done from a regional perspective, rather than focusing on the nearest sources.

2. Ozone

Ozone is not usually emitted directly into the air but at ground-level is created by a chemical reaction between NOx and volatile organic compounds (VOC) in the presence of sunlight. Motor vehicle exhaust, industrial emissions, gasoline vapors, chemical solvents as well as natural sources emit NOx and VOC that help form ozone. Ground-level ozone is the primary constituent of smog. Sunlight and hot weather cause ground-level ozone to form with the greatest concentrations usually occurring downwind from urban areas. Ozone is subsequently considered a regional pollutant. Ground-level ozone is a respiratory irritant and an oxidant that increases susceptibility to respiratory infections and can cause substantial damage to vegetation and other materials. Because NOx and VOC are ozone precursors, the health effects associated with ozone are also indirect health effects associated with significant levels of NOx and VOC emissions.

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

3. Carbon Monoxide (CO)

Carbon monoxide (CO) is a colorless, odorless gas that is formed when carbon in fuel is not burned completely. It is a component of motor vehicle exhaust, which contributes about 56 percent of all CO emissions nationwide. In cities, 85 to 95 percent of all CO emissions may come from motor vehicle exhaust. Other sources of CO emissions include industrial processes (such as metals processing and chemical manufacturing), residential wood burning, and natural sources such as forest fires. Woodstoves, gas stoves, cigarette smoke, and unvented gas and kerosene space heaters are indoor sources of CO. The highest levels of CO in the outside air typically occur during the colder months of the year when inversion conditions are more frequent. The air pollution becomes trapped near the ground beneath a layer of warm air. CO is described as having only a local influence because it dissipates quickly. Since CO concentrations are strongly associated with motor vehicle emissions, high CO concentrations generally occur in the immediate vicinity of roadways with high traffic volumes and traffic congestion, active parking lots, and in automobile tunnels. Areas adjacent to heavily traveled and congested intersections are particularly susceptible to high CO concentrations.

CO is a public health concern because it combines readily with hemoglobin and thus reduces the amount of oxygen transported in the bloodstream. The health threat from lower levels of CO is most serious for those who suffer from heart disease such as angina, clogged arteries, or congestive heart failure. For a person with heart disease, a single exposure to CO at low levels may cause chest pain and reduce that person's ability to exercise; repeated exposures may contribute to other cardiovascular effects. High levels of CO can affect even healthy people. People who breathe high levels of CO can develop vision problems, reduced ability to work or learn, reduced manual dexterity, and difficulty performing complex tasks. At extremely high levels, CO is poisonous and can cause death.

4. Sulfur Dioxide (SO_2)

Sulfur Oxide (SOx) gases (including sulfur dioxide [SO_2]) are formed when fuel containing sulfur, such as coal and oil is burned, and from the refining of gasoline. SOx dissolves easily in water vapor to form acid and interacts with other gases and particles in the air to form sulfates and other products that can be harmful to people and the environment.

5. Lead (Pb)

Lead is a metal found naturally in the environment as well as manufactured products. The major sources of lead emissions have historically been motor vehicles and industrial sources. Due to the phase out of leaded gasoline, metal processing is now the primary source of lead emissions to the air. High levels of lead in the air are typically only found near lead smelters, waste incinerators, utilities, and lead-acid battery manufacturers. Exposure of fetuses, infants and children to low levels of lead can adversely affect the development and function of the central nervous system,

leading to learning disorders, distractibility, inability to follow simple commands, and lower intelligence quotient. In adults, increased lead levels are associated with increased blood pressure.

6. Particulate Matter (PM)

Particulate matter (PM) is the term for a mixture of solid particles and liquid droplets found in the air. Particulate matter is made up of a number of components including acids (such as nitrates and sulfates), organic chemicals, metals, and soil or dust particles. The size of particles is directly linked to their potential for causing health problems. Particles that are less than 10 micrometers in diameter (PM10) are the particles that generally pass through the throat and nose and enter the lungs. Once inhaled, these particles can affect the heart and lungs and cause serious health effects. Particles that are less than 2.5 micrometers in diameter (PM2.5) have been designated as a subset of PM10 due to their increased negative health impacts and its ability to remain suspended in the air longer and travel further.

7. Volatile Organic Compounds (VOC)

Although not a criteria pollutant, reactive organic gases (ROGs), or VOCs, are defined as any compound of carbon—excluding carbon monoxide, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate—that participates in atmospheric photochemical reactions. Although there are slight differences in the definition of ROGs and VOCs, the two terms are often used interchangeably. Indoor sources of VOCs include paints, solvents, aerosol sprays, cleansers, tobacco smoke, etc. Outdoor sources of VOCs are from combustion and fuel evaporation. A reduction in VOC emissions reduces certain chemical reactions that contribute to the formulation of ozone. VOCs are transformed into organic aerosols in the atmosphere, which contribute to higher PM10 and lower visibility.

B. Other Pollutants of Concern

1. Toxic Air Contaminants

In addition to the above-listed criteria pollutants, toxic air contaminants (TACs) are another group of pollutants of concern. Sources of toxic air contaminants include industrial processes such as petroleum refining and chrome plating operations, commercial operations such as gasoline stations and dry cleaners, and motor vehicle exhaust. Cars and trucks release at least forty different toxic air contaminants. The most important of these toxic air contaminants, in terms of health risk, are diesel particulates, benzene, formaldehyde, 1,3-butadiene, and acetaldehyde. Public exposure to toxic air contaminants can result from emissions from normal operations as well as from accidental releases. Health effects of toxic air contaminants include cancer, birth defects, neurological damage, and death.

Toxic air contaminants are less pervasive in the urban atmosphere than criteria air pollutants, however they are linked to short-term (acute) or long-term (chronic or carcinogenic) adverse human health effects. There are hundreds of different types of

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

toxic air contaminants with varying degrees of toxicity. Sources of toxic air contaminants include industrial processes, commercial operations (e.g., gasoline stations and dry cleaners), and motor vehicle exhaust.

According to the 2013 California Almanac of Emissions and Air Quality, the majority of the estimated health risk from toxic air contaminants can be attributed to relatively few compounds, the most important of which is diesel particulate matter (DPM). Diesel particulate matter is a subset of PM2.5 because the size of diesel particles are typically 2.5 microns and smaller. The identification of diesel particulate matter as a toxic air contaminant in 1998 led the California Air Resources Board (CARB) to adopt the Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-fueled Engines and Vehicles in September 2000. The plan's goals are a 75-percent reduction in diesel particulate matter by 2010 and an 85-percent reduction by 2020 from the 2000 baseline. Diesel engines emit a complex mixture of air pollutants, composed of gaseous and solid material. The visible emissions in diesel exhaust are known as particulate matter or PM, which includes carbon particles or "soot." Diesel exhaust also contains a variety of harmful gases and over 40 other cancer-causing substances. California's identification of diesel particulate matter as a toxic air contaminant was based on its potential to cause cancer, premature deaths, and other health problems. Exposure to diesel particulate matter is a health hazard, particularly to children whose lungs are still developing and the elderly who may have other serious health problems. Overall, diesel engine emissions are responsible for the majority of California's potential airborne cancer risk from combustion sources.

2. Asbestos

Asbestos is listed as a TAC by the ARB and as a Hazardous Air Pollutant by the EPA. Asbestos occurs naturally in mineral formations and crushing or breaking these rocks, through construction or other means, can release asbestiform fibers into the air. Asbestos emissions can result from the sale or use of asbestos-containing materials, road surfacing with such materials, grading activities, and surface mining. The risk of disease is dependent upon the intensity and duration of exposure. When inhaled, asbestos fibers may remain in the lungs and with time may be linked to such diseases as asbestosis, lung cancer, and mesothelioma. Naturally occurring asbestos is not present in Riverside County. The nearest likely locations of naturally occurring asbestos, as identified in the General Location Guide for Ultramafic Rocks in California prepared by the California Division of Mines and Geology, is located in Santa Barbara County. Due to the distance to the nearest natural occurrences of asbestos, the project site is not likely to contain asbestos.

C. Greenhouse Gases

Constituent gases of the Earth's atmosphere, called atmospheric greenhouse gases (GHG), play a critical role in the Earth's radiation amount by trapping infrared radiation emitted from the Earth's surface, which otherwise would have escaped to space. Prominent greenhouse gases contributing to this process include carbon dioxide (CO_2), methane (CH_4), ozone, water vapor, nitrous oxide (N_2O), and chlorofluorocarbons (CFCs). This phenomenon, known as the Greenhouse Effect, is responsible for maintaining a habitable

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

climate. Anthropogenic (caused or produced by humans) emissions of these greenhouse gases in excess of natural ambient concentrations are responsible for the enhancement of the Greenhouse Effect and have led to a trend of unnatural warming of the Earth's natural climate, known as global warming or climate change. Emissions of gases that induce global warming are attributable to human activities associated with industrial/manufacturing, agriculture, utilities, transportation, and residential land uses. Transportation is responsible for 41 percent of the State's greenhouse gas emissions, followed by electricity generation. Emissions of CO_2 and nitrous oxide (NOx) are byproducts of fossil fuel combustion. Methane, a potent greenhouse gas, results from off-gassing associated with agricultural practices and landfills. Sinks of CO_2, where CO_2 is stored outside of the atmosphere, include uptake by vegetation and dissolution into the ocean. The following provides a description of each of the greenhouse gases and their global warming potential.

1. Water Vapor

Water vapor is the most abundant, important, and variable GHG in the atmosphere. Water vapor is not considered a pollutant; in the atmosphere it maintains a climate necessary for life. Changes in its concentration are primarily considered a result of climate feedbacks related to the warming of the atmosphere rather than a direct result of industrialization. The feedback loop in which water is involved is critically important to projecting future climate change. As the temperature of the atmosphere rises, more water is evaporated from ground storage (rivers, oceans, reservoirs, soil). Because the air is warmer, the relative humidity can be higher (in essence, the air is able to "hold" more water when it is warmer), leading to more water vapor in the atmosphere. As a GHG, the higher concentration of water vapor is then able to absorb more thermal indirect energy radiated from the Earth, thus further warming the atmosphere. The warmer atmosphere can then hold more water vapor and so on and so on. This is referred to as a "positive feedback loop." The extent to which this positive feedback loop will continue is unknown as there is also dynamics that put the positive feedback loop in check. As an example, when water vapor increases in the atmosphere, more of it will eventually also condense into clouds, which are more able to reflect incoming solar radiation (thus allowing less energy to reach the Earth's surface and heat it up).

2. Carbon Dioxide

The natural production and absorption of CO_2 is achieved through the terrestrial biosphere and the ocean. However, humankind has altered the natural carbon cycle by burning coal, oil, natural gas, and wood. Since the industrial revolution began in the mid-1700s. Each of these activities has increased in scale and distribution. CO_2 was the first GHG demonstrated to be increasing in atmospheric concentration with the first conclusive measurements being made in the last half of the 20th century. Prior to the industrial revolution, concentrations were fairly stable at 280 parts per million (ppm). The International Panel on Climate Change (IPCC Fifth Assessment Report, 2014) Emissions of CO_2 from fossil fuel combustion and industrial processes contributed about 78% of the total GHG emissions increase from 1970 to 2010, with a similar percentage contribution for the increase during the period 2000 to 2010. Globally, economic and population growth continued to be the most important

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drivers of increases in CO_2 emissions from fossil fuel combustion. The contribution of population growth between 2000 and 2010 remained roughly identical to the previous three decades, while the contribution of economic growth has risen sharply.

3. Methane

CH_4 is an extremely effective absorber of radiation, although its atmospheric concentration is less than that of CO_2. Its lifetime in the atmosphere is brief (10 to 12 years), compared to some other GHGs (such as CO_2, N_2O, and Chlorofluorocarbons (CFCs). CH_4 has both natural and anthropogenic sources. It is released as part of the biological processes in low oxygen environments, such as in swamplands or in rice production (at the roots of the plants). Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of methane. Other anthropocentric sources include fossil-fuel combustion and biomass burning.

4. Nitrous Oxide

Concentrations of N_2O also began to rise at the beginning of the industrial revolution. In 1998, the global concentration of this GHG was documented at 314 parts per billion (ppb). N_2O is produced by microbial processes in soil and water, including those reactions which occur in fertilizer containing nitrogen. In addition to agricultural sources, some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to its atmospheric load. It is also commonly used as an aerosol spray propellant, (i.e., in whipped cream bottles, in potato chip bags to keep chips fresh, and in rocket engines and in race cars).

5. Chlorofluorocarbons

CFCs are gases formed synthetically by replacing all hydrogen atoms in methane or ethane (C_2H_6) with chlorine and/or fluorine atoms. CFCs are nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (the level of air at the Earth's surface). CFCs have no natural source, but were first synthesized in 1928. It was used for refrigerants, aerosol propellants, and cleaning solvents. Due to the discovery that they are able to destroy stratospheric ozone, a global effort to halt their production was undertaken and in 1989 the European Community agreed to ban CFCs by 2000 and subsequent treaties banned CFCs worldwide by 2010 This effort was extremely successful, and the levels of the major CFCs are now remaining level or declining. However, their long atmospheric lifetimes mean that some of the CFCs will remain in the atmosphere for over 100 years.

6. Hydrofluorocarbons

HFCs are synthetic man-made chemicals that are used as a substitute for CFCs. Out of all the GHGs, they are one of three groups with the highest global warming potential. The HFCs with the largest measured atmospheric abundances are (in order), HFC-23 (CHF_3), HFC-134a (CF_3CH_2F), and HFC-152a (CH_3CHF_2). Prior to 1990, the only

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significant emissions were HFC-23. HFC-134a use is increasing due to its use as a refrigerant. Concentrations of HFC-23 and HFC-134a in the atmosphere are now about 10 parts per trillion (ppt) each. Concentrations of HFC-152a are about 1 ppt. HFCs are manmade for applications such as automobile air conditioners and refrigerants.

7. Perfluorocarbons

PFCs have stable molecular structures and do not break down through the chemical processes in the lower atmosphere. High-energy ultraviolet rays about 60 kilometers above Earth's surface are able to destroy the compounds. Because of this, PFCs have very long lifetimes, between 10,000 and 50,000 years. Two common PFCs are tetrafluoromethane (CF_4) and hexafluoroethane (C_2F_6). Concentrations of CF_4 in the atmosphere are over 70 ppt. The two main sources of PFCs are primary aluminum production and semiconductor manufacturing.

8. Sulfur Hexafluoride

SF_6 is an inorganic, odorless, colorless, nontoxic, nonflammable gas. SF_6 has the highest global warming potential of any gas evaluated; 23,900 times that of CO_2. Concentrations in the 1990s were about 4 ppt. Sulfur hexafluoride is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

9. Aerosols

Aerosols are particles emitted into the air through burning biomass (plant material) and fossil fuels. Aerosols can warm the atmosphere by absorbing and emitting heat and can cool the atmosphere by reflecting light. Cloud formation can also be affected by aerosols. Sulfate aerosols are emitted when fuel containing sulfur is burned. Black carbon (or soot) is emitted during biomass burning due to the incomplete combustion of fossil fuels. Particulate matter regulation has been lowering aerosol concentrations in the United States; however, global concentrations are likely increasing.

10. Global Warming Potential

The Global Warming Potential (GWP) was developed to allow comparisons of the global warming impacts of different gases. Specifically, it is a measure of how much energy the emissions of 1 ton of a gas will absorb over a given period of time, relative to the emissions of 1 ton of carbon dioxide (CO_2). The larger the GWP, the more that a given gas warms the Earth compared to CO_2 over that time period. The time period usually used for GWPs is 100 years. GWPs provide a common unit of measure, which allows analysts to add up emissions estimates of different gases (e.g., to compile a national GHG inventory), and allows policymakers to compare emissions reduction opportunities across sectors and gases. A summary of the atmospheric lifetime and

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the global warming potential of selected gases are summarized in Table 2. As shown in Table 2, the global warming potential of GHGs ranges from 1 to 22,800.

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Table 2

Global Warming Potentials and Atmospheric Lifetimes[1]

Gas	Atmospheric Lifetime	Global Warming Potential[2] (100 Year Horizon)
Carbon Dioxide (CO_2)	—[3]	1
Methane (CH_4)	12	28-36
Nitrous Oxide (NO)	114	298
Hydrofluorocarbons (HFCs)	1-270	12-14,800
Perfluorocarbons (PFCs)	2,600-50,000	7,390-12,200
Nitrogen trifluoride (NF_3)	740	17,200
Sulfur Hexafluoride (SF_6)	3,200	22,800

[1] Source: http://www3.epa.gov/climatechange/ghgemissions/gases.html

[2] Compared to the same quantity of CO_2 emissions.

[3] Carbon dioxide's lifetime is poorly defined because the gas is not destroyed over time, but instead moves among different parts of the ocean–atmosphere–land system. Some of the excess carbon dioxide will be absorbed quickly (for example, by the ocean surface), but some will remain in the atmosphere for thousands of years, due in part to the very slow process by which carbon is transferred to ocean sediments.

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IV. AIR QUALITY MANAGEMENT

A. Regulatory Setting

The proposed project is addressed through the efforts of various international, federal, state, regional, and local government agencies. These agencies work jointly, as well as individually, to improve air quality through legislation, regulations, planning, policy-making, education, and a variety of programs. The agencies responsible for improving the air quality are discussed below.

1. International

Montreal Protocol

In 1988, the United Nations established the Intergovernmental Panel on Climate Change (IPCC) to evaluate the impacts of global climate change and to develop strategies that nations could implement to curtail global climate change. In 1992, the United States joined other countries around the world in signing the United Nations' Framework Convention on Climate Change (UNFCCC) agreement with the goal of controlling GHG emissions. As a result, the Climate Change Action Plan was developed to address the reduction of GHGs in the United States. The plan consists of more than 50 voluntary programs.

Additionally, the Montreal Protocol was originally signed in 1987 and substantially amended in 1990 and 1992. The Montreal Protocol stipulates that the production and consumption of compounds that deplete ozone in the stratosphere—CFCs, halons, carbon tetrachloride, and methyl chloroform—were to be phased out, with the first three by the year 2000 and methyl chloroform by 2005.

The Paris Agreement

The Paris Agreement entered into force on 4 November 2016, thirty days after the date on which at least 55 Parties to the Convention accounting in total for at least an estimated 55% of the total global greenhouse gas emissions have deposited their instruments of ratification, acceptance, approval or accession with the Depositary.

The Paris Agreement builds upon the Convention and – for the first time – brings all nations into a common cause to undertake take ambitious efforts to combat climate change and adapt to its effects, with enhanced support to assist developing countries to do so. As such, it charts a new course in the global climate effort.

The Paris Agreement's central aim is to strengthen the global response to the threat of climate change by keeping a global temperature rise this century well below 2 degrees Celsius above pre-industrial levels and to pursue efforts to limit the temperature increase even further to 1.5 degrees Celsius. Additionally, the agreement aims to strengthen the ability of countries to deal with the impacts of climate change. To reach these ambitious goals, appropriate financial flows, a new technology framework and an enhanced capacity building framework will be put in place, thus supporting action by developing countries and the most vulnerable

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countries, in line with their own national objectives. The Agreement also provides for enhanced transparency of action and support through a more robust transparency framework.

2. Federal - United States Environmental Protection Agency

The United States Environmental Protection Agency (EPA) is responsible for setting and enforcing the National Ambient Air Quality Standards (NAAQS) for atmospheric pollutants. It regulates emission sources that are under the exclusive authority of the federal government, such as aircraft, ships, and certain locomotives. The National Ambient Air Quality Standards (NAAQS) pollutants were identified using medical evidence and are shown below in Table 3.

As part of its enforcement responsibilities, the EPA requires each state with federal nonattainment areas to prepare and submit a State Implementation Plan (SIP) that demonstrates the means to attain the national standards. The State Implementation Plan (SIP) must integrate federal, state, and local components and regulations to identify specific measures to reduce pollution, using a combination of performance standards and market-based programs within the timeframe identified in the State Implementation Plan (SIP).

The EPA and the California Air Resource Board (CARB) designate air basins where ambient air quality standards are exceeded as "nonattainment" areas. If standards are met, the area is designated as an "attainment" area. If there is inadequate or inconclusive data to make a definitive attainment designation, they are considered "unclassified." National nonattainment areas are further designated as marginal, moderate, serious, severe, or extreme as a function of deviation from standards. Each standard has a different definition, or 'form' of what constitutes attainment, based on specific air quality statistics. For example, the Federal 8-hour CO standard is not to be exceeded more than once per year; therefore, an area is in attainment of the CO standard if no more than one 8-hour ambient air monitoring values exceeds the threshold per year. In contrast, the Federal annual PM2.5 standard is met if the three-year average of the annual average PM2.5 concentration is less than or equal to the standard. Attainment status is shown in Table 4.

As indicated below in Table 4, the Basin has been designated by the EPA as a non-attainment area for ozone (O_3) and suspended particulates (PM10 and PM2.5). Currently, the Basin is in attainment with the ambient air quality standards for carbon monoxide (CO), lead, sulfur dioxide (SO_2), and nitrogen dioxide (NO_2).

In 2011, the Basin exceeded federal standards for either ozone or PM2.5 at one or more locations on a total of 124 days, based on the current federal standards for 8-hour ozone and 24-hour PM2.5. Despite substantial improvements in air quality over the past few decades, some air monitoring stations in the Basin still exceed the NAAQS for ozone more frequently than any other stations in the U.S. In 2011, three of the top five stations that exceeded the 8-hour ozone NAAQS were located in the Basin (Central San Bernardino Mountains, East San Bernardino Valley, and Metropolitan Riverside County).

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PM2.5 in the Basin has improved significantly in recent years, with 2010 and 2011 being the cleanest years on record. In 2011, only one station in the Basin (Metropolitan Riverside County at Mira Loma) exceeded the annual PM2.5 NAAQS and the 98th percentile form of the 24-hour PM2.5 NAAQS, as well as the 3-year design values for these standards. Basin-wide, the federal PM2.5 24-hour standard level was exceeded in 2011 on 17 sampling days.

The Basin is currently in attainment for the federal standards for carbon monoxide (CO), lead, sulfur dioxide (SO_2), and nitrogen dioxide (NO_2). While the concentration level of the new 1-hour NO_2 federal standard (100 ppb) was exceeded in the Basin at two stations (Central Los Angeles and Long Beach) on the same day in 2011, the NAAQS NO_2 design value has not been exceeded. Therefore, the Basin remains in attainment of the NO_2 NAAQS.

The EPA designated the Los Angeles County portion of the Basin as nonattainment for the recently revised (2008) federal lead standard (0.15 µg/m3, rolling 3-month average), due to the addition of source-specific monitoring under the new federal regulation. This designation was based on two source-specific monitors in Vernon and the City of Industry exceeding the new standard in the 2007-2009 period of data used.

In Massachusetts v. Environmental Protection Agency (Docket No. 05–1120), argued November 29, 2006 and decided April 2, 2007, the U.S. Supreme Court held that not only did the EPA have authority to regulate greenhouse gases, but the EPA's reasons for not regulating this area did not fit the statutory requirements. As such, the U.S. Supreme Court ruled that the EPA should be required to regulate CO_2 and other greenhouse gases as pollutants under the federal Clean Air Act (CAA).

In response to the FY2008 Consolidations Appropriations Act (H.R. 2764; Public Law 110-161), EPA proposed a rule on March 10, 2009 that requires mandatory reporting of GHG emissions from large sources in the United States. On September 22, 2009, the Final Mandatory Reporting of GHG Rule was signed and published in the Federal Register on October 30, 2009. The rule became effective on December 29, 2009. This rule requires suppliers of fossil fuels or industrial GHGs, manufacturers of vehicles and engines, and facilities that emit 25,000 metric tons or more per year of GHG emissions to submit annual reports to EPA.

On December 7, 2009, the EPA Administrator signed two distinct findings under section 202(a) of the Clean Air Act. One is an endangerment finding that finds concentrations of the six GHGs in the atmosphere threaten the public health and welfare of current and future generations. The other is a cause or contribute finding, that finds emissions from new motor vehicles and new motor vehicle engines contribute to the GHG pollution which threatens public health and welfare. These actions will not themselves impose any requirements on industry or other entities. However, it is a prerequisite to finalizing the EPA's proposed GHG emission standards for light-duty vehicles, which were jointly proposed by the EPA and Department of Transportation on September 15, 2009.

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On March 19, 2015, the Whitehouse announced that President Obama will issue an Executive Order that will cut the Federal Government's greenhouse gas (GHG) emissions 40 percent over the next decade from 2008 levels -- saving taxpayers up to $18 billion in avoided energy costs -- and increase the share of electricity the Federal Government consumes from renewable sources to 30 percent. Complementing this effort, several major Federal suppliers are announcing commitments to cut their own GHG emissions. Today, the Administration is hosting a roundtable that will bring some of these large Federal suppliers together to discuss the benefits of their GHG reduction targets or to make their first-ever corporate commitments to disclose emissions and set new reduction goals.

Together, the combined results of the Federal Government actions and new supplier commitments will reduce GHG emissions by 26 million metric tons by 2025 from 2008 levels, the equivalent of taking nearly 5.5 million cars off the road for a year. To encourage continued progress across the Federal supply chain, the Administration is releasing a new scorecard to publicly track self-reported emissions disclosure and progress for all major Federal suppliers, who together represent more than $187 billion in Federal spending and account for more than 40 percent of all Federal contract dollars.

Since the Federal Government is the single largest consumer of energy in the Nation, Federal emissions reductions and progress across the supply chain will have broad impacts. The new commitments announced today support the United States' international commitment to cut net GHG emissions 26-28 percent below 2005 levels by 2025, which President Obama first announced in November 2014 as part of an historic agreement with China. Additionally, the goals build on the strong progress made by Federal agencies during the first six years of the Administration under President Obama's 2009 Executive Order on Federal Leadership on Environmental, Energy and Economic Performance, including reducing Federal GHG emissions by 17 percent — which helped Federal agencies avoid $1.8 billion in cumulative energy costs — and increasing the share of renewable energy consumption to 9 percent.[1]

3. State – California Air Resources Board

The California Air Resources Board (CARB), which is a part of the California Environmental Protection Agency, is responsible for the coordination and administration of both federal and state air pollution control programs within California. In this capacity, the CARB conducts research, sets the California Ambient Air Quality Standards (CAAQS), compiles emission inventories, develops suggested control measures, provides oversight of local programs, and prepares the State Implementation Plan (SIP). The California Ambient Air Quality Standards (CAAQS) for criteria pollutants are shown in Table 3. In addition, the CARB establishes emission standards for motor vehicles sold in California, consumer products (e.g., hairspray,

[1] Source: https://www.whitehouse.gov/the-press-office/2015/03/19/fact-sheet-reducing-greenhouse-gas-emissions-federal-government-and-acro.

aerosol paints, and barbeque lighter fluid), and various types of commercial equipment. It also sets fuel specifications to further reduce vehicular emissions.

The South Coast Air Basin has been designated by the CARB as a nonattainment area for ozone, PM10 and PM2.5. Currently, the South Coast Air Basin is in attainment with the ambient air quality standards for CO, lead, SO_2, NO_2, and sulfates and is unclassified for visibility reducing particles and Hydrogen Sulfide.

On June 20, 2002, the CARB revised the PM10 annual average standard to 20 µg/m3 and established an annual average standard for PM2.5 of 12 µg/m3. These standards were approved by the Office of Administrative Law in June 2003 and are now effective. On September 27, 2007 CARB approved the South Coast Air Basin and the Coachella Valley 2007 Air Quality Management Plan for Attaining the Federal 8-hour Ozone and PM2.5 Standards. The plan projects attainment for the 8-hour Ozone standard by 2024 and the PM2.5 standard by 2015.

The CARB is also responsible for regulations pertaining to toxic air contaminants. The Air Toxics "Hot Spots" Information and Assessment Act (AB 2588, 1987, Connelly) was enacted in 1987 as a means to establish a formal air toxics emission inventory risk quantification program. AB 2588, as amended, establishes a process that requires stationary sources to report the type and quantities of certain substances their facilities routinely release into the South Coast Air Basin. The data is ranked by high, intermediate, and low categories, which are determined by: the potency, toxicity, quantity, volume, and proximity of the facility to nearby receptors.

The State currently has no regulations that establish ambient air quality standards for GHGs. However, the State has passed laws directing CARB to develop actions to reduce GHG emissions, which are listed below.

Assembly Bill 1493

California Assembly Bill 1493 (also known as the Pavley Bill, in reference to its author Fran Pavley) was enacted on July 22, 2002 and required CARB to develop and adopt regulations that reduce GHGs emitted by passenger vehicles and light duty trucks. In 2004, CARB approved the "Pavley I" regulations limiting the amount of GHGs that may be released from new passenger automobiles that are being phased in between model years 2009 through 2016. This regulation will reduce GHG emissions by 30 percent from 2002 levels by 2016. The second set of regulations "Pavley II" is currently in development and will be phased in between model years 2017 through 2025 and will reduce emissions by 45 percent by the year 2020. The Pavley II standards are being developed by linking the GHG emissions and formerly separate toxic tailpipe emissions standards previously known as the "LEV III" (third stage of the Low Emission Vehicle standards) into a single regulatory framework.

In 2005, the CARB submitted a "waiver" request to the EPA in order to implement the GHG standards and in March of 2008, the U.S. EPA denied the request. However, in June 2009, the decision was reversed and the U.S. EPA granted California the authority to implement the GHG standards for passenger

cars, pickup trucks and sport utility vehicles. In September 2009, the Pavley I regulations were adopted by CARB.

Executive Order S-3-05

The California Governor issued Executive Order S-3-05, GHG Emission, in June 2005, which established the following reduction targets:

- 2010: Reduce greenhouse gas emissions to 2000 levels
- 2020: Reduce greenhouse gas emissions to 1990 levels
- 2050: Reduce greenhouse gas emissions to 80 percent below 1990 levels.

The executive order directed the secretary of the California Environmental Protection Agency (CalEPA) to coordinate a multi-agency effort to reduce GHG emissions to the target levels. To comply with the Executive Order, the secretary of CalEPA created the California Climate Action Team (CAT), made up of members from various state agencies and commissions. The team released its first report in March 2006. The report proposed to achieve the targets by building on the voluntary actions of businesses, local governments, and communities and through State incentive and regulatory programs.

Assembly Bill 32

In 2006, the California State Legislature adopted Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006. AB 32 requires CARB, to adopt rules and regulations that would achieve GHG emissions equivalent to statewide levels in 1990 by 2020 through an enforceable statewide emission cap which will be phased in starting in 2012. Emission reductions shall include carbon sequestration projects that would remove carbon from the atmosphere and best management practices that are technologically feasible and cost effective.

On December 6, 2007 CARB released the calculated Year 1990 GHG emissions of 427 million metric tons of CO_2e ($MMTCO_2e$). The 2020 target of 427 $MMTCO_2e$ requires the reduction of 169 $MMTCO_2e$, or approximately 30 percent from the State's projected 2020 business as usual emissions of 596 $MMTCO_2e$ and the reduction of 42 $MMTCO_2e$, or almost 10 percent from the 2002-2004 average GHG emissions. Under AB 32, CARB was required to adopt regulations by January 1, 2011 to achieve reductions in GHGs to meet the 1990 cap by 2020. Early measures CARB took to lower GHG emissions included requiring operators of the largest industrial facilities that emit 25,000 metric tons of CO_2 in a calendar year to submit verification of GHG emissions by December 1, 2010. The CARB Board also approved nine discrete early action measures that include regulations affecting landfills, motor vehicle fuels, refrigerants in cars, port operations and other sources that became enforceable on or before January 1, 2010.

On December 11, 2008 the CARB Board approved a Scoping Plan, with final adoption May 11, 2009 that proposed a variety of measures including direct regulations, alternative compliance mechanisms, monetary and non-monetary

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incentives, voluntary actions, a market-based cap-and-trade system, and a fee regulation to fund the program. In current pending litigation, Association of Irritated Residents v. California Air Resources Board, a California State trial court found that the analysis of the alternatives identified in the AB 32 Scoping Plan Functional Equivalent Document (FED) was not sufficient for informed decision-making and public review under CEQA. In response, CARB has appealed the decision. In addition, CARB prepared the *Supplement to the AB 32 Scoping Plan Functional Equivalent Document,* June 13, 2011. On August 24, 2011 CARB recertified the complete AB 32 Scoping Plan Functional Equivalent Environmental Document revised by the Final Supplement. In December, 2011 the Final Supplement was accepted as sufficient to fulfill the trial court's March order.

While local government operations were not accounted for in achieving the 2020 emissions reduction, local land use changes are estimated to result in a reduction of 5 metric tons of CO_2e, which is approximately 3 percent of the 2020 GHG emissions reduction goal. In recognition of the critical role local governments will play in successful implementation of AB 32, CARB is recommending GHG reduction goals of 15 percent of 2010 levels by 2020 to ensure that municipal and community-wide emissions match the state's reduction target. According to the Measure Documentation Supplement to the Scoping Plan, local government actions and targets are anticipated to reduce vehicle miles by approximately 2 percent through land use planning, resulting in a potential GHG reduction of 2 metric tons of CO_2e (or approximately 1.2 percent of the GHG reduction target).

In May 2014, CARB released its *First Update to the Climate Change Scoping Plan* (CARB 2014). This *Update* identifies the next steps for California's leadership on climate change. While California continues on its path to meet the near-term 2020 greenhouse gas limit, it must also set a clear path toward long-term, deep GHG emission reductions. This report highlights California's success to date in reducing its GHG emissions and lays the foundation for establishing a broad framework for continued emission reductions beyond 2020, on the path to 80 percent below 1990 levels by 2050.

On January 20, 2017, CARB announced its release of a proposed plan to reduce greenhouse gas emissions by 40 percent below 1990 levels by 2030 – the most ambitious target in North America.

In November 2017, CARB release the 2017 Scoping Plan. This Scoping Plan incorporates, coordinates, and leverages many existing and ongoing efforts and identifies new policies and actions to accomplish the State's climate goals, and includes a description of a suite of specific actions to meet the State's 2030 GHG limit.

Guided by legislative direction, the actions identified in the 2017 Scoping Plan reduce overall GHG emissions in California and deliver policy signals that will continue to drive investment and certainty in a low carbon economy. The 2017

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Scoping Plan builds upon the successful framework established by the Initial Scoping Plan and First Update, while identifying new, technologically feasible, and cost-effective strategies to ensure that California meets its GHG reduction targets in a way that promotes and rewards innovation, continues to foster economic growth, and delivers improvements to the environment and public health, including in disadvantaged communities. The Plan includes policies to require direct GHG reductions at some of the State's largest stationary sources and mobile sources. These policies include the use of lower GHG fuels, efficiency regulations, and the Cap-and Trade Program, which constrains and reduces emissions at covered sources.

SB 32. SB 32, Pavley. California Global Warming Solutions Act of 2006.

(1) The California Global Warming Solutions Act of 2006 designates the State Air Resources Board as the state agency charged with monitoring and regulating sources of emissions of greenhouse gases. The state board is required to approve a statewide greenhouse gas emissions limit equivalent to the statewide greenhouse gas emissions level in 1990 to be achieved by 2020 and to adopt rules and regulations in an open public process to achieve the maximum, technologically feasible, and cost-effective greenhouse gas emissions reductions. This bill would require the state board to ensure that statewide greenhouse gas emissions are reduced to 40% below the 1990 level by 2030.

(2) This bill would become operative only if AB 197 of the 2015–16 Regular Session is enacted and becomes effective on or before January 1, 2017. AB 197 requires that the California Air Resources Board, which directs implementation of emission-reduction programs, should target direct reductions at both stationary and mobile sources.

Senate Bill 1368

Senate Bill 1368 (SB 1368) is the companion Bill of AB 32 and was adopted September, 2006. SB 1368 requires the California Public Utilities Commission (CPUC) to establish a performance standard for baseload generation of GHG emissions by investor-owned utilities by February 1, 2007 and for local publicly owned utilities by June 30, 2007. These standards could not exceed the GHG emissions rate from a baseload combined-cycle, natural gas-fired plant. Furthermore, the legislation states that all electricity provided to the State, including imported electricity, must be generated by plants that meet the standards set by California Public Utilities Commission (CPUC) and California Energy Commission (CEC).

Executive Order S-1-07

Executive Order S-1-07 was issued in 2007 and proclaims that the transportation sector is the main source of GHG emissions in the State, since it generates more than 40 percent of the State's GHG emissions. It establishes a goal to reduce the carbon intensity of transportation fuels sold in the State by at least ten percent by 2020. This Order also directs CARB to determine whether this Low Carbon Fuel Standard (LCFS) could be adopted as a discrete early-action measure as part of the effort to meet the mandates in AB 32.

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On April 23, 2009 CARB approved the proposed regulation to implement the low carbon fuel standard. The low carbon fuel standard is anticipated to reduce GHG emissions by about 16 MMT per year by 2020. The low carbon fuel standard is designed to provide a framework that uses market mechanisms to spur the steady introduction of lower carbon fuels. The framework establishes performance standards that fuel producers and importers must meet each year beginning in 2011. Separate standards are established for gasoline and diesel fuels and the alternative fuels that can replace each. The standards are "back-loaded", with more reductions required in the last five years, than during the first five years. This schedule allows for the development of advanced fuels that are lower in carbon than today's fuels and the market penetration of plug-in hybrid electric vehicles, battery electric vehicles, fuel cell vehicles, and flexible fuel vehicles. It is anticipated that compliance with the low carbon fuel standard will be based on a combination of both lower carbon fuels and more efficient vehicles.

Reformulated gasoline mixed with corn-derived ethanol at ten percent by volume and low sulfur diesel fuel represent the baseline fuels. Lower carbon fuels may be ethanol, biodiesel, renewable diesel, or blends of these fuels with gasoline or diesel as appropriate. Compressed natural gas and liquefied natural gas also may be low carbon fuels. Hydrogen and electricity, when used in fuel cells or electric vehicles are also considered as low carbon fuels for the low carbon fuel standard.

Senate Bill 97

Senate Bill 97 (SB 97) was adopted August 2007 and acknowledges that climate change is a prominent environmental issue that requires analysis under CEQA. SB 97 directed the Governor's Office of Planning and Research (OPR), which is part of the State Natural Resources Agency, to prepare, develop, and transmit to CARB guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions, as required by CEQA, by July 1, 2009. The Natural Resources Agency was required to certify and adopt those guidelines by January 1, 2010.

Pursuant to the requirements of SB 97 as stated above, on December 30, 2009 the Natural Resources Agency adopted amendments to the state CEQA guidelines that address GHG emissions. The CEQA Guidelines Amendments changed 14 sections of the CEQA Guidelines and incorporate GHG language throughout the Guidelines. However, no GHG emissions thresholds of significance were provided and no specific mitigation measures were identified. The GHG emission reduction amendments went into effect on March 18, 2010 and are summarized below:

- Climate action plans and other greenhouse gas reduction plans can be used to determine whether a project has significant impacts, based upon its compliance with the plan.
- Local governments are encouraged to quantify the greenhouse gas emissions of proposed projects, noting that they have the freedom to

select the models and methodologies that best meet their needs and circumstances. The section also recommends consideration of several qualitative factors that may be used in the determination of significance, such as the extent to which the given project complies with state, regional, or local GHG reduction plans and policies. OPR does not set or dictate specific thresholds of significance. Consistent with existing CEQA Guidelines, OPR encourages local governments to develop and publish their own thresholds of significance for GHG impacts assessment.

- When creating their own thresholds of significance, local governments may consider the thresholds of significance adopted or recommended by other public agencies, or recommended by experts.
- New amendments include guidelines for determining methods to mitigate the effects of greenhouse gas emissions in Appendix F of the CEQA Guidelines.
- OPR is clear to state that "to qualify as mitigation, specific measures from an existing plan must be identified and incorporated into the project; general compliance with a plan, by itself, is not mitigation."
- OPR's emphasizes the advantages of analyzing GHG impacts on an institutional, programmatic level. OPR therefore approves tiering of environmental analyses and highlights some benefits of such an approach.
- Environmental impact reports (EIRs) must specifically consider a project's energy use and energy efficiency potential.

Senate Bills 1078, 107, and X1-2 and Executive Orders S-14-08 and S-21-09

Senate Bill 1078 (SB 1078) requires retail sellers of electricity, including investor-owned utilities and community choice aggregators, to provide at least 20 percent of their supply from renewable sources by 2017. Senate Bill 107 (SB 107) changed the target date to 2010. Executive Order S-14-08 was signed on November 2008 and expands the State's Renewable Energy Standard to 33 percent renewable energy by 2020. Executive Order S-21-09 directed CARB to adopt regulations by July 31, 2010 to enforce S-14-08. Senate Bill X1-2 codifies the 33 percent renewable energy requirement by 2020.

Senate Bill 375

Senate Bill 375 (SB 375) was adopted September 2008 and aligns regional transportation planning efforts, regional GHG emission reduction targets, and land use and housing allocation. SB 375 requires Metropolitan Planning Organizations (MPO) to adopt a sustainable communities strategy (SCS) or alternate planning strategy (APS) that will prescribe land use allocation in that MPOs Regional Transportation Plan (RTP). CARB, in consultation with each MPO, will provide each affected region with reduction targets for GHGs emitted by passenger cars and light trucks in the region for the years 2020 and 2035. These reduction targets will be updated every eight years but can be updated every four years if advancements in emissions technologies affect the reduction strategies to achieve the targets. CARB is also charged with reviewing each MPO's sustainable communities strategy or alternate planning strategy for consistency with its assigned targets.

The proposed project is located within the Southern California Association of Governments (SCAG) jurisdiction, which has authority to develop the SCS or APS. For the SCAG region, the targets set by CARB are at eight percent below 2005 per capita GHG emissions levels by 2020 and 13 percent below 2005 per capita GHG emissions levels by 2035. On April 4, 2012, SCAG adopted the 2012-2035 Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS), which meets the CARB emission reduction requirements. The Housing Element Update was required by the State to be completed within 18 months after RTP/SCS adoption or by October 2013.

On April 7, 2016, SCAG's Regional Council adopted the 2016-2040 Regional Transportation Plan/ Sustainable Communities Strategy (2016 RTP/SCS or Plan). The Plan is a long-range visioning plan that balances future mobility and housing needs with economic, environmental and public health goals. The Plan charts a course for closely integrating land use and transportation – so that the region can grow smartly and sustainably. It outlines more than $556.5 billion in transportation system investments through 2040. The Plan was prepared through a collaborative, continuous, and comprehensive process with input from local governments, county transportation commissions, tribal governments, non-profit organizations, businesses and local stakeholders within the counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura. In June 2016, SCAG received its conformity determination from the Federal Highway Administration (FHWA) and the Federal Transit Administration (FTA) indicating that all air quality conformity requirements for the 2016 RTP/SCS and associated 2015 FTIP Consistency Amendment through Amendment 15-12 have been met.

Senate Bill X7-7

Senate Bill X7-7 (SB X7-7), enacted on November 9, 2009, mandates water conservation targets and efficiency improvements for urban and agricultural water suppliers. SB X7-7 requires the Department of Water Resources (DWR) to develop a task force and technical panel to develop alternative best management practices for the water sector. In addition SB X7-7 required the DWR to develop criteria for baseline uses for residential, commercial, and industrial uses for both indoor and landscaped area uses. The DWR was also required to develop targets and regulations that achieve a statewide 20 percent reduction in water usage.

Assembly Bill 939 and Senate Bill 1374

Assembly Bill 939 (AB 939) requires that each jurisdiction in California to divert at least 50 percent of its waste away from landfills, whether through waste reduction, recycling or other means. Senate Bill 1374 (SB 1374) requires the California Integrated Waste Management Board to adopt a model ordinance by March 1, 2004 suitable for adoption by any local agency to require 50 to 75 percent diversion of construction and demolition of waste materials from landfills.

California Code of Regulations (CCR) Title 24, Part 6

CCR Title 24, Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24) were first established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. Although it was not originally intended to reduce GHG emissions, electricity production by fossil fuels results in GHG emissions and energy efficient buildings require less electricity. Therefore, increased energy efficiency results in decreased GHG emissions.

The Energy Commission adopted 2008 Standards on April 23, 2008 and Building Standards Commission approved them for publication on September 11, 2008. These updates became effective on August 1, 2009. 2013 Standards have been approved and were effective July 1, 2014. 2016 Standards were adopted January 1, 2017.

California Code of Regulations (CCR) Title 24, Part 11

All buildings for which an application for a building permit is submitted on or after January 1, 2017 must follow the 2016 standards. The 2016 standards are estimated to be approximately 28 percent more efficient than the 2013 standards. Energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases greenhouse gas emissions.

California Green Building Standards

On January 12, 2010, the State Building Standards Commission unanimously adopted updates to the California Green Building Standards Code, which went into effect on January 1, 2011. The Code is a comprehensive and uniform regulatory code for all residential, commercial and school buildings. CCR Title 24, Part 11: California Green Building Standards (Title 24) became effective in 2001 in response to continued efforts to reduce GHG emissions associated with energy consumption. CCR Title 24, Part 11 now require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. One focus of CCR Title 24, Part 11 is water conservation measures, which reduce GHG emissions by reducing electrical consumption associated with pumping and treating water. CCR Title 24, Part 11 has approximately 52 nonresidential mandatory measures and an additional 130 provisions for optional use. Some key mandatory measures for commercial occupancies include specified parking for clean air vehicles, a 20 percent reduction of potable water use within buildings, a 50 percent construction waste diversion from landfills, use of building finish materials that emit low levels of volatile organic compounds, and commissioning for new, nonresidential buildings over 10,000 square feet.

The California Green Building Standards Code does not prevent a local jurisdiction from adopting a more stringent code as state law provides methods for local enhancements. The Code recognizes that many jurisdictions have

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developed existing construction and demolition ordinances, and defers to them as the ruling guidance provided they provide a minimum 50-percent diversion requirement. The code also provides exemptions for areas not served by construction and demolition recycling infrastructure. State building code provides the minimum standard that buildings need to meet in order to be certified for occupancy. Enforcement is generally through the local building official.

Executive Order B-30-15
Executive Order B-30-15, establishing a new interim statewide greenhouse gas emission reduction target to reduce greenhouse gas emissions to 40 percent below 1990 levels by 2030, was signed by Governor Brown in April 2015.

Executive Order B-29-15
Executive Order B-29-15, mandates a statewide 25% reduction in potable water usage. EO B-29-15 signed into law on April 1, 2015.

Executive Order B-37-16
Executive Order B-29-15, continuing the State's adopted water reductions, was signed into law on May 9, 2016. The water reductions build off the mandatory 25% percent reduction called for in EO B-29-15.

4. Regional

The SCAQMD is the agency principally responsible for comprehensive air pollution control in the South Coast Air Basin. To that end, as a regional agency, the SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, and local governments and cooperates actively with all federal and state agencies.

South Coast Air Quality Management District
The SCAQMD develops rules and regulations, establishes permitting requirements for stationary sources, inspects emission sources, and enforces such measures through educational programs or fines, when necessary. The SCAQMD is directly responsible for reducing emissions from stationary, mobile, and indirect sources. It has responded to this requirement by preparing a sequence of AQMPs. On June 30, 2016, the SCAQMD released its Draft 2016 AQMP. The 2016 AQMP is a regional blueprint for achieving the federal air quality standards and healthful air.

The 2016 AQMP includes both stationary and mobile source strategies to ensure that rapidly approaching attainment deadlines are met, that public health is protected to the maximum extent feasible, and that the region is not faced with burdensome sanctions if the Plan is not approved or if the NAAQS are not met on time. As with every AQMP, a comprehensive analysis of emissions, meteorology, atmospheric chemistry, regional growth projections, and the impact of existing control measures is updated with the latest data and methods. The most significant air quality challenge in the Basin is to reduce nitrogen oxide (NOx) emissions sufficiently to meet the upcoming ozone standard deadlines. On March 23, 2017 CARB approved the 2016

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AQMP. The primary goal of this Air Quality Management Plan is to meet clean air standards and protect public health, including ensuring benefits to environmental justice and disadvantaged communities. Now that the plan has been approved by CARB, it has been forwarded to the U.S. Environmental Protection Agency for its review. If approved by EPA, the plan becomes federally enforceable.

A revised draft of the 2012 AQMP was released on September, 2012, and was adopted by the SCAQMD Board on December 7, 2012. The 2012 AQMP is now awaiting approval from CARB and the U.S. EPA. The 2012 AQMP is being prepared in order to meet the federal Clean Air Act requirement that all 24-hour PM2.5 non-attainment areas prepare a SIP, which was required to be submitted to the U.S. EPA by December 14, 2012 and demonstrate attainment with the 24-hour PM2.5 standard by 2014. The 2012 AQMP demonstrates attainment of the federal 24-hour PM2.5 standard by 2014 in the Basin through adoption of all feasible measures, and therefore, no extension of the attainment date is needed.

The 2007 AQMP demonstrated attainment with the 1997 8-hour ozone (80 ppb) standard by 2023, through implementation of future improvements in control techniques and technologies. These "black box" emissions reductions represent 65 percent of the remaining NOx emission reductions by 2023 in order to show attainment with the 1997 8-hour ozone NAAQS. Given the magnitude of these needed emissions reductions, additional NOx control measures have been provided in this AQMP even though the primary purpose of this AQMP is to show compliance with 24-hour PM2.5 emissions standards.

The 2012 AQMP built upon the approaches taken in the 2007 AQMP for the attainment of federal PM and ozone standards, and highlights the significant amount of reductions needed and the need to engage in interagency coordinated planning of mobile sources to meet all of the federal criteria pollutant standards. Compared with the 2007 AQMP, the 2012 AQMP utilizes revised emissions inventory projections that use 2008 as the base year. On-road emissions are calculated using CARB EMFAC2011 emission factors and the transportation activity data provided by SCAG from their 2012 Regional Transportation Plan (2012 RTP). Off-road emissions were updated using CARB's 2011 In-Use Off-Road Fleet Inventory Model. Since the 2007 AQMP was finalized new area source categories such as liquid propane gas (LPG) transmission losses, storage tank and pipeline cleaning and degassing, and architectural colorants, were created and included in the emissions inventories. The 2012 AQMP also includes analysis of several additional sources of GHG emissions such as landfills and could also assist in reaching the GHG target goals in the AB32 Scoping Plan.

In order to assist local agencies with direction on GHG emissions, the SCAQMD organized a working group and adopted Rules 2700, 2701, 2702, and 3002 which are described below.

During construction and operation, the project must comply with applicable rules and regulations. The following are rules the project may be required to comply with, either directly, or indirectly:

SCAQMD Rule 402 prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

SCAQMD Rule 403 governs emissions of fugitive dust during construction and operation activities. Compliance with this rule is achieved through application of standard Best Management Practices, such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites.

Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 403 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Applicable dust suppression techniques from Rule 403 are summarized below. Implementation of these dust suppression techniques can reduce the fugitive dust generation (and thus the PM_{10} component). Compliance with these rules would reduce impacts on nearby sensitive receptors. Rule 403 measures may include but are not limited to the following:

- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
- Water active sites at least three times daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving).
- Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 0.6 meters (2 feet) of freeboard (vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code section 23114.
- Reduce traffic speeds on all unpaved roads to 15 miles per hour (mph) or less.
- Suspension of all grading activities when wind speeds (including instantaneous wind gusts) exceed 25 mph.
- Bumper strips or similar best management practices shall be provided where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip.
- Replanting disturbed areas as soon as practical.
- During all construction activities, construction contractors shall sweep on-site and off-site streets if silt is carried to adjacent public thoroughfares, to reduce the amount of particulate matter on public streets. All sweepers shall be compliant with SCAQMD Rule 1186.1, Less Polluting Sweepers.

SCAQMD Rule 445 prohibits permanently installed wood burning devices into any new development. A wood burning device means any fireplace, wood burning

heater, or pellet-fueled wood heater, or any similarly enclosed, permanently installed, indoor or outdoor device burning any solid fuel for aesthetic or space-heating purposes, which has a heat input of less than one million British thermal units per hour.

SCAQMD Rule 481 applies to all spray painting and spray coating operations and equipment. The rule states that a person shall not use or operate any spray painting or spray coating equipment unless one of the following conditions is met:

(1) The spray coating equipment is operated inside a control enclosure, which is approved by the Executive Officer. Any control enclosure for which an application for permit for new construction, alteration, or change of ownership or location is submitted after the date of adoption of this rule shall be exhausted only through filters at a design face velocity not less than 100 feet per minute nor greater than 300 feet per minute, or through a water wash system designed to be equally effective for the purpose of air pollution control.
(2) Coatings are applied with high-volume low-pressure, electrostatic and/or airless spray equipment.
(3) An alternative method of coating application or control is used which has effectiveness equal to or greater than the equipment specified in the rule.

SCAQMD Rule 1108 governs the sale, use, and manufacturing of asphalt and limits the volatile organic compound (VOC) content in asphalt used in the South Coast Air Basin. This rule would regulate the VOC content of asphalt used during construction. Therefore, all asphalt used during construction of the project must comply with SCAQMD Rule 1108.

SCAQMD Rule 1113 governs the sale, use, and manufacturing of architectural coating and limits the VOC content in paints and paint solvents. This rule regulates the VOC content of paints available during construction. Therefore, all paints and solvents used during construction and operation of the project must comply with SCAQMD Rule 1113.

SCAQMD Rule 1143 governs the manufacture, sale, and use of paint thinners and solvents used in thinning of coating materials, cleaning of coating application equipment, and other solvent cleaning operations by limiting their VOC content. This rule regulates the VOC content of solvents used during construction. Solvents used during the construction phase must comply with this rule.

SCAQMD Rule 1186 limits the presence of fugitive dust on paved and unpaved roads and sets certification protocols and requirements for street sweepers that are under contract to provide sweeping services to any federal, state, county, agency or special district such as water, air, sanitation, transit, or school district.

SCAQMD Rule 1303 governs the permitting of re-located or new major emission sources, requiring Best Available Control Measures and setting significance limits for PM_{10} among other pollutants.

SCAQMD Rule 1401, New Source Review of Toxic Air Contaminants, specifies limits for maximum individual cancer risk, cancer burden, and non-cancer acute and chronic hazard index from new permit units, relocations, or modifications to existing permit units, which emit toxic air contaminants.

SCAQMD Rule 2202, On-Road Motor Vehicle Mitigation Options, is to provide employers with a menu of options to reduce mobile source emissions generated from employee commutes, to comply with federal and state Clean Air Act requirements, Health & Safety Code Section 40458, and Section 182(d)(1)(B) of the federal Clean Air Act. It applies to any employer who employs 250 or more employees on a full or part-time basis at a worksite for a consecutive six-month period calculated as a monthly average.

In order to assist local agencies with direction on GHG emissions, the SCAQMD organized a working group and adopted Rules 2700, 2701, 2702, and 3002 which are described below.

Rules 2700 and 2701

The SCAQMD adopted Rules 2700 and 2701 on December 5, 2008, which establishes the administrative structure for a voluntary program designed to quantify GHG emission reductions. Rule 2700 establishes definitions for the various terms used in Regulation XXVII – Global Climate Change. Rule 2701 provides specific protocols for private parties to follow to generate certified GHG emission reductions for projects within the district. Approved protocols include forest projects, urban tree planting, and manure management. The SCAQMD is currently developing additional protocols for other reduction measures. For a GHG emission reduction project to qualify, it must be verified and certified by the SCAQMD Executive Officer, who has 60 days to approve or deny the Plan to reduce GHG emissions. Upon approval of the Plan, the Executive Officer issues required to issue a certified receipt of the GHG emission reductions within 90 days.

Rule 2702

The SCAQMD adopted Rule 2702 on February 6, 2009, which establishes a voluntary air quality investment program from which SCAQMD can collect funds from parties that desire certified GHG emission reductions, pool those funds, and use them to purchase or fund GHG emission reduction projects within two years, unless extended by the Governing Board. Priority will be given to projects that result in co-benefit emission reductions of GHG emissions and criteria or toxic air pollutants within environmental justice areas. Further, this voluntary program may compete with the cap-and-trade program identified for implementation in CARB's Scoping Plan, or a Federal cap and trade program.

Rule 3002

The SCAQMD amended Rule 3002 on November 5, 2010 to include facilities that emit greater than 100,000 tons per year of CO_2e are required to apply for a Title V permit by July 1, 2011. A Title V permit is for facilities that are considered major sources of emissions.

Although the SCAQMD is responsible for regional air quality planning efforts, it does not have the authority to directly regulate air quality issues associated with plans and new development projects throughout the South Coast Air Basin. Instead, this is controlled through local jurisdictions in accordance with the California Environmental Quality Act (CEQA). In order to assist local jurisdictions with air quality compliance issues the CEQA Air Quality Handbook (SCAQMD CEQA Handbook), prepared by the SCAQMD, 1993, with the most current updates found at http://www.aqmd.gov/ceqa/hdbk.html, was developed in accordance with the projections and programs of the AQMP. The purpose of the SCAQMD CEQA Handbook is to assist Lead Agencies, as well as consultants, project proponents, and other interested parties in evaluating a proposed project's potential air quality impacts. Specifically, the SCAQMD CEQA Handbook explains the procedures that the SCAQMD recommends be followed for the environmental review process required by CEQA. The SCAQMD CEQA Handbook provides direction on how to evaluate potential air quality impacts, how to determine whether these impacts are significant, and how to mitigate these impacts. The SCAQMD intends that by providing this guidance, the air quality impacts of plans and development proposals will be analyzed accurately and consistently throughout the South Coast Air Basin, and adverse impacts will be minimized.

SCAQMD Stakeholder Working Group

Since neither CARB nor the OPR has developed GHG emissions threshold, the SCAQMD formed a Working Group to develop significance thresholds related to GHG emissions. At the September 28, 2010 Working Group meeting, the SCAQMD released its most current version of the draft GHG emissions thresholds, which recommends a tiered approach that provides a quantitative annual thresholds of 10,000 MTCO2e for industrial uses.

Southern California Association of Governments

The SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino and Imperial Counties and addresses regional issues relating to transportation, the economy, community development and the environment. SCAG is the Federally designated MPO for the majority of the southern California region and is the largest MPO in the nation. With respect to air quality planning, SCAG has prepared the Regional Transportation Plan and Regional Transportation Improvement Plan (RTIP), which addresses regional development and growth forecasts. These plans form the basis for the land use and transportation components of the AQMP, which are utilized in the preparation of air quality forecasts and in the consistency analysis included in the AQMP. The Regional Transportation Plan, Regional Transportation Improvement Plan, and AQMP are based on projections originating within the City and County General Plans.

5. Local – City of Moreno Valley

Local jurisdictions, such as the City of Moreno Valley, have the authority and responsibility to reduce air pollution through its police power and decision-making authority. Specifically, the City is responsible for the assessment and mitigation of air emissions resulting from its land use decisions. The City is also responsible for the

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implementation of transportation control measures as outlined in the 2016 AQMP. Examples of such measures include bus turnouts, energy-efficient streetlights, and synchronized traffic signals. In accordance with CEQA requirements and the CEQA review process, the City assesses the air quality impacts of new development projects, requires mitigation of potentially significant air quality impacts by conditioning discretionary permits, and monitors and enforces implementation of such mitigation.

In accordance with the CEQA requirements, the City does not, however, have the expertise to develop plans, programs, procedures, and methodologies to ensure that air quality within the City and region will meet federal and state standards. Instead, the City relies on the expertise of the SCAQMD and utilizes the SCAQMD CEQA Handbook as the guidance document for the environmental review of plans and development proposals within its jurisdiction.

The City of Moreno Valley General Plan contains the following air quality-related objectives and policies that are applicable to the proposed project:

Objective 6.6
Promote land use patterns that reduce daily automotive trips and reduce trip distance for work, shopping, school, and recreation.

Policies

6.6.1 Provide sites for new neighborhood commercial facilities within close proximity to the residential areas they serve.

6.6.2 Provide multi-family residential development sites in close proximity to neighborhood commercial centers in order to encourage pedestrian instead of vehicular travel.

6.6.3 Locate neighborhood parks in close proximity to the appropriate concentration of residents in order to encourage pedestrian and bicycle travel to local recreation areas.

Objective 6.7
Reduce mobile and stationary source air pollutant emissions.

Policies

6.7.1 Cooperate with regional efforts to establish and implement regional air quality strategies and tactics.

6.7.5 Require grading activities to comply with SCAQMD's Rule 403 regarding the control of fugitive dust.

6.7.6 Require building construction to comply with the energy conservation requirements of Title 24 of the California Administrative Code.

B. Monitored Air Quality

The air quality at any site is dependent on the regional air quality and local pollutant sources. Regional air quality is determined by the release of pollutants throughout the air basin. Estimates of the existing emissions in the Basin provided in the Final 2016 Air Quality

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Management Plan, prepared by SCAQMD, March 2017, indicate that collectively, mobile sources account for 60 percent of the VOC, 90 percent of the NOx emissions, 95 percent of the CO emissions and 34 percent of directly emitted PM2.5, with another 13 percent of PM2.5 from road dust.

The SCAQMD has divided the South Coast Air Basin into 38 air-monitoring areas with a designated ambient air monitoring station representative of each area. The project site is located in the Perris Valley Air Monitoring Area (Area 24), which is located in the western portion of Riverside County and covers the Perris and Moreno Valley areas to the San Bernardino County Line. Data was taken from the Perris and Riverside-Rubidoux Monitoring Stations, the two nearest monitoring station to the project site. The Perris Station is located approximately 7.78 miles south of the project site at 237 N. D Street, Perris. The Riverside-Rubidoux Station is located approximately 12.67 miles northwest of the project site at 5888 Mission Boulevard, Rubidoux. Table 5 presents the monitored pollutant levels from these Monitoring Stations. Ozone and PM10 were measured at the Perris Station and CO, NO_2, and PM2.5 were measured at the Riverside-Rubidoux Station.

Table 5 summarizes 2014 through 2016 published monitoring data from the air monitoring stations, which is the most recent 3-year period available. The data shows that during the past few years, the project area has exceeded the ozone and particulate matter (PM10 and PM2.5) standards. However, it should be noted that due to the air monitoring station distance from the project site, recorded air pollution levels at the air monitoring station reflect with varying degrees of accuracy, local air quality conditions at the project site.

Ozone

During the 2014 to 2016 monitoring period, the State 1-hour concentration standard for ozone has been exceeded between 16 and 25 days each year at the Perris Station. The State 8-hour ozone standard has been exceeded between 50 and 63 days each year over the past three years at the Perris Station. The Federal 8-hour ozone standard was exceeded between 49 and 59 days each year over the past three years at the Perris Station.

Ozone is a secondary pollutant as it is not directly emitted. Ozone is the result of chemical reactions between other pollutants, most importantly hydrocarbons and NO_2, which occur only in the presence of bright sunlight. Pollutants emitted from upwind cities react during transport downwind to produce the oxidant concentrations experienced in the area. Many areas of the SCAQMD contribute to the ozone levels experienced at the monitoring station, with the more significant areas being those directly upwind.

Carbon Monoxide

CO is another important pollutant that is due mainly to motor vehicles. There was insufficient data from the Riverside-Rubidoux Station for the state or federal 8-hour CO standards for the last three years.

Nitrogen Dioxide

The Riverside-Rubidoux Station did not record an exceedance of the State or Federal NO_2 standards for the last three years.

Particulate Matter

The State 24-hour concentration standards for PM10 have been estimated to have been exceeded between 4 and 6 days each year over the past three years at the Perris Station. Over the past three years the Federal 24-hour standards for PM10 has only been exceeded for one day in 2015 at the Perris Station.

The Federal 24 hour standard for PM2.5 has been estimated to have been exceeded between 5 and 9 days each year over the past three years at the Riverside-Rubidoux Station. There does not appear to be a noticeable trend for PM10 or PM2.5 in either maximum particulate concentrations or days of exceedances in the area. Particulate levels in the area are due to natural sources, grading operations, and motor vehicles.

According to the EPA, some people are much more sensitive than others to breathing fine particles (PM10 and PM2.5). People with influenza, chronic respiratory and cardiovascular diseases, and the elderly may suffer worsening illness and premature death due to breathing these fine particles. People with bronchitis can expect aggravated symptoms from breathing in fine particles. Children may experience decline in lung function due to breathing in PM10 and PM2.5. Other groups considered sensitive are smokers and people who cannot breathe well through their noses. Exercising athletes are also considered sensitive, because many breathe through their mouths during exercise.

Table 3

State and Federal Criteria Pollutant Standards

Air Pollutant	Concentration / Averaging Time		Most Relevant Effects
	California Standards	Federal Primary Standards	
Ozone (O_3)	0.09 ppm/1-hour 0.07 ppm/8-hour	0.070 ppm/8-hour	(a) Decline in pulmonary function and localized lung edema in humans and animals; (b) Risk to public health implied by alterations in pulmonary morphology and host defense in animals; (c) Increased mortality risk; (d) Risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function decrements in chronically exposed humans; (e) Vegetation damage; and (f) Property damage.
Carbon Monoxide (CO)	20.0 ppm/1-hour 9.0 ppm/8-hour	35.0 ppm/1-hour 9.0 ppm/8-hour	(a) Aggravation of angina pectoris and other aspects of coronary heart disease; (b) Decreased exercise tolerance in persons with peripheral vascular disease and lung disease; (c) Impairment of central nervous system functions; and (d) Possible increased risk to fetuses.
Nitrogen Dioxide (NO_2)	0.18 ppm/1-hour 0.03 ppm/annual	100 ppb/1-hour 0.053 ppm/annual	(a) Potential to aggravate chronic respiratory disease and respiratory symptoms in sensitive groups; (b) Risk to public health implied by pulmonary and extra-pulmonary biochemical and cellular changes and pulmonary structural changes; and (c) Contribution to atmospheric discoloration.
Sulfur Dioxide (SO_2)	0.25 ppm/1-hour 0.04 ppm/24-hour	75 ppb/1-hour 0.14 ppm/24-hour	(a) Bronchoconstriction accompanied by symptoms which may include wheezing, shortness of breath and chest tightness, during exercise or physical activity in persons with asthma.
Suspended Particulate Matter (PM_{10})	50 µg/m^3/24-hour 20 µg/m^3/annual	150 µg/m^3/24-hour	(a) Exacerbation of symptoms in sensitive patients with respiratory or cardiovascular disease; (b) Declines in pulmonary function growth in children; (c) Increased risk of premature death from heart or lung diseases in elderly.
Suspended Particulate Matter ($PM_{2.5}$)	12 µg/m^3 / annual	35 µg/m^3/24-hour 15 µg/m^3/annual	
Sulfates	25 µg/m^3/24-hour	No Federal Standards	(a) Decrease in ventilatory function; (b) Aggravation of asthmatic symptoms; (c) Aggravation of cardio-pulmonary disease; (d) Vegetation damage; (e) Degradation of visibility; (f) property damage.
Lead	1.5 µg/m^3/30-day	0.15 µg/m^3/3-month rolling	(a) Learning disabilities; (b) Impairment of blood formation and nerve conduction.
Visibility Reducing Particles	Extinction coefficient of 0.23 per kilometer-visibility of 10 miles or more due to particles when humidity is less than 70 percent.	No Federal Standards	Visibility impairment on days when relative humidity is less than 70 percent.

[1] Source: http://www.arb.ca.gov/research/aaqs/aaqs2.pdf .

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Table 4

South Coast Air Basin Attainment Status

Pollutant	State Status[1]	National Status[2]
Ozone	Nonattainment	Nonattainment (Extreme)
Carbon monoxide	Attainment	Attainment/Unclassified
Nitrogen dioxide	Attainment	Attainment/Unclassified
Sulfur dioxide	Attainment	Attainment/Unclassified
PM10	Nonattainment	Attainment (Maintenance)
PM2.5	Nonattainment	Nonattainment (Moderate)

[1] Source of State status: California Air Resources Board 2015.

[2] Source of National status: http://www3.epa.gov/airquality/greenbk/index.html and CARB 2015

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Table 5

Local Area Air Quality Levels from the Perris Air Monitoring Station [1]

Pollutant (Standard)[2,3]	Year		
	2014	2015	2016
Ozone:			
Maximum 1-Hour Concentration (ppm)	0.117	0.124	0.131
Days > CAAQS (0.09 ppm)	**16**	**25**	**23**
Maximum 8-Hour Concentration (ppm)	0.094	0.103	0.099
Days > NAAQS (0.08 ppm)	**59**	**49**	**55**
Days > CAAQS (0.070 ppm)	**63**	**50**	**56**
Carbon Monoxide:[3]			
Maximum 8-Hour Concentration (ppm)	*	*	*
Days > NAAQS (9 ppm)	0	0	0
Nitrogen Dioxide:[3]			
Maximum 1-Hour Concentration (ppb)	59.9	57.4	73.1
Days > NAAQS (0.25 ppm)	0	0	0
Inhalable Particulates (PM10):			
Maximum 24-Hour Concentration (ug/m^3)	87.0	188.0	76.0
Days > NAAQS (150 ug/m^3)	0	**1**	0
Days > CAAQS (50 ug/m^3)	**6**	**4**	*
Annual Average (ug/m^3)	35.1	33.1	32.2
Annual > NAAQS (50 ug/m^3)	no	no	no
Annual > CAAQS (20 ug/m^3)	no	no	*
Ultra-Fine Particulates (PM2.5):[3]			
Maximum 24-Hour Concentration (pg/m^3)	50.6	61.1	60.8
Days > NAAQS (35 ug/m^3)	**5**	**9**	**5**

[1] Source: http://www.arb.ca.gov/adam/

Data obtained from the Perris Monitoring Station unless otherwise noted.

[2] CAAQS = California Ambient Air Quality Standard; NAAQS = National Ambient Air Quality Standard; ppm = parts per million

[3] Data obtained from the Riverside-Rubidoux Monitoring Station

* means there was insufficient data available to determine the value.

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V. AIR QUALITY STANDARDS

A. Regional Air Quality

Many air quality impacts that derive from dispersed mobile sources, which are the dominate pollution generators in the basin, often occurs hours later and miles away after photochemical processes have converted primary exhaust pollutants into secondary contaminants such as ozone. The incremental regional air quality impact of an individual project is generally very small and difficult to measure. Therefore, the SCAQMD has developed significance thresholds based on the volume of pollution emitted rather than on actual ambient air quality because the direct air quality impact of a project is not quantifiable on a regional scale. The SCAQMD CEQA Handbook states that any project in the South Coast Air Basin with daily emissions that exceed any of the identified significance thresholds should be considered as having an individually and cumulatively significant air quality impact. For the purposes to this air quality impact analysis, a regional air quality impact would be considered significant if emissions exceed the SCAQMD significance thresholds identified in Table 6.

B. Local Air Quality

Project-related construction air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin. In order to assess local air quality impacts the SCAQMD has developed Localized Significant Thresholds (LSTs) to assess the project-related air emissions in the project vicinity. The SCAQMD has also provided Final Localized Significant Threshold Methodology (LST Methodology), June 2003, which details the methodology to analyze local air emission impacts. The Localized Significant Threshold Methodology found that the primary emissions of concern are NO_2, CO, PM10, and PM2.5.

The significance thresholds for the local emissions of NO_2 and CO are determined by subtracting the highest background concentration from the last three years of these pollutants from Table 5 above, from the most restrictive ambient air quality standards for these pollutants that are outlined in the Localized Significant Thresholds. Table 6 shows the Localized Significant Thresholds for NO_2, CO, and PM10 and PM2.5.

C. Toxic Air Contaminants

Construction

The construction equipment would emit DPM, which is a carcinogen. However, the DPM emissions are short-term in nature. Determination of risk from DPM is considered over a 30-year exposure period because carcinogenic risk is directly related to sustain exposure. In contrast, construction activities for the project are only expected to last approximately twelve months. Thus, the duration of construction activities would represent only a small fraction of the 30-year exposure period used as the basis for assessing the significance of carcinogenic risk exposure and, therefore, would not represent a source of sustained DPM

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emissions. Therefore, considering the short time frame, exposure to DPM is anticipated to be less than significant.

Operation

The project consists of a 90,565 square foot self-storage facility and will not be a source of toxic air contaminants. Sensitive receptors would not be exposed to toxic sources of air pollution.

D. Odor Impacts

The SCAQMD CEQA Handbook states that an odor impact would occur if the proposed project creates an odor nuisance pursuant to SCAQMD Rule 402, which states:

> "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.
>
> The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals."

If the proposed project results in a violation of Rule 402 with regards to odor impacts, then the proposed project would create a significant odor impact.

E. Greenhouse Gases

The CEQA Guidelines recommend that a lead agency consider the following when assessing the significance of impacts from GHG emissions on the environment:

i. The extent to which the project may increase (or reduce) GHG emissions as compared to the existing environmental setting;
ii. Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project;
iii. The extent to which the project complies with regulations or requirements adopted to implement an adopted statewide, regional, or local plan for the reduction or mitigation of GHG emissions[2].

1. Regional - South Coast Air Quality Management District

The project is within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD).

[2] The Governor's Office of Planning and Research recommendations include a requirement that such a plan must be adopted through a public review process and include specific requirements that reduce or mitigate the project's incremental contribution of GHG emissions. If there is substantial evidence that the possible effects of a particular project are still cumulatively considerable, notwithstanding compliance with the adopted regulations or requirements, an EIR must be prepared for the project.

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SCAQMD Regulation XXVII, Climate Change. SCAQMD Regulation XXVII currently includes three rules:

- The purpose of Rule 2700 is to define terms and post global warming potentials.
- The purpose of Rule 2701, SoCal Climate Solutions Exchange, is to establish a voluntary program to encourage, quantify, and certify voluntary, high quality certified greenhouse gas emission reductions in the SCAQMD.
- Rule 2702, Greenhouse Gas Reduction Program, was adopted on February 6, 2009. The purpose of this rule is to create a Greenhouse Gas Reduction Program for greenhouse gas emission reductions in the SCAQMD. The SCAQMD will fund projects through contracts in response to requests for proposals or purchase reductions from other parties.

A variety of agencies have developed greenhouse gas emission thresholds and/or have made recommendations for how to identify a threshold. However, the thresholds for projects in the jurisdiction of the SCAQMD remain in flux. The California Air Pollution Control Officers Association explored a variety of threshold approaches, but did not recommend one approach (2008). The ARB recommended approaches for setting interim significance thresholds (California Air Resources Board 2008b), in which a draft industrial project threshold suggests that non-transportation related emissions under 7,000 MTCO2e per year would be less than significant; however, the ARB has not approved those thresholds and has not published anything since then. The SCAQMD is in the process of developing thresholds, as discussed below.

SCAQMD Threshold Development. On December 5, 2008, the SCAQMD Governing Board adopted an interim greenhouse gas significance threshold for stationary sources, rules, and plans where the SCAQMD is lead agency (SCAQMD permit threshold). The SCAQMD permit threshold consists of five tiers. However, the SCAQMD is not the lead agency for this project. Therefore, the five permit threshold tiers do not apply to the proposed project.

The SCAQMD is in the process of preparing recommended significance thresholds for greenhouse gases for local lead agency consideration ("SCAQMD draft local agency threshold"); however, the SCAQMD Board has not approved the thresholds as of the date of the Notice of Preparation. The current draft thresholds consist of the following tiered approach:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the project is consistent with a greenhouse gas reduction plan. If a project is consistent with a qualifying local greenhouse gas reduction plan, it does not have significant greenhouse gas emissions.
- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project's construction emissions are averaged over 30 years and are added to a project's operational

emissions. If a project's emissions are under one of the following screening thresholds, then the project is less than significant:
  - All land use types: 3,000 MTCO2e per year
  - Based on land use type: residential: 3,500 MTCO2e per year; commercial: 1,400 MTCO2e per year; or mixed use: 3,000 MTCO2e per year.
  - Based on land type: Industrial (where SCAQMD is the lead agency), 10,000 MTCO2e per year.
- Tier 4 has the following options:
  - Option 1: Reduce emissions from business as usual (BAU) by a certain percentage; this percentage is currently undefined.
  - Option 2: Early implementation of applicable AB 32 Scoping Plan measures.
  - Option 3, 2020 target for service populations (SP), which includes residents and employees: 4.8 MTCO2e/SP/year for projects and 6.6 MTCO2e/SP/year for plans;
  - Option 3, 2035 target: 3.0 MTCO2e/SP/year for projects and 4.1 MTCO2e/SP/year for plans.
- Tier 5 involves mitigation offsets to achieve target significance threshold.

The SCAQMD's draft threshold uses the Executive Order S-3-05 goal as the basis for the Tier 3 screening level. Achieving the Executive Order's objective would contribute to worldwide efforts to cap carbon dioxide concentrations at 450 ppm, thus stabilizing global climate. Specifically, the Tier 3 screening level for stationary sources is based on an emission capture rate of 90 percent for all new or modified projects. A 90 percent emission capture rate means that 90 percent of total emissions from all new or modified stationary source projects would be subject to a CEQA analysis, including a negative declaration, a mitigated negative declaration, or an environmental impact report, which includes analyzing feasible alternatives and imposing feasible mitigation measures. A GHG significance threshold based on a 90 percent emission capture rate may be more appropriate to address the long-term adverse impacts associated with global climate change because most projects will be required to implement GHG reduction measures. Further, a 90 percent emission capture rate sets the emission threshold low enough to capture a substantial fraction of future stationary source projects that will be constructed to accommodate future statewide population and economic growth, while setting the emission threshold high enough to exclude small projects that will in aggregate contribute a relatively small fraction of the cumulative statewide GHG emissions. This assertion is based on the fact that staff estimates that these GHG emissions would account for slightly less than one percent of future 2050 statewide GHG emissions target (85 MMTCO2eq/yr). In addition, these small projects may be subject to future applicable GHG control regulations that would further reduce their overall future contribution to the statewide GHG inventory. Finally, these small sources are already subject to BACT for criteria pollutants and are more likely to be single-permit facilities, so they are more likely to have few opportunities readily available to reduce GHG emissions from other parts of their facility.

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2. Local- City of Moreno Valley

The City of Moreno Valley has adopted the City of Moreno Valley Energy Efficiency and Climate Action Strategy (October 9, 2012), which, along with the City of Moreno Valley Greenhouse Gas Analysis (February 2012) detail potential programs and policies to reduce overall City energy consumption and increase the use of renewable energy. The Greenhouse Gas Analysis develops a target of a 15 percent decrease in GHG emissions over 2007 levels by 2020. The Greenhouse Gas Analysis has been prepared to assist the City in conforming to the GHG emissions reductions as mandated under AB 32. Consistent with the CARB Scoping Plan, the City of Moreno Valley has chosen a reduction target of 15 percent below 2007 GHG emissions levels by 2020.

The reduction policies in the Energy Efficiency and Climate Action Strategy include:

R2-T1: Land Use Based Trips and VMT Reduction Policies. Encourage the development of Transit Priority Projects along High Quality Transit Corridors identified in the SCAG Sustainable Communities Plan, to allow a reduction in vehicle miles traveled.

R2-T3: Employment-Based Trip Reductions. Require a Transportation Demand Management (TDM) program for new development to reduce automobile travel by encouraging ride-sharing, carpooling, and alternative modes of transportation.

R2-E1: New Construction Residential Energy Efficiency Requirements. Require energy efficient design for all new residential buildings to be 10% beyond the current Title 24 standards.

R2-E2: New Construction Residential Renewable Energy. Facilitate the use of renewable energy (such as solar [photovoltaic] panels or small wind turbines) for new residential developments. Alternative approach would be the purchase of renewable energy resources off-site.

R2-E5: New Construction Commercial Energy Efficiency Requirements. Require energy efficient design for all new commercial buildings to be 10% beyond the current Title 24 standards. (Reach Code).

R3-E1: Energy Efficient Development, and Renewable Energy Deployment Facilitation and Streamlining. Updating of codes and zoning requirements and guidelines to further implement green building practices. This could include incentives for energy efficient projects.

R3-L2: Heat Island Plan. Develop measures that address "heat islands." Potential measures include using strategically placed shade trees, using paving materials with a Solar Reflective Index of at least 29, an open grid pavement system, or covered parking.

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R2-W1: Water Use Reduction Initiative. Consider adopting a per capita water use reduction goal which mandates the reduction of water use of 20 percent per capita with requirements applicable to new development and with cooperative support of the water agencies.

R3-W1: Water Efficiency Training and Education. Work with EMWD and local water companies to implement a public information and education program that promotes water conservation.

R2-S1: City Diversion Program. This measure sets a target for the City to increase the waste diverted from landfills to 75% by 2020.

With regards to reducing GHG emissions, the City has identified the following achievement goals within the Greenhouse Gas Analysis:

- Provide a list of specific measures that will reduce GHG emissions from community sources and municipal operations.
- Reduce emissions attributable to Moreno Valley to levels at or below 1990 GHG emissions by year 2020 consistent with the target reductions of AB 32.

To determine whether the project's GHG emissions are significant, this analysis uses the SCAQMD draft local agency tier 3 threshold of 3,000 MTCO2e per year for all land use types.

The project will be subject to the requirements of the California Green Building Code and 2016 Title 24 Building Energy Efficiency Standards which would reduce project-related greenhouse gas emissions.

Table 6

SCAQMD Air Quality Significance Thresholds[1]

Mass Daily Thresholds		
Pollutant	Construction (lbs/day)	Operation (lbs/day)
NOx	100	55
VOC	75	55
PM10	150	150
PM2.5	55	55
SOx	150	150
CO	550	550
Lead	3	3

Toxic Air Contaminants, Odor and GHG Thresholds	
TACs	Maximum Incremental Cancer Risk ≥ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥ 1 in 1 million) Chronic & Acute Hazard Index > 1.0 (project increment)
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402
GHG	10,000 MT/yr CO2e for industrial projects

Ambient Air Quality Standards	
Pollutant	SCAQMD Standards
NO2 -1-hour average	0.18 ppm (338 µg/m^3)
PM10 -24-hour average Construction Operations	 10.4 µg/m^3 2.5 ug/m^3
PM2.5 -24-hour average Construction Operations	 10.4 µg/m^3 2.5 µg/m^3
SO2 1-hour average 24-hour average	 0.25 ppm 0.04 ppm
CO 1-hour average 8-hour average	 20 ppm (23,000 µg/m^3) 9 ppm (10,000 µg/m^3)
Lead 30-day average Rolling 3-month average Quarterly average	 1.5 µg/m^3 0.15 µg/m^3 1.5 µg/m^3

[1] Source: http://www.aqmd.gov/ceqa/handbook/signthres.pdf

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VI. SHORT-TERM CONSTRUCTION IMPACTS

Construction activities associated with the proposed project would have the potential to generate air emissions, toxic air contaminant emissions, and odor impacts. Assumptions for the phasing, duration, and required equipment for the construction of the proposed project were obtained from the project applicant. The construction activities for the proposed project are anticipated to include: grading of approximately 4.47 acres, building construction of a 90,565 square foot self-storage facility, paving of approximately 72,912 square feet (includes a parking lot with 7 parking spaces), landscaping of approximately 31,236 square feet, and application of architectural coatings.

The proposed project is anticipated to start construction September 2018 and take less than 12 months to complete.

A. Construction-Related Regional Impacts

The construction-related regional air quality impacts have been analyzed for both criteria pollutants and GHGs.

1. Construction-Related Criteria Pollutants Analysis

The following provides a discussion of the methodology used to calculate regional construction air emissions and an analysis of the proposed project's short-term construction emissions for the criteria pollutants.

Methodology

Typical emission rates from construction activities were obtained from CalEEMod Version 2016.3.2. CalEEMod is a computer model published by the SCAQMD for estimating air pollutant emissions. The CalEEMod program uses the EMFAC2014 computer program to calculate the emission rates specific for the Riverside County for construction-related employee vehicle trips and the OFFROAD2014 computer program to calculate emission rates for heavy truck operations. EMFAC2014 and OFFROAD2014 are computer programs generated by CARB that calculates composite emission rates for vehicles. Emission rates are reported by the program in grams per trip and grams per mile or grams per running hour. Using CalEEMod, the peak daily air pollutant emissions during each phase was calculated and presented below. These emissions represent the highest level of emissions for each of the construction phases in terms of air pollutant emissions. The construction emissions printouts from CalEEMod are provided in Appendix B.

The project will be required to comply with existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 establishes these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities, such as application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of

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construction activity when winds exceed 25 mph and establishing a permanent, stabilizing ground cover on finished sites. In addition, projects that disturb 50 acres or more of soil or move 5,000 cubic yards of materials per day are required to submit a Fugitive Dust Control Plan or a Large Operation Notification Form to SCAQMD. Based on the size of the Project area (approximately 4.47 acres) a Fugitive Dust Control Plan or Large Operation Notification would not be required.

SCAQMD's Rule 403 minimum requirements require that the application of the best available dust control measures are used for all grading operations and include the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes. Compliance with Rule 403 would require the use of water trucks during all phases where earth moving operations would occur. Compliance with Rule 403 is required.

The phases of the construction activities which have been analyzed below are: (1) grading, (2) building construction, (3) paving, and (4) application of architectural coatings.

The application of architectural coatings would occur after the completion of the paving phase. Per SCAQMD Rule 1113 as amended on June 3, 2011, the architectural coatings applied after January 1, 2014 are limited to an average of 50 grams per liter or less.

Details pertaining to the project's construction timing and the type of equipment modeled for each construction phase are available in the CalEEMod output in Appendix B.

Project Impacts

The construction-related criteria pollutant emissions for each phase are shown below in Table 7. Table 7 shows that none of the project's emissions will exceed regional thresholds. Therefore, a less than significant regional air quality impact would occur from construction of the proposed project.

B. Construction-Related Local Impacts

Construction-related air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin. The proposed project has been analyzed for the potential local air quality impacts created from: construction-related fugitive dust and diesel emissions; from toxic air contaminants; and from construction-related odor impacts.

1. Local Air Quality Impacts from Construction

The SCAQMD has published a "Fact Sheet for Applying CalEEMod to Localized Significance Thresholds" (South Coast Air Quality Management District 2011b). CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of

equipment. In order to compare CalEEMod reported emissions against the localized significance threshold lookup tables, the CEQA document should contain in its project design features or its mitigation measures the following parameters:

(1) The off-road equipment list (including type of equipment, horsepower, and hours of operation) assumed for the day of construction activity with maximum emissions.
(2) The maximum number of acres disturbed on the peak day.
(3) Any emission control devices added onto off-road equipment.
(4) Specific dust suppression techniques used on the day of construction activity with maximum emissions.

The CalEEMod output in Appendix B show the equipment used for this analysis.

As shown in Table 8, the maximum number of acres disturbed in a day would be 3 acres during grading.

The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold Look-up Tables and the methodology described in Localized Significance Threshold Methodology, prepared by SCAQMD, revised July 2008. The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NOx, PM10, and PM2.5 from the proposed project could result in a significant impact to the local air quality. The emission thresholds were calculated based on the Perris Valley source receptor area (SRA) 24 and a disturbance value of two acres per day (as the 2-acre thresholds are more stringent than the 5-acre thresholds). According to LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25 meter thresholds. The nearest sensitive receptors are the existing residential uses located adjacent to the west and south of the project site; therefore, the SCAQMD Look-up Tables for 25 meters were used. Table 9 shows the on-site emissions from the CalEEMod model for the different construction phases and the calculated emissions thresholds.

The data provided in Table 9 shows that none of the analyzed criteria pollutants would exceed the calculated local emissions thresholds at the nearest sensitive receptors. Therefore, a less than significant local air quality impact would occur from construction of the proposed project.

2. Construction-Related Toxic Air Contaminant Impacts

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed project. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of "individual cancer risk." "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of toxic air contaminants over a 30-year lifetime will contract cancer, based on the use of standard risk-assessment methodology. Given the relatively limited number of heavy-duty construction equipment and the short-term

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construction schedule, the proposed project would not result in a long-term (i.e., 30 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the proposed project.

3. Construction-Related Odor Impacts

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are of short-term in nature and the odor emissions are expected cease upon the drying or hardening of the odor producing materials. Diesel exhaust and VOCs would be emitted during construction of the project, which are objectionable to some; however, emissions would disperse rapidly from the project site and therefore should not reach an objectionable level at the nearest sensitive receptors. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the proposed project.

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Table 7

Construction-Related Regional Pollutant Emissions[1]

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO_2	PM10	PM2.5
Grading						
On-Site[2]	2.77	30.67	16.58	0.03	4.13	2.74
Off-Site[3]	0.09	0.06	0.74	0.00	0.17	0.05
Subtotal	**2.86**	**30.73**	**17.32**	**0.03**	**4.30**	**2.79**
Building Construction						
On-Site[2]	2.68	23.39	17.58	0.03	1.50	1.41
Off-Site[3]	0.61	4.21	4.81	0.02	1.16	0.34
Subtotal	**3.29**	**27.60**	**22.39**	**0.05**	**2.66**	**1.75**
Paving						
On-Site[2]	1.56	12.76	12.31	0.02	0.72	0.66
Off-Site[3]	0.11	0.07	0.89	0.00	0.22	0.06
Subtotal	**1.67**	**12.83**	**13.20**	**0.02**	**0.94**	**0.72**
Architectural Coating						
On-Site[2]	54.55	1.84	1.84	0.00	0.13	0.13
Off-Site[3]	0.09	0.06	0.71	0.00	0.18	0.05
Subtotal	**54.64**	**1.89**	**2.55**	**0.00**	**0.31**	**0.18**
Total of Overlapping Phases[4]	**59.60**	**42.32**	**38.14**	**0.07**	**3.91**	**2.65**
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Exceeds Thresholds	No	No	No	No	No	No

[1] Source: CalEEMod Version 2016.3.2.

[2] On-site emissions from equipment operated on-site that is not operated on public roads.

[3] Off-site emissions from equipment operated on public roads.

[4] Construction, painting and paving phases may overlap.

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Table 8

Maximum Number of Acres Disturbed Per Day

Activity	Equipment	Number	Acres/8hr-day	Total Acres
Grading	Graders	1	0.5	0.5
	Rubber Tired Dozers	1	0.5	0.5
	Excavators	1	0.5	0.5
	Tractors/Loaders/Backhoes	3	0.5	1.5
Total per phase		-	-	**3**

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Table 9

Local Construction Emissions at the Nearest Receptors[1]

Phase	On-Site Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Grading	30.67	16.58	4.13	2.74
Building Construction	23.39	17.58	1.50	1.41
Paving	12.76	12.31	0.72	0.66
Architectural Coating	1.84	1.84	0.13	0.13
SCAQMD Thresholds[2]	**170**	**883**	**7**	**4**
Exceeds Threshold?	No	No	No	No

[1] Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for 2 acres in SRA 24.

[2] The nearest single-family detached residential dwelling units are located adjacent to the west and south of the proposed project site; therefore, the 25 meter threshold was used.

Note: The project will disturb up to a maximum of 3 acres a day during grading (see Table 8).

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VII. LONG-TERM AIR QUALITY OPERATIONAL IMPACTS

The on-going operation of the proposed project would result in a long-term increase in air quality emissions. This increase would be due to emissions from the project-generated vehicle trips and through operational emissions from the on-going use of the proposed project. The following section provides an analysis of potential long-term air quality impacts due to: regional air quality and local air quality impacts with the on-going operations of the proposed project.

A. Operations-Related Regional Air Quality Impacts

The potential operations-related air emissions have been analyzed below for the criteria pollutants and cumulative impacts.

1. Operations-Related Criteria Pollutant Analysis

The operations-related criteria air quality impacts created by the proposed project have been analyzed through use of the CalEEMod model. The operating emissions for the project were based on the year 2019, which is the anticipated opening year for the proposed project. The operations daily emissions printouts from the CalEEMod model are provided in Appendix B. The CalEEMod analyzes operational emissions from area sources, energy usage, and mobile sources, which are discussed below.

Mobile Sources

Mobile sources include emissions from the additional vehicle miles generated from the proposed project. The vehicle trips associated with the proposed project have been analyzed by inputting the project-generated vehicular trips from Moreno Valley Self-Storage Facility Traffic Impact Analysis (Traffic Impact Analysis), prepared by Kunzman Associates, Inc. (February 2018), into the CalEEMod Model. The Traffic Impact Analysis found that the proposed project will generate approximately 137 total trips. The Traffic Impact Analysis included a trip generation rate of 1.51 trips per thousand square foot per day. As the land use "mini warehouse" is not available in CalEEMod, the project was modeled as an unrefrigerated warehouse - no rail. The program then applies the emission factors for each trip which is provided by the EMFAC2014 model to determine the vehicular traffic pollutant emissions.

Area Sources

Area sources include emissions from consumer products, landscape equipment and architectural coatings. Landscape maintenance includes fuel combustion emissions from equipment such as lawn mowers, rototillers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers, as well as air compressors, generators, and pumps. As specifics were not known about the landscaping equipment fleet, CalEEMod defaults were used to estimate emissions from landscaping equipment.

Energy Usage

Energy usage includes emissions from the generation of electricity and natural gas used on-site. As CalEEMod does not have Moreno Valley Electric Utility available as

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an option for the electric utility service company, the Statewide Average was used. No other changes were made to the CalEEMod default energy use parameters.

Project Impacts

The worst-case summer or winter VOC, NOx, CO, SO_2, PM10, and PM2.5 emissions created from the proposed project's long-term operations have been calculated and are summarized below in Table 10. Table 10 shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Therefore, a less than significant regional air quality impact would occur from operation of the proposed project.

2. Cumulative Regional Air Quality Impacts

Cumulative projects include local development as well as general growth within the project area. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered, would cover an even larger area. Accordingly, the cumulative analysis for the project's air quality must be generic by nature.

The project area is out of attainment for both ozone and PM10 particulate matter. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic volumes from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. With respect to long-term emissions, this project would create a less than significant cumulative impact.

B. Operations-Related Local Air Quality Impacts

Project-related air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin. The proposed project has been analyzed for the potential local CO emission impacts from the project-generated vehicular trips and from the potential local air quality impacts from on-site operations. The following analysis analyzes the vehicular CO emissions, local impacts from on-site operations, and odor impacts.

1. Local CO Emission Impacts from Project-Generated Vehicular Trips

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually

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indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts can be assessed by comparing future without and with project CO levels to the State and Federal CO standards which were presented in above in Section V.

To determine if the proposed project could cause emission levels in excess of the CO standards discussed above in Section V, a sensitivity analysis is typically conducted to determine the potential for CO "hot spots" at a number of intersections in the general project vicinity. Because of reduced speeds and vehicle queuing, "hot spots" typically occur at high traffic volume intersections with a Level of Service E or worse.

The analysis prepared for CO attainment in the South Coast Air Basin by the SCAQMD can be used to assist in evaluating the potential for CO exceedances in the South Coast Air Basin. CO attainment was thoroughly analyzed as part of the SCAQMD's 2003 Air Quality Management Plan (2003 AQMP) and the 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan). As discussed in the 1992 CO Plan, peak carbon monoxide concentrations in the South Coast Air Basin are due to unusual meteorological and topographical conditions, and not due to the impact of particular intersections. Considering the region's unique meteorological conditions and the increasingly stringent CO emissions standards, CO modeling was performed as part of 1992 CO Plan and subsequent plan updates and air quality management plans. In the 1992 CO Plan, a CO hot spot analysis was conducted for four busy intersections in Los Angeles at the peak morning and afternoon time periods. The intersections evaluated included: Long Beach Boulevard and Imperial Highway (Lynwood); Wilshire Boulevard and Veteran Avenue (Westwood); Sunset Boulevard and Highland Avenue (Hollywood); and La Cienega Boulevard and Century Boulevard (Inglewood). These analyses did not predict a violation of CO standards. The busiest intersection evaluated was that at Wilshire Boulevard and Veteran Avenue, which has a daily traffic volume of approximately 100,000 vehicles per day. The Los Angeles County Metropolitan Transportation Authority evaluated the LOS in the vicinity of the Wilshire Boulevard/Veteran Avenue intersection and found it to be Level of Service E during the morning peak hour and Level of Service F during the afternoon peak hour.

The Traffic Impact Analysis showed that the project would generate a maximum of 137 daily vehicle trips and a maximum Average Daily Trip (ADT) volume of 43,100 vehicles for the Buildout scenario along Perris Boulevard. As stated above, the 1992 CO Plan showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. Therefore, as the intersection volumes fall far short of 100,000 vehicles per day, no CO "hot spot" modeling was performed and no significant long-term air quality impact is anticipated to local air quality due to the on-going use of the proposed project.

2. Local Air Quality Impacts from On-Site Operations

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, on-site usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions

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may not be significant enough to create a regional impact to the South Coast Air Basin. The nearest sensitive receptor that may be impacted by the proposed project are the residential uses west and south of the project site.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the project includes stationary sources, or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site; such as industrial warehouse/transfer facilities. The proposed project consists of a Mini Storage facility, and does not include such uses. Therefore, due the lack of stationary source emissions, no long-term localized significance threshold analysis is warranted.

3. Operations-Related Odor Impacts

Potential sources that may emit odors during the on-going operations of the proposed project would include odor emissions from diesel truck emissions and trash storage areas. Through compliance with SCAQMD's Rule 402 no significant impact related to odors would occur during the on-going operations of the proposed project. Truck emissions are also addressed in the following section.

Table 10

Regional Operational Pollutant Emissions[1]

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO2	PM10	PM2.5
Area Sources[2]	2.07	0.00	0.02	0.00	0.00	0.00
Energy Usage[3]	0.01	0.05	0.04	0.00	0.00	0.00
Mobile Sources[4]	0.36	2.64	4.80	0.02	1.27	0.35
Total Emissions	**2.43**	**2.69**	**4.86**	**0.02**	**1.27**	**0.36**
SCAQMD Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Exceeds Threshold?	No	No	No	No	No	No

[1] Source: CalEEMod Version 2016.3.2.

[2] Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.

[3] Energy usage consists of emissions from generation of electricity and on-site natural gas usage.

[4] Mobile sources consist of emissions from vehicles and road dust.

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VIII. GLOBAL CLIMATE CHANGE ANALYSIS

The proposed project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste, water, and construction equipment. The following provides the methodology used to calculate the project-related GHG emissions, the project impacts and a consistency analysis of the proposed project with any applicable GHG reduction plans, policies or regulations.

A. Methodology

The CalEEMod Version 2016.3.2 was used to calculate the GHG emissions from the proposed project. The project's emissions were compared to the tier 3 SCAQMD draft screening threshold of 3,000 metric tons CO2e per year for all land uses.

If the project's emissions exceeds the SCAQMD draft threshold, then the project's baseline (year 2010 as year 2007 is not available in CalEEMod) emissions would be compared to the project's year 2020 mitigated emissions (as the City of Moreno Valley has adopted the City of Moreno Valley Greenhouse Gas Analysis that requires a 15 percent reduction in GHG emissions between years 2007 and 2020). Each source of GHG emissions is described in greater detail below.

1. Area Sources

Area sources include emissions from consumer products, landscape equipment and architectural coatings. The area source usage was based on the CalEEMod defaults.

2. Energy Usage

Energy usage includes emissions from the generation of electricity and natural gas used on-site. As CalEEMod does not have Moreno Valley Electric Utility available as an option for the electric utility service company, the Statewide Average was used. No other changes were made to the CalEEMod defaults for energy usage.

3. Mobile Sources

Mobile sources include emissions from the additional vehicle miles generated from the proposed project. The vehicle trips associated with the proposed project have been analyzed based on the project trip generation calculated in the Traffic Impact Analysis of 1.51 trips per thousand square foot per day. The program then applies the emission factors for each trip which is provided by the EMFAC2014 model to determine the vehicular traffic pollutant emissions. The CalEEMod default trip lengths were used in this analysis.

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4. Waste

Waste includes the GHG emissions generated from the processing of waste from the proposed project as well as the GHG emissions from the waste once it is interred into a landfill. No changes were made to CalEEMod default values.

5. Water

Water includes the water used for the interior of the building as well as for landscaping and is based on the GHG emissions associated with the energy used to transport and filter the water. No changes were made to the CalEEMod default values.

6. Construction

The construction-related GHG emissions were also included in the analysis and were based on a 30 year amortization rate as recommended in the SCAQMD GHG Working Group meeting on November 19, 2009. The construction-related GHG emissions were calculated by CalEEMod and detailed above in Section VI.

B. Project Greenhouse Gas Emissions

The GHG emissions have been calculated based on the parameters described above. A summary of the results are shown below in Table 11 and the CalEEMod Model run for the proposed project is provided in Appendix C. Table 11 shows that the proposed project would generate approximately 592.77 $MTCO_2e$ per year. According to the thresholds of significance established above in Section V, a cumulative global climate change impact would occur if the GHG emissions created from the on-going operations would exceed the tier 3 SCAQMD screening threshold of 3,000 metric tons per year of CO2e. As the project's GHG emissions meet the SCAQMD screening threshold, the impacts from GHGs are considered to be less than significant. Therefore, operation of the proposed project would not create a significant cumulative impact to global climate change.

The project is also subject to the requirements of the California Green Building Standards Code. On January 12, 2010, the State Building Standards Commission unanimously adopted updates to the California Green Building Standards Code, which went into effect on January 1, 2011. The Code is a comprehensive and uniform regulatory code for all residential, commercial and school buildings.

The California Green Building Standards Code does not prevent a local jurisdiction from adopting a more stringent code as state law provides methods for local enhancements. The Code recognizes that many jurisdictions have developed existing construction and demolition ordinances, and defers to them as the ruling guidance provided they provide a minimum 50-percent diversion requirement. The code also provides exemptions for areas not served by construction and demolition recycling infrastructure. State building code provides the minimum standard that buildings need to meet in order to be certified for occupancy. Enforcement is generally through the local building official.

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The California Green Building Standards Code (code section in parentheses) requires:

- Water Efficiency and Conservation [Indoor Water Use (4.303.1)]. Fixtures and fixture fittings reducing the overall use of potable water within the building by at least 20 percent shall be provided. The 20 percent reduction shall be demonstrated by one of the following methods:
  - Prescriptive Method: Showerheads (≤ 2.0 gpm @ 80 psi); Residential Lavatory Faucets (≤ 1.5 gpm @ 60 psi); Nonresidential Lavatory Faucets (≤ .4 gpm @ 60 psi); Kitchen Faucets (≤ 1.8 gpm @ 60 psi); Toilets (≤ 1.28 gal/flush); and urinals (≤ 0.5 gal/flush).
  - Performance Method: Provide a calculation demonstrating a 20% reduction of indoor potable water using the baseline values set forth in Table 4.303.1. The calculation will be limited to the total water usage of showerheads, lavatory faucets, water closets and urinals within the dwelling.
- Water Efficiency and Conservation [Outdoor Water Use (4.304.1)]. Irrigation Controllers. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:
  - Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' watering needs as weather or soil conditions change.
  - Weather-based controllers without integral rain sensors or communication systems that account for rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s).
- Construction Waste Reduction of at least 50 percent (4.408.1). Recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4; OR meet a more stringent local construction and demolition waste management ordinance. Documentation is required per Section 4.408.5. Exceptions:
  - Excavated soil and land-clearing debris.
  - Alternate waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the job-site.
  - The enforcing agency may make exceptions to the requirements of this section when job-sites are located in areas beyond the haul boundaries of the diversion facility.
- Materials pollution control (4.504.1 – 4.504.6). Low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring and particleboard.
- Installer and Special Inspector Qualifications (702.1-702.2). Mandatory special installer inspector qualifications for installation and inspection of energy systems (e.g., heat furnace, air conditioner, mechanical equipment).

C. Greenhouse Gas Plan Consistency

The proposed project would have the potential to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. The applicable plans for the proposed project are the City of Moreno Valley Greenhouse Gas Analysis (adopted February 2012) and the City of Moreno Valley Energy Efficiency and Climate Action Strategy (adopted October 2012). The City of Moreno

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Valley has adopted these plans in order to assist the City in conforming to the GHG emissions reductions as mandated under AB 32.

As stated previously, the SCAQMD's thresholds used Executive Order S-3-05 goal as the basis for deriving the screening level. The California Governor issued Executive Order S-3-05, GHG Emission, in June 2005, which established the following reduction targets:

- 2010: Reduce greenhouse gas emissions to 2000 levels
- 2020: Reduce greenhouse gas emissions to 1990 levels
- 2050: Reduce greenhouse gas emissions to 80 percent below 1990 levels.

In 2006, the California State Legislature adopted AB 32, the California Global Warming Solutions Act of 2006. AB 32 requires CARB, to adopt rules and regulations that would achieve GHG emissions equivalent to statewide levels in 1990 by 2020 through an enforceable statewide emission cap which will be phased in starting in 2012.

Therefore, as the project's emissions meet the threshold for compliance with Executive Order S-3-05, the project's emissions also comply with the goals of AB 32. Additionally, as the project meets the current interim emissions targets/thresholds established by SCAQMD (as described in Section V, Air Quality Standards), the project would also be on track to meet the reduction target of 40 percent below 1990 levels by 2030 mandated by SB-32. Furthermore, all of the post 2020 reductions in GHG emissions are addressed via regulatory requirements at the State level and the project will be required to comply with these regulations as they come into effect.

At a level of 592.77 $MTCO_2e$ per year, the project's GHG emissions fall well below the tier 3 SCAQMD draft screening threshold of 3,000 metric tons CO2e per year for all land uses and is in compliance with the reduction goals of AB-32 and SB-32. Furthermore, the project will comply with applicable Green Building Standards and City of Moreno Valley's policies regarding sustainability (as dictated by the City of Moreno Valley General Plan, City of Moreno Valley Energy Efficiency and Climate Action Strategy, and City of Moreno Valley Greenhouse Gas Analysis). No mitigation is required. Impacts are considered to be less than significant and the project will not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

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Table 11

Project-Related Greenhouse Gas Emissions[1]

Category	Greenhouse Gas Emissions (Metric Tons/Year)					
	Bio-CO2	NonBio-CO_2	CO_2	CH_4	N_2O	CO_2e
Area Sources[2]	0.00	0.00	0.00	0.00	0.00	0.01
Energy Usage[3]	0.00	106.91	106.91	0.00	0.00	107.21
Mobile Sources[4]	0.00	279.73	279.73	0.01	0.00	280.08
Solid Waste[5]	17.28	0.00	17.28	1.02	0.00	42.81
Water and Wastewater[6]	6.64	123.88	130.53	0.69	0.02	152.70
Construction[7]	0.00	9.92	9.92	0.00	0.00	9.96
Total Emissions	**23.92**	**520.45**	**544.37**	**1.73**	**0.02**	**592.77**
SCAQMD Screening Threshold						**3,000**
Exceeds Threshold?						**No**

[1] Source: CalEEMod Version 2016.3.2.

[2] Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.

[3] Energy usage consist of GHG emissions from electricity and natural gas usage.

[4] Mobile sources consist of GHG emissions from vehicles.

[5] Solid waste includes the CO_2 and CH_4 emissions created from the solid waste placed in landfills.

[6] Water includes GHG emissions from electricity used for transport of water and processing of wastewater.

[7] Construction GHG emissions based on a 30 year amortization rate.

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IX. AIR QUALITY COMPLIANCE

The California Environmental Quality Act (CEQA) requires a discussion of any inconsistencies between a proposed project and applicable General Plans and Regional Plans (CEQA Guidelines Section 15125). The regional plan that applies to the proposed project includes the SCAQMD Air Quality Management Plan (AQMP). Therefore, this section discusses any potential inconsistencies of the proposed project with the AQMP.

The purpose of this discussion is to set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether the proposed project would interfere with the region's ability to comply with Federal and State air quality standards. If the decision-makers determine that the proposed project is inconsistent, the lead agency may consider project modifications or inclusion of mitigation to eliminate the inconsistency.

The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

(1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
(2) Whether the project will exceed the assumptions in the AQMP in 2016 or increments based on the year of project buildout and phase.

Both of these criteria are evaluated in the following sections.

A. Criterion 1 - Increase in the Frequency or Severity of Violations

Based on the air quality modeling analysis contained in this Air Analysis, the short-term construction impacts will not result in significant impacts based on the SCAQMD regional and local thresholds of significance. This Air Analysis also found that long-term operations impacts will not result in significant impacts based on the SCAQMD local, regional, and toxic air contaminant thresholds of significance.

Therefore, the proposed project is not projected to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for the first criterion.

B. Criterion 2 - Exceed Assumptions in the AQMP?

Consistency with the AQMP assumptions is determined by performing an analysis of the proposed project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the proposed project are based on the same forecasts as the AQMP. The 2016-2040 Regional Transportation/Sustainable Communities

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Strategy, prepared by SCAG, 2016, includes chapters on: the challenges in a changing region, creating a plan for our future, and the road to greater mobility and sustainable growth. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For this project, the City of Fontana General Plan defines the assumptions that are represented in the AQMP.

The project site is currently designated as General Commercial on the City of Moreno Valley General Plan Land Use Map. The proposed project includes a Conditional Use Permit (CUP) rezoning the site to Community Commercial, which allows self-storage facilities. Therefore, as the proposed 90,565 square foot self-storage facility is a commercial use, it would be consistent with the General Plan designation. Therefore, the proposed project is not anticipated to exceed the AQMP assumptions for the project site and is found to be consistent with the AQMP for the second criterion.

Based on the above, the proposed project will not result in an inconsistency with the SCAQMD AQMP. Therefore, a less than significant impact will occur.

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X. MITIGATION MEASURES

A. Construction Measures

The project is required to comply with SCAQMD Rule 403 for Fugitive Dust.

No construction mitigation is required.

B. Operational Measures

No operational mitigation is required.

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XI. REFERENCES

California Air Resources Board

2008 Resolution 08-43

2008 Recommended Approaches for Setting Interim Significance Thresholds for Greenhouse Gases under the California Environmental Quality Act

2008 ARB Recommended Interim Risk Management Policy for Inhalation-Based Residential Cancer Risk – Frequently Asked Questions

2008 Climate Change Scoping Plan, a framework for change.

2011 Supplement to the AB 32 Scoping Plan Functional Equivalent Document

2013 Almanac of Emissions and Air Quality. Source: https://www.arb.ca.gov/aqd/almanac/almanac13/almanac13.htm

2014 First Update to the Climate Change Scoping Plan, Building on the Framework Pursuant to AB32, the California Global Warming Solutions Act of 2006. May.

2017 California's 2017 Climate Change Scoping Plan. November.

2017 Historical Air Quality, Top 4 Summary

City of Moreno Valley

2006 City of Moreno Valley General Plan

2012 City of Moreno Valley Energy Efficiency and Climate Action Strategy

2012 City of Moreno Valley Greenhouse Gas Analysis

Governor's Office of Planning and Research

2008 CEQA and Climate: Addressing Climate Change Through California Environmental Quality Act (CEQA) Review

2009 CEQA Guideline Sections to be Added or Amended

Intergovernmental Panel on Climate Change (IPCC).

2014 IPCC Fifth Assessment Report, Climate Change 2014: Synthesis Report

Kunzman Associates, Inc.

2018 Moreno Valley Self-Storage Facility Traffic Impact Analysis. February.

Office of Environmental Health Hazard Assessment

2015 Air Toxics Hot Spots Program Risk Assessment Guidelines

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South Coast Air Quality Management District

1993 CEQA Air Quality Handbook

2005 Rule 403 Fugitive Dust

2007 2007 Air Quality Management Plan

2008 Final Localized Significance Threshold Methodology, Revised

2012 Final 2012 Air Quality Management Plan

2016 2016 Air Quality Management Plan

Southern California Association of Governments

2012 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy

U.S. Environmental Protection Agency (EPA)

2017 Understanding Global Warming Potentials (Source: https://www.epa.gov/ghgemissions/understanding-global-warming-potentials)

U.S. Geological Survey

2011 Reported Historic Asbestos Mines, Historic Asbestos Prospects, and Other Natural Occurrences of Asbestos in California

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APPENDICES

Appendix A – Glossary of Terms

Appendix B – CalEEMod Model Daily Emissions Printouts

Appendix C – CalEEMod Model Annual Emissions Printouts

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APPENDIX A

Glossary of Terms

AQMP	Air Quality Management Plan
BACT	Best Available Control Technologies
CAAQS	California Ambient Air Quality Standards
CalEPA	California Environmental Protection Agency
CARB	California Air Resources Board
CCAA	California Clean Air Act
CCAR	California Climate Action Registry
CEQA	California Environmental Quality Act
CFCs	Chlorofluorocarbons
CH_4	Methane
CNG	Compressed natural gas
CO	Carbon monoxide
CO_2	Carbon dioxide
CO_2e	Carbon dioxide equivalent
DPM	Diesel particulate matter
EPA	U.S. Environmental Protection Agency
GHG	Greenhouse gas
GWP	Global warming potential
HIDPM	Hazard Index Diesel Particulate Matter
HFCs	Hydrofluorocarbons
IPCC	International Panel on Climate Change
LCFS	Low Carbon Fuel Standard
LST	Localized Significant Thresholds
$MTCO_2e$	Metric tons of carbon dioxide equivalent
$MMTCO_2e$	Million metric tons of carbon dioxide equivalent
MPO	Metropolitan Planning Organization
NAAQS	National Ambient Air Quality Standards
NOx	Nitrogen Oxides
NO_2	Nitrogen dioxide
N_2O	Nitrous oxide
O_3	Ozone
OPR	Governor's Office of Planning and Research
PFCs	Perfluorocarbons
PM	Particle matter
PM10	Particles that are less than 10 micrometers in diameter
PM2.5	Particles that are less than 2.5 micrometers in diameter
PMI	Point of maximum impact
PPM	Parts per million
PPB	Parts per billion
RTIP	Regional Transportation Improvement Plan
RTP	Regional Transportation Plan
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District

SF	Square Feet
SF_6	Sulfur hexafluoride
SIP	State Implementation Plan
SOx	Sulfur Oxides
T6	Heavy Duty Trucks from EMFAC 2007 classifications
T7	Heavy-Heavy Duty Trucks from EMFAC 2007 classifications
TAC	Toxic air contaminants
VOC	Volatile organic compounds

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APPENDIX B

CalEEMod Model Daily Emissions Printouts

7280b Moreno Valley Self-Storage Facility

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	90.56	1000sqft	2.08	90,565.00	0
Other Asphalt Surfaces	72.91	1000sqft	1.67	72,912.00	0
Other Non-Asphalt Surfaces	31.24	1000sqft	0.72	31,236.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2019
Utility Company	Statewide Average				
CO2 Intensity (lb/MWhr)	1001.57	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

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Project Characteristics - The project site is in the Moreno Valley Electric Utility service area; however, this is not an option in CalEEMod. The statewide average was used for the electric utility company.

Land Use - Site is 4.47 acres w/ a 90,565 sf self-storage facility, 72,912 sf of paving (includes a 7 space parking lot & driveways), & 31,236 sf of landscaping.

Construction Phase - Construction anticipated to begin September 2018 and take less than one year to complete. Site is vacant, no demolition needed.

Grading - Site is ~4.47 acres and is anticipated to balance.

Vehicle Trips - Per TIA, 1.51 trips/TSF/day.

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation - Site is ~0.08 miles southwest of RTA Route 18,19 stop Perris FS JFK and ~2.6 miles south of downtown portion of Moreno Valley.

Waste Mitigation - AB 939 requires each jurisdiction in CA to divert at least 50% of its waste away from landfills.

Energy Use -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	18.00	16.00
tblConstructionPhase	NumDays	230.00	221.00
tblConstructionPhase	NumDays	18.00	15.00
tblGrading	AcresOfGrading	4.00	4.47
tblLandUse	LandUseSquareFeet	90,560.00	90,565.00
tblLandUse	LandUseSquareFeet	72,910.00	72,912.00
tblLandUse	LandUseSquareFeet	31,240.00	31,236.00
tblVehicleTrips	ST_TR	1.68	1.51
tblVehicleTrips	SU_TR	1.68	1.51
tblVehicleTrips	WD_TR	1.68	1.51

2.0 Emissions Summary

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2018	3.2911	30.7300	22.3881	0.0451	6.7823	1.5524	8.3347	3.4187	1.4464	4.8469	0.0000	4,476.2391	4,476.2391	0.9356	0.0000	4,494.8688
2019	54.6362	24.9986	21.4893	0.0447	1.1215	1.3232	2.4447	0.3021	1.2444	1.5465	0.0000	4,411.7168	4,411.7168	0.7284	0.0000	4,429.9280
Maximum	**54.6362**	**30.7300**	**22.3881**	**0.0451**	**6.7823**	**1.5524**	**8.3347**	**3.4187**	**1.4464**	**4.8469**	**0.0000**	**4,476.2391**	**4,476.2391**	**0.9356**	**0.0000**	**4,494.8688**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2018	3.2911	30.7300	22.3881	0.0451	2.7474	1.5524	4.2997	1.3604	1.4464	2.7886	0.0000	4,476.2391	4,476.2391	0.9356	0.0000	4,494.8688
2019	54.6362	24.9986	21.4893	0.0447	1.1215	1.3232	2.4447	0.3021	1.2444	1.5465	0.0000	4,411.7168	4,411.7168	0.7284	0.0000	4,429.9280
Maximum	**54.6362**	**30.7300**	**22.3881**	**0.0451**	**2.7474**	**1.5524**	**4.2997**	**1.3604**	**1.4464**	**2.7886**	**0.0000**	**4,476.2391**	**4,476.2391**	**0.9356**	**0.0000**	**4,494.8688**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**51.05**	**0.00**	**37.43**	**55.32**	**0.00**	**32.19**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.0699	1.9000e-004	0.0201	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0426	0.0426	1.2000e-004		0.0455
Energy	5.4300e-003	0.0494	0.0415	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003		59.2577	59.2577	1.1400e-003	1.0900e-003	59.6098
Mobile	0.3563	2.6084	4.8015	0.0177	1.2501	0.0185	1.2686	0.3345	0.0175	0.3520		1,796.2020	1,796.2020	0.0858		1,798.3477
Total	**2.4317**	**2.6580**	**4.8630**	**0.0180**	**1.2501**	**0.0223**	**1.2724**	**0.3345**	**0.0213**	**0.3558**		**1,855.5023**	**1,855.5023**	**0.0871**	**1.0900e-003**	**1,858.0031**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.0699	1.9000e-004	0.0201	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0426	0.0426	1.2000e-004		0.0455
Energy	5.4300e-003	0.0494	0.0415	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003		59.2577	59.2577	1.1400e-003	1.0900e-003	59.6098
Mobile	0.3085	2.1116	3.3806	0.0122	0.8233	0.0126	0.8358	0.2203	0.0119	0.2322		1,238.3310	1,238.3310	0.0690		1,240.0559
Total	**2.3839**	**2.1611**	**3.4421**	**0.0125**	**0.8233**	**0.0164**	**0.8397**	**0.2203**	**0.0157**	**0.2360**		**1,297.6313**	**1,297.6313**	**0.0703**	**1.0900e-003**	**1,299.7112**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	1.97	18.69	29.22	30.62	34.14	26.50	34.01	34.14	26.26	33.67	0.00	30.07	30.07	19.32	0.00	30.05

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	9/1/2018	9/12/2018	5	8	
2	Building Construction	Building Construction	9/13/2018	7/18/2019	5	221	
3	Paving	Paving	7/19/2019	8/8/2019	5	15	
4	Architectural Coating	Architectural Coating	8/9/2019	8/31/2019	5	16	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4.47

Acres of Paving: 2.39

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 135,848; Non-Residential Outdoor: 45,283; Striped Parking Area: 6,249 (Architectural Coating – sqft)

OffRoad Equipment

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36
Paving	Rollers	2	6.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	82.00	32.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	16.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Grading - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.6146	0.0000	6.6146	3.3742	0.0000	3.3742			0.0000			0.0000
Off-Road	2.7733	30.6725	16.5770	0.0297		1.5513	1.5513		1.4272	1.4272		2,988.0216	2,988.0216	0.9302		3,011.2769
Total	**2.7733**	**30.6725**	**16.5770**	**0.0297**	**6.6146**	**1.5513**	**8.1660**	**3.3742**	**1.4272**	**4.8014**		**2,988.0216**	**2,988.0216**	**0.9302**		**3,011.2769**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

3.2 Grading - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0903	0.0574	0.7419	1.7700e-003	0.1677	1.0500e-003	0.1687	0.0445	9.7000e-004	0.0454		175.9907	175.9907	5.3600e-003		176.1247
Total	**0.0903**	**0.0574**	**0.7419**	**1.7700e-003**	**0.1677**	**1.0500e-003**	**0.1687**	**0.0445**	**9.7000e-004**	**0.0454**		**175.9907**	**175.9907**	**5.3600e-003**		**176.1247**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.5797	0.0000	2.5797	1.3159	0.0000	1.3159			0.0000			0.0000
Off-Road	2.7733	30.6725	16.5770	0.0297		1.5513	1.5513		1.4272	1.4272	0.0000	2,988.0216	2,988.0216	0.9302		3,011.2769
Total	**2.7733**	**30.6725**	**16.5770**	**0.0297**	**2.5797**	**1.5513**	**4.1310**	**1.3159**	**1.4272**	**2.7432**	**0.0000**	**2,988.0216**	**2,988.0216**	**0.9302**		**3,011.2769**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

3.2 Grading - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0903	0.0574	0.7419	1.7700e-003	0.1677	1.0500e-003	0.1687	0.0445	9.7000e-004	0.0454		175.9907	175.9907	5.3600e-003		176.1247
Total	**0.0903**	**0.0574**	**0.7419**	**1.7700e-003**	**0.1677**	**1.0500e-003**	**0.1687**	**0.0445**	**9.7000e-004**	**0.0454**		**175.9907**	**175.9907**	**5.3600e-003**		**176.1247**

3.3 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099		2,620.9351	2,620.9351	0.6421		2,636.9883
Total	**2.6795**	**23.3900**	**17.5804**	**0.0269**		**1.4999**	**1.4999**		**1.4099**	**1.4099**		**2,620.9351**	**2,620.9351**	**0.6421**		**2,636.9883**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

3.3 Building Construction - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1180	3.8880	0.7522	8.4800e-003	0.2049	0.0326	0.2375	0.0590	0.0312	0.0902		893.2214	893.2214	0.0738		895.0657
Worker	0.4936	0.3140	4.0555	9.6700e-003	0.9166	5.7300e-003	0.9223	0.2431	5.2800e-003	0.2484		962.0826	962.0826	0.0293		962.8148
Total	**0.6116**	**4.2019**	**4.8077**	**0.0182**	**1.1215**	**0.0383**	**1.1598**	**0.3021**	**0.0365**	**0.3386**		**1,855.3040**	**1,855.3040**	**0.1031**		**1,857.8805**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099	0.0000	2,620.9351	2,620.9351	0.6421		2,636.9883
Total	**2.6795**	**23.3900**	**17.5804**	**0.0269**		**1.4999**	**1.4999**		**1.4099**	**1.4099**	**0.0000**	**2,620.9351**	**2,620.9351**	**0.6421**		**2,636.9883**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

3.3 Building Construction - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1180	3.8880	0.7522	8.4800e-003	0.2049	0.0326	0.2375	0.0590	0.0312	0.0902		893.2214	893.2214	0.0738		895.0657
Worker	0.4936	0.3140	4.0555	9.6700e-003	0.9166	5.7300e-003	0.9223	0.2431	5.2800e-003	0.2484		962.0826	962.0826	0.0293		962.8148
Total	**0.6116**	**4.2019**	**4.8077**	**0.0182**	**1.1215**	**0.0383**	**1.1598**	**0.3021**	**0.0365**	**0.3386**		**1,855.3040**	**1,855.3040**	**0.1031**		**1,857.8805**

3.3 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.3612	21.0788	17.1638	0.0269		1.2899	1.2899		1.2127	1.2127		2,591.5802	2,591.5802	0.6313		2,607.3635
Total	**2.3612**	**21.0788**	**17.1638**	**0.0269**		**1.2899**	**1.2899**		**1.2127**	**1.2127**		**2,591.5802**	**2,591.5802**	**0.6313**		**2,607.3635**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

3.3 Building Construction - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1066	3.6427	0.6826	8.4200e-003	0.2049	0.0277	0.2326	0.0590	0.0265	0.0855		887.3684	887.3684	0.0710		889.1434
Worker	0.4515	0.2771	3.6429	9.3700e-003	0.9166	5.6600e-003	0.9222	0.2431	5.2100e-003	0.2483		932.7683	932.7683	0.0261		933.4211
Total	**0.5581**	**3.9198**	**4.3255**	**0.0178**	**1.1215**	**0.0333**	**1.1548**	**0.3021**	**0.0317**	**0.3338**		**1,820.1367**	**1,820.1367**	**0.0971**		**1,822.5645**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.3612	21.0788	17.1638	0.0269		1.2899	1.2899		1.2127	1.2127	0.0000	2,591.5802	2,591.5802	0.6313		2,607.3635
Total	**2.3612**	**21.0788**	**17.1638**	**0.0269**		**1.2899**	**1.2899**		**1.2127**	**1.2127**	**0.0000**	**2,591.5802**	**2,591.5802**	**0.6313**		**2,607.3635**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

3.3 Building Construction - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1066	3.6427	0.6826	8.4200e-003	0.2049	0.0277	0.2326	0.0590	0.0265	0.0855		887.3684	887.3684	0.0710		889.1434
Worker	0.4515	0.2771	3.6429	9.3700e-003	0.9166	5.6600e-003	0.9222	0.2431	5.2100e-003	0.2483		932.7683	932.7683	0.0261		933.4211
Total	**0.5581**	**3.9198**	**4.3255**	**0.0178**	**1.1215**	**0.0333**	**1.1548**	**0.3021**	**0.0317**	**0.3338**		**1,820.1367**	**1,820.1367**	**0.0971**		**1,822.5645**

3.4 Paving - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2679	12.7604	12.3130	0.0189		0.7196	0.7196		0.6637	0.6637		1,843.3191	1,843.3191	0.5671		1,857.4966
Paving	0.2917					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.5596**	**12.7604**	**12.3130**	**0.0189**		**0.7196**	**0.7196**		**0.6637**	**0.6637**		**1,843.3191**	**1,843.3191**	**0.5671**		**1,857.4966**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

3.4 Paving - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1101	0.0676	0.8885	2.2900e-003	0.2236	1.3800e-003	0.2249	0.0593	1.2700e-003	0.0606		227.5045	227.5045	6.3700e-003		227.6637
Total	**0.1101**	**0.0676**	**0.8885**	**2.2900e-003**	**0.2236**	**1.3800e-003**	**0.2249**	**0.0593**	**1.2700e-003**	**0.0606**		**227.5045**	**227.5045**	**6.3700e-003**		**227.6637**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2679	12.7604	12.3130	0.0189		0.7196	0.7196		0.6637	0.6637	0.0000	1,843.3191	1,843.3191	0.5671		1,857.4966
Paving	0.2917					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.5596**	**12.7604**	**12.3130**	**0.0189**		**0.7196**	**0.7196**		**0.6637**	**0.6637**	**0.0000**	**1,843.3191**	**1,843.3191**	**0.5671**		**1,857.4966**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

3.4 Paving - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1101	0.0676	0.8885	2.2900e-003	0.2236	1.3800e-003	0.2249	0.0593	1.2700e-003	0.0606		227.5045	227.5045	6.3700e-003		227.6637
Total	**0.1101**	**0.0676**	**0.8885**	**2.2900e-003**	**0.2236**	**1.3800e-003**	**0.2249**	**0.0593**	**1.2700e-003**	**0.0606**		**227.5045**	**227.5045**	**6.3700e-003**		**227.6637**

3.5 Architectural Coating - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	54.2816					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423
Total	**54.5481**	**1.8354**	**1.8413**	**2.9700e-003**		**0.1288**	**0.1288**		**0.1288**	**0.1288**		**281.4481**	**281.4481**	**0.0238**		**282.0423**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

3.5 Architectural Coating - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0881	0.0541	0.7108	1.8300e-003	0.1788	1.1000e-003	0.1800	0.0474	1.0200e-003	0.0485		182.0036	182.0036	5.1000e-003		182.1310
Total	**0.0881**	**0.0541**	**0.7108**	**1.8300e-003**	**0.1788**	**1.1000e-003**	**0.1800**	**0.0474**	**1.0200e-003**	**0.0485**		**182.0036**	**182.0036**	**5.1000e-003**		**182.1310**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	54.2816					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423
Total	**54.5481**	**1.8354**	**1.8413**	**2.9700e-003**		**0.1288**	**0.1288**		**0.1288**	**0.1288**	**0.0000**	**281.4481**	**281.4481**	**0.0238**		**282.0423**

3.5 Architectural Coating - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0881	0.0541	0.7108	1.8300e-003	0.1788	1.1000e-003	0.1800	0.0474	1.0200e-003	0.0485		182.0036	182.0036	5.1000e-003		182.1310
Total	**0.0881**	**0.0541**	**0.7108**	**1.8300e-003**	**0.1788**	**1.1000e-003**	**0.1800**	**0.0474**	**1.0200e-003**	**0.0485**		**182.0036**	**182.0036**	**5.1000e-003**		**182.1310**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Improve Destination Accessibility

Increase Transit Accessibility

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.3085	2.1116	3.3806	0.0122	0.8233	0.0126	0.8358	0.2203	0.0119	0.2322		1,238.3310	1,238.3310	0.0690		1,240.0559
Unmitigated	0.3563	2.6084	4.8015	0.0177	1.2501	0.0185	1.2686	0.3345	0.0175	0.3520		1,796.2020	1,796.2020	0.0858		1,798.3477

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Asphalt Surfaces	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Unrefrigerated Warehouse-No Rail	136.75	136.75	136.75	586,053	385,955
Total	136.75	136.75	136.75	586,053	385,955

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.533383	0.039495	0.183627	0.126156	0.018688	0.005561	0.017029	0.066607	0.001345	0.001247	0.004677	0.000974	0.001211
Other Non-Asphalt Surfaces	0.533383	0.039495	0.183627	0.126156	0.018688	0.005561	0.017029	0.066607	0.001345	0.001247	0.004677	0.000974	0.001211
Unrefrigerated Warehouse-No Rail	0.533383	0.039495	0.183627	0.126156	0.018688	0.005561	0.017029	0.066607	0.001345	0.001247	0.004677	0.000974	0.001211

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	5.4300e-003	0.0494	0.0415	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003		59.2577	59.2577	1.1400e-003	1.0900e-003	59.6098
NaturalGas Unmitigated	5.4300e-003	0.0494	0.0415	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003		59.2577	59.2577	1.1400e-003	1.0900e-003	59.6098

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	503.69	5.4300e-003	0.0494	0.0415	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003		59.2577	59.2577	1.1400e-003	1.0900e-003	59.6098
Total		**5.4300e-003**	**0.0494**	**0.0415**	**3.0000e-004**		**3.7500e-003**	**3.7500e-003**		**3.7500e-003**	**3.7500e-003**		**59.2577**	**59.2577**	**1.1400e-003**	**1.0900e-003**	**59.6098**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0.50369	5.4300e-003	0.0494	0.0415	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003		59.2577	59.2577	1.1400e-003	1.0900e-003	59.6098
Total		**5.4300e-003**	**0.0494**	**0.0415**	**3.0000e-004**		**3.7500e-003**	**3.7500e-003**		**3.7500e-003**	**3.7500e-003**		**59.2577**	**59.2577**	**1.1400e-003**	**1.0900e-003**	**59.6098**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.0699	1.9000e-004	0.0201	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0426	0.0426	1.2000e-004		0.0455
Unmitigated	2.0699	1.9000e-004	0.0201	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0426	0.0426	1.2000e-004		0.0455

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2380					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.8301					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.9000e-003	1.9000e-004	0.0201	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0426	0.0426	1.2000e-004		0.0455
Total	**2.0699**	**1.9000e-004**	**0.0201**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**		**0.0426**	**0.0426**	**1.2000e-004**		**0.0455**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2380					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.8301					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.9000e-003	1.9000e-004	0.0201	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0426	0.0426	1.2000e-004		0.0455
Total	**2.0699**	**1.9000e-004**	**0.0201**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**		**0.0426**	**0.0426**	**1.2000e-004**		**0.0455**

7.0 Water Detail

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

7280b Moreno Valley Self-Storage Facility

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	90.56	1000sqft	2.08	90,565.00	0
Other Asphalt Surfaces	72.91	1000sqft	1.67	72,912.00	0
Other Non-Asphalt Surfaces	31.24	1000sqft	0.72	31,236.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2019
Utility Company	Statewide Average				
CO2 Intensity (lb/MWhr)	1001.57	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

Project Characteristics - The project site is in the Moreno Valley Electric Utility service area; however, this is not an option in CalEEMod. The statewide average was used for the electric utility company.

Land Use - Site is 4.47 acres w/ a 90,565 sf self-storage facility, 72,912 sf of paving (includes a 7 space parking lot & driveways), & 31,236 sf of landscaping.

Construction Phase - Construction anticipated to begin September 2018 and take less than one year to complete. Site is vacant, no demolition needed.

Grading - Site is ~4.47 acres and is anticipated to balance.

Vehicle Trips - Per TIA, 1.51 trips/TSF/day.

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation - Site is ~0.08 miles southwest of RTA Route 18,19 stop Perris FS JFK and ~2.6 miles south of downtown portion of Moreno Valley.

Waste Mitigation - AB 939 requires each jurisdiction in CA to divert at least 50% of its waste away from landfills.

Energy Use -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	18.00	16.00
tblConstructionPhase	NumDays	230.00	221.00
tblConstructionPhase	NumDays	18.00	15.00
tblGrading	AcresOfGrading	4.00	4.47
tblLandUse	LandUseSquareFeet	90,560.00	90,565.00
tblLandUse	LandUseSquareFeet	72,910.00	72,912.00
tblLandUse	LandUseSquareFeet	31,240.00	31,236.00
tblVehicleTrips	ST_TR	1.68	1.51
tblVehicleTrips	SU_TR	1.68	1.51
tblVehicleTrips	WD_TR	1.68	1.51

2.0 Emissions Summary

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2018	3.2847	30.7320	21.7444	0.0438	6.7823	1.5524	8.3347	3.4187	1.4468	4.8469	0.0000	4,344.1134	4,344.1134	0.9349	0.0000	4,362.8502
2019	54.6342	25.0000	20.9099	0.0434	1.1215	1.3235	2.4450	0.3021	1.2447	1.5468	0.0000	4,282.6079	4,282.6079	0.7329	0.0000	4,300.9308
Maximum	**54.6342**	**30.7320**	**21.7444**	**0.0438**	**6.7823**	**1.5524**	**8.3347**	**3.4187**	**1.4468**	**4.8469**	**0.0000**	**4,344.1134**	**4,344.1134**	**0.9349**	**0.0000**	**4,362.8502**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2018	3.2847	30.7320	21.7444	0.0438	2.7474	1.5524	4.2997	1.3604	1.4468	2.7886	0.0000	4,344.1134	4,344.1134	0.9349	0.0000	4,362.8502
2019	54.6342	25.0000	20.9099	0.0434	1.1215	1.3235	2.4450	0.3021	1.2447	1.5468	0.0000	4,282.6079	4,282.6079	0.7329	0.0000	4,300.9308
Maximum	**54.6342**	**30.7320**	**21.7444**	**0.0438**	**2.7474**	**1.5524**	**4.2997**	**1.3604**	**1.4468**	**2.7886**	**0.0000**	**4,344.1134**	**4,344.1134**	**0.9349**	**0.0000**	**4,362.8502**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**51.05**	**0.00**	**37.43**	**55.32**	**0.00**	**32.19**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.0699	1.9000e-004	0.0201	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0426	0.0426	1.2000e-004		0.0455
Energy	5.4300e-003	0.0494	0.0415	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003		59.2577	59.2577	1.1400e-003	1.0900e-003	59.6098
Mobile	0.3062	2.6371	4.1013	0.0163	1.2501	0.0187	1.2687	0.3345	0.0176	0.3522		1,658.9122	1,658.9122	0.0868		1,661.0827
Total	**2.3816**	**2.6867**	**4.1629**	**0.0166**	**1.2501**	**0.0225**	**1.2726**	**0.3345**	**0.0215**	**0.3560**		**1,718.2125**	**1,718.2125**	**0.0881**	**1.0900e-003**	**1,720.7380**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.0699	1.9000e-004	0.0201	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0426	0.0426	1.2000e-004		0.0455
Energy	5.4300e-003	0.0494	0.0415	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003		59.2577	59.2577	1.1400e-003	1.0900e-003	59.6098
Mobile	0.2617	2.1156	2.9639	0.0112	0.8233	0.0127	0.8360	0.2203	0.0120	0.2324		1,141.5704	1,141.5704	0.0713		1,143.3535
Total	**2.3370**	**2.1652**	**3.0255**	**0.0115**	**0.8233**	**0.0166**	**0.8398**	**0.2203**	**0.0159**	**0.2362**		**1,200.8707**	**1,200.8707**	**0.0726**	**1.0900e-003**	**1,203.0088**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	1.87	19.41	27.32	30.64	34.14	26.30	34.00	34.14	26.06	33.66	0.00	30.11	30.11	17.60	0.00	30.09

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	9/1/2018	9/12/2018	5	8	
2	Building Construction	Building Construction	9/13/2018	7/18/2019	5	221	
3	Paving	Paving	7/19/2019	8/8/2019	5	15	
4	Architectural Coating	Architectural Coating	8/9/2019	8/31/2019	5	16	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4.47

Acres of Paving: 2.39

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 135,848; Non-Residential Outdoor: 45,283; Striped Parking Area: 6,249 (Architectural Coating – sqft)

OffRoad Equipment

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36
Paving	Rollers	2	6.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	82.00	32.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	16.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Grading - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.6146	0.0000	6.6146	3.3742	0.0000	3.3742			0.0000			0.0000
Off-Road	2.7733	30.6725	16.5770	0.0297		1.5513	1.5513		1.4272	1.4272		2,988.0216	2,988.0216	0.9302		3,011.2769
Total	**2.7733**	**30.6725**	**16.5770**	**0.0297**	**6.6146**	**1.5513**	**8.1660**	**3.3742**	**1.4272**	**4.8014**		**2,988.0216**	**2,988.0216**	**0.9302**		**3,011.2769**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

3.2 Grading - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0881	0.0595	0.6030	1.5900e-003	0.1677	1.0500e-003	0.1687	0.0445	9.7000e-004	0.0454		157.9077	157.9077	4.6700e-003		158.0245
Total	**0.0881**	**0.0595**	**0.6030**	**1.5900e-003**	**0.1677**	**1.0500e-003**	**0.1687**	**0.0445**	**9.7000e-004**	**0.0454**		**157.9077**	**157.9077**	**4.6700e-003**		**158.0245**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.5797	0.0000	2.5797	1.3159	0.0000	1.3159			0.0000			0.0000
Off-Road	2.7733	30.6725	16.5770	0.0297		1.5513	1.5513		1.4272	1.4272	0.0000	2,988.0216	2,988.0216	0.9302		3,011.2769
Total	**2.7733**	**30.6725**	**16.5770**	**0.0297**	**2.5797**	**1.5513**	**4.1310**	**1.3159**	**1.4272**	**2.7432**	**0.0000**	**2,988.0216**	**2,988.0216**	**0.9302**		**3,011.2769**

3.2 Grading - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0881	0.0595	0.6030	1.5900e-003	0.1677	1.0500e-003	0.1687	0.0445	9.7000e-004	0.0454		157.9077	157.9077	4.6700e-003		158.0245
Total	**0.0881**	**0.0595**	**0.6030**	**1.5900e-003**	**0.1677**	**1.0500e-003**	**0.1687**	**0.0445**	**9.7000e-004**	**0.0454**		**157.9077**	**157.9077**	**4.6700e-003**		**158.0245**

3.3 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099		2,620.9351	2,620.9351	0.6421		2,636.9883
Total	**2.6795**	**23.3900**	**17.5804**	**0.0269**		**1.4999**	**1.4999**		**1.4099**	**1.4099**		**2,620.9351**	**2,620.9351**	**0.6421**		**2,636.9883**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

3.3 Building Construction - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1235	3.8848	0.8675	8.1700e-003	0.2049	0.0330	0.2379	0.0590	0.0316	0.0906		859.9494	859.9494	0.0818		861.9946
Worker	0.4817	0.3253	3.2965	8.6700e-003	0.9166	5.7300e-003	0.9223	0.2431	5.2800e-003	0.2484		863.2289	863.2289	0.0255		863.8674
Total	**0.6052**	**4.2101**	**4.1640**	**0.0168**	**1.1215**	**0.0387**	**1.1602**	**0.3021**	**0.0368**	**0.3389**		**1,723.1783**	**1,723.1783**	**0.1074**		**1,725.8619**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099	0.0000	2,620.9351	2,620.9351	0.6421		2,636.9883
Total	**2.6795**	**23.3900**	**17.5804**	**0.0269**		**1.4999**	**1.4999**		**1.4099**	**1.4099**	**0.0000**	**2,620.9351**	**2,620.9351**	**0.6421**		**2,636.9883**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

3.3 Building Construction - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1235	3.8848	0.8675	8.1700e-003	0.2049	0.0330	0.2379	0.0590	0.0316	0.0906		859.9494	859.9494	0.0818		861.9946
Worker	0.4817	0.3253	3.2965	8.6700e-003	0.9166	5.7300e-003	0.9223	0.2431	5.2800e-003	0.2484		863.2289	863.2289	0.0255		863.8674
Total	**0.6052**	**4.2101**	**4.1640**	**0.0168**	**1.1215**	**0.0387**	**1.1602**	**0.3021**	**0.0368**	**0.3389**		**1,723.1783**	**1,723.1783**	**0.1074**		**1,725.8619**

3.3 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.3612	21.0788	17.1638	0.0269		1.2899	1.2899		1.2127	1.2127		2,591.5802	2,591.5802	0.6313		2,607.3635
Total	**2.3612**	**21.0788**	**17.1638**	**0.0269**		**1.2899**	**1.2899**		**1.2127**	**1.2127**		**2,591.5802**	**2,591.5802**	**0.6313**		**2,607.3635**

3.3 Building Construction - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1119	3.6344	0.7937	8.1100e-003	0.2049	0.0280	0.2329	0.0590	0.0268	0.0858		854.2036	854.2036	0.0789		856.1756
Worker	0.4411	0.2868	2.9525	8.4000e-003	0.9166	5.6600e-003	0.9222	0.2431	5.2100e-003	0.2483		836.8241	836.8241	0.0227		837.3917
Total	**0.5530**	**3.9212**	**3.7461**	**0.0165**	**1.1215**	**0.0337**	**1.1552**	**0.3021**	**0.0320**	**0.3341**		**1,691.0277**	**1,691.0277**	**0.1016**		**1,693.5673**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.3612	21.0788	17.1638	0.0269		1.2899	1.2899		1.2127	1.2127	0.0000	2,591.5802	2,591.5802	0.6313		2,607.3635
Total	**2.3612**	**21.0788**	**17.1638**	**0.0269**		**1.2899**	**1.2899**		**1.2127**	**1.2127**	**0.0000**	**2,591.5802**	**2,591.5802**	**0.6313**		**2,607.3635**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

3.3 Building Construction - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1119	3.6344	0.7937	8.1100e-003	0.2049	0.0280	0.2329	0.0590	0.0268	0.0858		854.2036	854.2036	0.0789		856.1756
Worker	0.4411	0.2868	2.9525	8.4000e-003	0.9166	5.6600e-003	0.9222	0.2431	5.2100e-003	0.2483		836.8241	836.8241	0.0227		837.3917
Total	**0.5530**	**3.9212**	**3.7461**	**0.0165**	**1.1215**	**0.0337**	**1.1552**	**0.3021**	**0.0320**	**0.3341**		**1,691.0277**	**1,691.0277**	**0.1016**		**1,693.5673**

3.4 Paving - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2679	12.7604	12.3130	0.0189		0.7196	0.7196		0.6637	0.6637		1,843.3191	1,843.3191	0.5671		1,857.4966
Paving	0.2917					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.5596**	**12.7604**	**12.3130**	**0.0189**		**0.7196**	**0.7196**		**0.6637**	**0.6637**		**1,843.3191**	**1,843.3191**	**0.5671**		**1,857.4966**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

3.4 Paving - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1076	0.0700	0.7201	2.0500e-003	0.2236	1.3800e-003	0.2249	0.0593	1.2700e-003	0.0606		204.1034	204.1034	5.5400e-003		204.2419
Total	**0.1076**	**0.0700**	**0.7201**	**2.0500e-003**	**0.2236**	**1.3800e-003**	**0.2249**	**0.0593**	**1.2700e-003**	**0.0606**		**204.1034**	**204.1034**	**5.5400e-003**		**204.2419**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2679	12.7604	12.3130	0.0189		0.7196	0.7196		0.6637	0.6637	0.0000	1,843.3191	1,843.3191	0.5671		1,857.4966
Paving	0.2917					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.5596**	**12.7604**	**12.3130**	**0.0189**		**0.7196**	**0.7196**		**0.6637**	**0.6637**	**0.0000**	**1,843.3191**	**1,843.3191**	**0.5671**		**1,857.4966**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

3.4 Paving - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1076	0.0700	0.7201	2.0500e-003	0.2236	1.3800e-003	0.2249	0.0593	1.2700e-003	0.0606		204.1034	204.1034	5.5400e-003		204.2419
Total	**0.1076**	**0.0700**	**0.7201**	**2.0500e-003**	**0.2236**	**1.3800e-003**	**0.2249**	**0.0593**	**1.2700e-003**	**0.0606**		**204.1034**	**204.1034**	**5.5400e-003**		**204.2419**

3.5 Architectural Coating - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	54.2816					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423
Total	**54.5481**	**1.8354**	**1.8413**	**2.9700e-003**		**0.1288**	**0.1288**		**0.1288**	**0.1288**		**281.4481**	**281.4481**	**0.0238**		**282.0423**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

3.5 Architectural Coating - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0861	0.0560	0.5761	1.6400e-003	0.1788	1.1000e-003	0.1800	0.0474	1.0200e-003	0.0485		163.2827	163.2827	4.4300e-003		163.3935
Total	**0.0861**	**0.0560**	**0.5761**	**1.6400e-003**	**0.1788**	**1.1000e-003**	**0.1800**	**0.0474**	**1.0200e-003**	**0.0485**		**163.2827**	**163.2827**	**4.4300e-003**		**163.3935**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	54.2816					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423
Total	**54.5481**	**1.8354**	**1.8413**	**2.9700e-003**		**0.1288**	**0.1288**		**0.1288**	**0.1288**	**0.0000**	**281.4481**	**281.4481**	**0.0238**		**282.0423**

3.5 Architectural Coating - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0861	0.0560	0.5761	1.6400e-003	0.1788	1.1000e-003	0.1800	0.0474	1.0200e-003	0.0485		163.2827	163.2827	4.4300e-003		163.3935
Total	**0.0861**	**0.0560**	**0.5761**	**1.6400e-003**	**0.1788**	**1.1000e-003**	**0.1800**	**0.0474**	**1.0200e-003**	**0.0485**		**163.2827**	**163.2827**	**4.4300e-003**		**163.3935**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Improve Destination Accessibility

Increase Transit Accessibility

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.2617	2.1156	2.9639	0.0112	0.8233	0.0127	0.8360	0.2203	0.0120	0.2324		1,141.5704	1,141.5704	0.0713		1,143.3535
Unmitigated	0.3062	2.6371	4.1013	0.0163	1.2501	0.0187	1.2687	0.3345	0.0176	0.3522		1,658.9122	1,658.9122	0.0868		1,661.0827

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Asphalt Surfaces	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Unrefrigerated Warehouse-No Rail	136.75	136.75	136.75	586,053	385,955
Total	136.75	136.75	136.75	586,053	385,955

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.533383	0.039495	0.183627	0.126156	0.018688	0.005561	0.017029	0.066607	0.001345	0.001247	0.004677	0.000974	0.001211
Other Non-Asphalt Surfaces	0.533383	0.039495	0.183627	0.126156	0.018688	0.005561	0.017029	0.066607	0.001345	0.001247	0.004677	0.000974	0.001211
Unrefrigerated Warehouse-No Rail	0.533383	0.039495	0.183627	0.126156	0.018688	0.005561	0.017029	0.066607	0.001345	0.001247	0.004677	0.000974	0.001211

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	5.4300e-003	0.0494	0.0415	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003		59.2577	59.2577	1.1400e-003	1.0900e-003	59.6098
NaturalGas Unmitigated	5.4300e-003	0.0494	0.0415	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003		59.2577	59.2577	1.1400e-003	1.0900e-003	59.6098

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	503.69	5.4300e-003	0.0494	0.0415	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003		59.2577	59.2577	1.1400e-003	1.0900e-003	59.6098
Total		**5.4300e-003**	**0.0494**	**0.0415**	**3.0000e-004**		**3.7500e-003**	**3.7500e-003**		**3.7500e-003**	**3.7500e-003**		**59.2577**	**59.2577**	**1.1400e-003**	**1.0900e-003**	**59.6098**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0.50369	5.4300e-003	0.0494	0.0415	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003		59.2577	59.2577	1.1400e-003	1.0900e-003	59.6098
Total		**5.4300e-003**	**0.0494**	**0.0415**	**3.0000e-004**		**3.7500e-003**	**3.7500e-003**		**3.7500e-003**	**3.7500e-003**		**59.2577**	**59.2577**	**1.1400e-003**	**1.0900e-003**	**59.6098**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.0699	1.9000e-004	0.0201	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0426	0.0426	1.2000e-004		0.0455
Unmitigated	2.0699	1.9000e-004	0.0201	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0426	0.0426	1.2000e-004		0.0455

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2380					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.8301					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.9000e-003	1.9000e-004	0.0201	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0426	0.0426	1.2000e-004		0.0455
Total	**2.0699**	**1.9000e-004**	**0.0201**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**		**0.0426**	**0.0426**	**1.2000e-004**		**0.0455**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2380					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.8301					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.9000e-003	1.9000e-004	0.0201	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0426	0.0426	1.2000e-004		0.0455
Total	**2.0699**	**1.9000e-004**	**0.0201**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**		**0.0426**	**0.0426**	**1.2000e-004**		**0.0455**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

APPENDIX C

CalEEMod Model Annual Emissions Printouts

7280b Moreno Valley Self-Storage Facility

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	90.56	1000sqft	2.08	90,565.00	0
Other Asphalt Surfaces	72.91	1000sqft	1.67	72,912.00	0
Other Non-Asphalt Surfaces	31.24	1000sqft	0.72	31,236.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2019
Utility Company	Statewide Average				
CO2 Intensity (lb/MWhr)	1001.57	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

Project Characteristics - The project site is in the Moreno Valley Electric Utility service area; however, this is not an option in CalEEMod. The statewide average was used for the electric utility company.

Land Use - Site is 4.47 acres w/ a 90,565 sf self-storage facility, 72,912 sf of paving (includes a 7 space parking lot & driveways), & 31,236 sf of landscaping.

Construction Phase - Construction anticipated to begin September 2018 and take less than one year to complete. Site is vacant, no demolition needed.

Grading - Site is ~4.47 acres and is anticipated to balance.

Vehicle Trips - Per TIA, 1.51 trips/TSF/day.

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation - Site is ~0.08 miles southwest of RTA Route 18,19 stop Perris FS JFK and ~2.6 miles south of downtown portion of Moreno Valley.

Waste Mitigation - AB 939 requires each jurisdiction in CA to divert at least 50% of its waste away from landfills.

Energy Use -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	18.00	16.00
tblConstructionPhase	NumDays	230.00	221.00
tblConstructionPhase	NumDays	18.00	15.00
tblGrading	AcresOfGrading	4.00	4.47
tblLandUse	LandUseSquareFeet	90,560.00	90,565.00
tblLandUse	LandUseSquareFeet	72,910.00	72,912.00
tblLandUse	LandUseSquareFeet	31,240.00	31,236.00
tblVehicleTrips	ST_TR	1.68	1.51
tblVehicleTrips	SU_TR	1.68	1.51
tblVehicleTrips	WD_TR	1.68	1.51

2.0 Emissions Summary

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2018	0.1380	1.2022	0.9214	1.8500e-003	0.0702	0.0662	0.1364	0.0253	0.0621	0.0874	0.0000	166.5932	166.5932	0.0298	0.0000	167.3377
2019	0.6552	1.9038	1.6199	3.3300e-003	0.0820	0.1011	0.1830	0.0221	0.0950	0.1171	0.0000	297.6538	297.6538	0.0514	0.0000	298.9389
Maximum	**0.6552**	**1.9038**	**1.6199**	**3.3300e-003**	**0.0820**	**0.1011**	**0.1830**	**0.0253**	**0.0950**	**0.1171**	**0.0000**	**297.6538**	**297.6538**	**0.0514**	**0.0000**	**298.9389**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2018	0.1380	1.2022	0.9214	1.8500e-003	0.0540	0.0662	0.1202	0.0171	0.0621	0.0792	0.0000	166.5931	166.5931	0.0298	0.0000	167.3376
2019	0.6552	1.9038	1.6199	3.3300e-003	0.0820	0.1011	0.1830	0.0221	0.0950	0.1171	0.0000	297.6536	297.6536	0.0514	0.0000	298.9387
Maximum	**0.6552**	**1.9038**	**1.6199**	**3.3300e-003**	**0.0820**	**0.1011**	**0.1830**	**0.0221**	**0.0950**	**0.1171**	**0.0000**	**297.6536**	**297.6536**	**0.0514**	**0.0000**	**298.9387**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**10.61**	**0.00**	**5.05**	**17.37**	**0.00**	**4.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	9-1-2018	11-30-2018	1.0154	1.0154
2	12-1-2018	2-28-2019	0.9301	0.9301
3	3-1-2019	5-31-2019	0.9173	0.9173
4	6-1-2019	8-31-2019	1.0516	1.0516
		Highest	1.0516	1.0516

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3777	2.0000e-005	2.5100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.8300e-003	4.8300e-003	1.0000e-005	0.0000	5.1600e-003
Energy	9.9000e-004	9.0100e-003	7.5700e-003	5.0000e-005		6.8000e-004	6.8000e-004		6.8000e-004	6.8000e-004	0.0000	106.9108	106.9108	3.0000e-003	7.6000e-004	107.2128
Mobile	0.0558	0.4879	0.7726	3.0300e-003	0.2238	3.3700e-003	0.2272	0.0600	3.1900e-003	0.0632	0.0000	279.7286	279.7286	0.0140	0.0000	280.0795
Waste						0.0000	0.0000		0.0000	0.0000	17.2806	0.0000	17.2806	1.0213	0.0000	42.8120
Water						0.0000	0.0000		0.0000	0.0000	6.6439	123.8824	130.5263	0.6860	0.0169	152.6987
Total	**0.4345**	**0.4970**	**0.7826**	**3.0800e-003**	**0.2238**	**4.0600e-003**	**0.2279**	**0.0600**	**3.8800e-003**	**0.0639**	**23.9246**	**510.5266**	**534.4512**	**1.7243**	**0.0176**	**582.8080**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3777	2.0000e-005	2.5100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.8300e-003	4.8300e-003	1.0000e-005	0.0000	5.1600e-003
Energy	9.9000e-004	9.0100e-003	7.5700e-003	5.0000e-005		6.8000e-004	6.8000e-004		6.8000e-004	6.8000e-004	0.0000	106.9108	106.9108	3.0000e-003	7.6000e-004	107.2128
Mobile	0.0476	0.3919	0.5541	2.0900e-003	0.1474	2.3000e-003	0.1497	0.0395	2.1700e-003	0.0417	0.0000	192.9185	192.9185	0.0114	0.0000	193.2042
Waste						0.0000	0.0000		0.0000	0.0000	8.6403	0.0000	8.6403	0.5106	0.0000	21.4060
Water						0.0000	0.0000		0.0000	0.0000	6.6439	123.8824	130.5263	0.6860	0.0169	152.6987
Total	**0.4262**	**0.4009**	**0.5641**	**2.1400e-003**	**0.1474**	**2.9900e-003**	**0.1504**	**0.0395**	**2.8600e-003**	**0.0424**	**15.2842**	**423.7165**	**439.0007**	**1.2111**	**0.0176**	**474.5268**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**1.90**	**19.33**	**27.92**	**30.52**	**34.14**	**26.35**	**34.00**	**34.14**	**26.29**	**33.66**	**36.11**	**17.00**	**17.86**	**29.77**	**0.00**	**18.58**

3.0 Construction Detail

Construction Phase

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	9/1/2018	9/12/2018	5	8	
2	Building Construction	Building Construction	9/13/2018	7/18/2019	5	221	
3	Paving	Paving	7/19/2019	8/8/2019	5	15	
4	Architectural Coating	Architectural Coating	8/9/2019	8/31/2019	5	16	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4.47

Acres of Paving: 2.39

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 135,848; Non-Residential Outdoor: 45,283; Striped Parking Area: 6,249 (Architectural Coating – sqft)

OffRoad Equipment

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36
Paving	Rollers	2	6.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	82.00	32.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	16.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Grading - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0265	0.0000	0.0265	0.0135	0.0000	0.0135	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0111	0.1227	0.0663	1.2000e-004		6.2100e-003	6.2100e-003		5.7100e-003	5.7100e-003	0.0000	10.8428	10.8428	3.3800e-003	0.0000	10.9271
Total	**0.0111**	**0.1227**	**0.0663**	**1.2000e-004**	**0.0265**	**6.2100e-003**	**0.0327**	**0.0135**	**5.7100e-003**	**0.0192**	**0.0000**	**10.8428**	**10.8428**	**3.3800e-003**	**0.0000**	**10.9271**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

3.2 Grading - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.3000e-004	2.5000e-004	2.5400e-003	1.0000e-005	6.6000e-004	0.0000	6.6000e-004	1.8000e-004	0.0000	1.8000e-004	0.0000	0.5877	0.5877	2.0000e-005	0.0000	0.5882
Total	**3.3000e-004**	**2.5000e-004**	**2.5400e-003**	**1.0000e-005**	**6.6000e-004**	**0.0000**	**6.6000e-004**	**1.8000e-004**	**0.0000**	**1.8000e-004**	**0.0000**	**0.5877**	**0.5877**	**2.0000e-005**	**0.0000**	**0.5882**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0103	0.0000	0.0103	5.2600e-003	0.0000	5.2600e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0111	0.1227	0.0663	1.2000e-004		6.2100e-003	6.2100e-003		5.7100e-003	5.7100e-003	0.0000	10.8427	10.8427	3.3800e-003	0.0000	10.9271
Total	**0.0111**	**0.1227**	**0.0663**	**1.2000e-004**	**0.0103**	**6.2100e-003**	**0.0165**	**5.2600e-003**	**5.7100e-003**	**0.0110**	**0.0000**	**10.8427**	**10.8427**	**3.3800e-003**	**0.0000**	**10.9271**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

3.2 Grading - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.3000e-004	2.5000e-004	2.5400e-003	1.0000e-005	6.6000e-004	0.0000	6.6000e-004	1.8000e-004	0.0000	1.8000e-004	0.0000	0.5877	0.5877	2.0000e-005	0.0000	0.5882
Total	**3.3000e-004**	**2.5000e-004**	**2.5400e-003**	**1.0000e-005**	**6.6000e-004**	**0.0000**	**6.6000e-004**	**1.8000e-004**	**0.0000**	**1.8000e-004**	**0.0000**	**0.5877**	**0.5877**	**2.0000e-005**	**0.0000**	**0.5882**

3.3 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1045	0.9122	0.6856	1.0500e-003		0.0585	0.0585		0.0550	0.0550	0.0000	92.7292	92.7292	0.0227	0.0000	93.2972
Total	**0.1045**	**0.9122**	**0.6856**	**1.0500e-003**		**0.0585**	**0.0585**		**0.0550**	**0.0550**	**0.0000**	**92.7292**	**92.7292**	**0.0227**	**0.0000**	**93.2972**

3.3 Building Construction - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.6700e-003	0.1540	0.0315	3.3000e-004	7.8800e-003	1.2800e-003	9.1600e-003	2.2700e-003	1.2200e-003	3.5000e-003	0.0000	31.1080	31.1080	2.7300e-003	0.0000	31.1763
Worker	0.0174	0.0131	0.1354	3.5000e-004	0.0352	2.2000e-004	0.0354	9.3300e-003	2.1000e-004	9.5400e-003	0.0000	31.3255	31.3255	9.3000e-004	0.0000	31.3489
Total	**0.0220**	**0.1671**	**0.1669**	**6.8000e-004**	**0.0430**	**1.5000e-003**	**0.0445**	**0.0116**	**1.4300e-003**	**0.0130**	**0.0000**	**62.4335**	**62.4335**	**3.6600e-003**	**0.0000**	**62.5252**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1045	0.9122	0.6856	1.0500e-003		0.0585	0.0585		0.0550	0.0550	0.0000	92.7291	92.7291	0.0227	0.0000	93.2971
Total	**0.1045**	**0.9122**	**0.6856**	**1.0500e-003**		**0.0585**	**0.0585**		**0.0550**	**0.0550**	**0.0000**	**92.7291**	**92.7291**	**0.0227**	**0.0000**	**93.2971**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

3.3 Building Construction - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.6700e-003	0.1540	0.0315	3.3000e-004	7.8800e-003	1.2800e-003	9.1600e-003	2.2700e-003	1.2200e-003	3.5000e-003	0.0000	31.1080	31.1080	2.7300e-003	0.0000	31.1763
Worker	0.0174	0.0131	0.1354	3.5000e-004	0.0352	2.2000e-004	0.0354	9.3300e-003	2.1000e-004	9.5400e-003	0.0000	31.3255	31.3255	9.3000e-004	0.0000	31.3489
Total	**0.0220**	**0.1671**	**0.1669**	**6.8000e-004**	**0.0430**	**1.5000e-003**	**0.0445**	**0.0116**	**1.4300e-003**	**0.0130**	**0.0000**	**62.4335**	**62.4335**	**3.6600e-003**	**0.0000**	**62.5252**

3.3 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1688	1.5071	1.2272	1.9200e-003		0.0922	0.0922		0.0867	0.0867	0.0000	168.0995	168.0995	0.0410	0.0000	169.1233
Total	**0.1688**	**1.5071**	**1.2272**	**1.9200e-003**		**0.0922**	**0.0922**		**0.0867**	**0.0867**	**0.0000**	**168.0995**	**168.0995**	**0.0410**	**0.0000**	**169.1233**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

3.3 Building Construction - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.7500e-003	0.2640	0.0526	5.9000e-004	0.0145	1.9900e-003	0.0164	4.1700e-003	1.9000e-003	6.0700e-003	0.0000	56.6545	56.6545	4.8300e-003	0.0000	56.7752
Worker	0.0291	0.0212	0.2225	6.2000e-004	0.0644	4.0000e-004	0.0649	0.0171	3.7000e-004	0.0175	0.0000	55.6755	55.6755	1.5200e-003	0.0000	55.7136
Total	**0.0369**	**0.2853**	**0.2750**	**1.2100e-003**	**0.0789**	**2.3900e-003**	**0.0813**	**0.0213**	**2.2700e-003**	**0.0236**	**0.0000**	**112.3300**	**112.3300**	**6.3500e-003**	**0.0000**	**112.4888**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1688	1.5071	1.2272	1.9200e-003		0.0922	0.0922		0.0867	0.0867	0.0000	168.0993	168.0993	0.0410	0.0000	169.1231
Total	**0.1688**	**1.5071**	**1.2272**	**1.9200e-003**		**0.0922**	**0.0922**		**0.0867**	**0.0867**	**0.0000**	**168.0993**	**168.0993**	**0.0410**	**0.0000**	**169.1231**

3.3 Building Construction - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.7500e-003	0.2640	0.0526	5.9000e-004	0.0145	1.9900e-003	0.0164	4.1700e-003	1.9000e-003	6.0700e-003	0.0000	56.6545	56.6545	4.8300e-003	0.0000	56.7752
Worker	0.0291	0.0212	0.2225	6.2000e-004	0.0644	4.0000e-004	0.0649	0.0171	3.7000e-004	0.0175	0.0000	55.6755	55.6755	1.5200e-003	0.0000	55.7136
Total	**0.0369**	**0.2853**	**0.2750**	**1.2100e-003**	**0.0789**	**2.3900e-003**	**0.0813**	**0.0213**	**2.2700e-003**	**0.0236**	**0.0000**	**112.3300**	**112.3300**	**6.3500e-003**	**0.0000**	**112.4888**

3.4 Paving - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.5100e-003	0.0957	0.0924	1.4000e-004		5.4000e-003	5.4000e-003		4.9800e-003	4.9800e-003	0.0000	12.5417	12.5417	3.8600e-003	0.0000	12.6382
Paving	2.1900e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0117**	**0.0957**	**0.0924**	**1.4000e-004**		**5.4000e-003**	**5.4000e-003**		**4.9800e-003**	**4.9800e-003**	**0.0000**	**12.5417**	**12.5417**	**3.8600e-003**	**0.0000**	**12.6382**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

3.4 Paving - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.5000e-004	5.4000e-004	5.6900e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.4244	1.4244	4.0000e-005	0.0000	1.4254
Total	**7.5000e-004**	**5.4000e-004**	**5.6900e-003**	**2.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.4244**	**1.4244**	**4.0000e-005**	**0.0000**	**1.4254**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.5100e-003	0.0957	0.0924	1.4000e-004		5.4000e-003	5.4000e-003		4.9800e-003	4.9800e-003	0.0000	12.5417	12.5417	3.8600e-003	0.0000	12.6382
Paving	2.1900e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0117**	**0.0957**	**0.0924**	**1.4000e-004**		**5.4000e-003**	**5.4000e-003**		**4.9800e-003**	**4.9800e-003**	**0.0000**	**12.5417**	**12.5417**	**3.8600e-003**	**0.0000**	**12.6382**

3.4 Paving - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.5000e-004	5.4000e-004	5.6900e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.4244	1.4244	4.0000e-005	0.0000	1.4254
Total	**7.5000e-004**	**5.4000e-004**	**5.6900e-003**	**2.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.4244**	**1.4244**	**4.0000e-005**	**0.0000**	**1.4254**

3.5 Architectural Coating - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4343					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1300e-003	0.0147	0.0147	2.0000e-005		1.0300e-003	1.0300e-003		1.0300e-003	1.0300e-003	0.0000	2.0426	2.0426	1.7000e-004	0.0000	2.0469
Total	**0.4364**	**0.0147**	**0.0147**	**2.0000e-005**		**1.0300e-003**	**1.0300e-003**		**1.0300e-003**	**1.0300e-003**	**0.0000**	**2.0426**	**2.0426**	**1.7000e-004**	**0.0000**	**2.0469**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

3.5 Architectural Coating - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.4000e-004	4.6000e-004	4.8600e-003	1.0000e-005	1.4100e-003	1.0000e-005	1.4200e-003	3.7000e-004	1.0000e-005	3.8000e-004	0.0000	1.2155	1.2155	3.0000e-005	0.0000	1.2163
Total	**6.4000e-004**	**4.6000e-004**	**4.8600e-003**	**1.0000e-005**	**1.4100e-003**	**1.0000e-005**	**1.4200e-003**	**3.7000e-004**	**1.0000e-005**	**3.8000e-004**	**0.0000**	**1.2155**	**1.2155**	**3.0000e-005**	**0.0000**	**1.2163**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4343					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1300e-003	0.0147	0.0147	2.0000e-005		1.0300e-003	1.0300e-003		1.0300e-003	1.0300e-003	0.0000	2.0426	2.0426	1.7000e-004	0.0000	2.0469
Total	**0.4364**	**0.0147**	**0.0147**	**2.0000e-005**		**1.0300e-003**	**1.0300e-003**		**1.0300e-003**	**1.0300e-003**	**0.0000**	**2.0426**	**2.0426**	**1.7000e-004**	**0.0000**	**2.0469**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

3.5 Architectural Coating - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.4000e-004	4.6000e-004	4.8600e-003	1.0000e-005	1.4100e-003	1.0000e-005	1.4200e-003	3.7000e-004	1.0000e-005	3.8000e-004	0.0000	1.2155	1.2155	3.0000e-005	0.0000	1.2163
Total	**6.4000e-004**	**4.6000e-004**	**4.8600e-003**	**1.0000e-005**	**1.4100e-003**	**1.0000e-005**	**1.4200e-003**	**3.7000e-004**	**1.0000e-005**	**3.8000e-004**	**0.0000**	**1.2155**	**1.2155**	**3.0000e-005**	**0.0000**	**1.2163**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Improve Destination Accessibility

Increase Transit Accessibility

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0476	0.3919	0.5541	2.0900e-003	0.1474	2.3000e-003	0.1497	0.0395	2.1700e-003	0.0417	0.0000	192.9185	192.9185	0.0114	0.0000	193.2042
Unmitigated	0.0558	0.4879	0.7726	3.0300e-003	0.2238	3.3700e-003	0.2272	0.0600	3.1900e-003	0.0632	0.0000	279.7286	279.7286	0.0140	0.0000	280.0795

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Asphalt Surfaces	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Unrefrigerated Warehouse-No Rail	136.75	136.75	136.75	586,053	385,955
Total	136.75	136.75	136.75	586,053	385,955

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.533383	0.039495	0.183627	0.126156	0.018688	0.005561	0.017029	0.066607	0.001345	0.001247	0.004677	0.000974	0.001211
Other Non-Asphalt Surfaces	0.533383	0.039495	0.183627	0.126156	0.018688	0.005561	0.017029	0.066607	0.001345	0.001247	0.004677	0.000974	0.001211
Unrefrigerated Warehouse-No Rail	0.533383	0.039495	0.183627	0.126156	0.018688	0.005561	0.017029	0.066607	0.001345	0.001247	0.004677	0.000974	0.001211

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	97.1001	97.1001	2.8100e-003	5.8000e-004	97.3437
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	97.1001	97.1001	2.8100e-003	5.8000e-004	97.3437
NaturalGas Mitigated	9.9000e-004	9.0100e-003	7.5700e-003	5.0000e-005		6.8000e-004	6.8000e-004		6.8000e-004	6.8000e-004	0.0000	9.8108	9.8108	1.9000e-004	1.8000e-004	9.8691
NaturalGas Unmitigated	9.9000e-004	9.0100e-003	7.5700e-003	5.0000e-005		6.8000e-004	6.8000e-004		6.8000e-004	6.8000e-004	0.0000	9.8108	9.8108	1.9000e-004	1.8000e-004	9.8691

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	183847	9.9000e-004	9.0100e-003	7.5700e-003	5.0000e-005		6.8000e-004	6.8000e-004		6.8000e-004	6.8000e-004	0.0000	9.8108	9.8108	1.9000e-004	1.8000e-004	9.8691
Total		**9.9000e-004**	**9.0100e-003**	**7.5700e-003**	**5.0000e-005**		**6.8000e-004**	**6.8000e-004**		**6.8000e-004**	**6.8000e-004**	**0.0000**	**9.8108**	**9.8108**	**1.9000e-004**	**1.8000e-004**	**9.8691**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	183847	9.9000e-004	9.0100e-003	7.5700e-003	5.0000e-005		6.8000e-004	6.8000e-004		6.8000e-004	6.8000e-004	0.0000	9.8108	9.8108	1.9000e-004	1.8000e-004	9.8691
Total		**9.9000e-004**	**9.0100e-003**	**7.5700e-003**	**5.0000e-005**		**6.8000e-004**	**6.8000e-004**		**6.8000e-004**	**6.8000e-004**	**0.0000**	**9.8108**	**9.8108**	**1.9000e-004**	**1.8000e-004**	**9.8691**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	213733	97.1001	2.8100e-003	5.8000e-004	97.3437
Total		**97.1001**	**2.8100e-003**	**5.8000e-004**	**97.3437**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	213733	97.1001	2.8100e-003	5.8000e-004	97.3437
Total		**97.1001**	**2.8100e-003**	**5.8000e-004**	**97.3437**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3777	2.0000e-005	2.5100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.8300e-003	4.8300e-003	1.0000e-005	0.0000	5.1600e-003
Unmitigated	0.3777	2.0000e-005	2.5100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.8300e-003	4.8300e-003	1.0000e-005	0.0000	5.1600e-003

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0434					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3340					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.4000e-004	2.0000e-005	2.5100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.8300e-003	4.8300e-003	1.0000e-005	0.0000	5.1600e-003
Total	**0.3777**	**2.0000e-005**	**2.5100e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.8300e-003**	**4.8300e-003**	**1.0000e-005**	**0.0000**	**5.1600e-003**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0434					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3340					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.4000e-004	2.0000e-005	2.5100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.8300e-003	4.8300e-003	1.0000e-005	0.0000	5.1600e-003
Total	**0.3777**	**2.0000e-005**	**2.5100e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.8300e-003**	**4.8300e-003**	**1.0000e-005**	**0.0000**	**5.1600e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	130.5263	0.6860	0.0169	152.6987
Unmitigated	130.5263	0.6860	0.0169	152.6987

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	20.942 / 0	130.5263	0.6860	0.0169	152.6987
Total		**130.5263**	**0.6860**	**0.0169**	**152.6987**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	20.942 / 0	130.5263	0.6860	0.0169	152.6987
Total		**130.5263**	**0.6860**	**0.0169**	**152.6987**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	8.6403	0.5106	0.0000	21.4060
Unmitigated	17.2806	1.0213	0.0000	42.8120

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	85.13	17.2806	1.0213	0.0000	42.8120
Total		**17.2806**	**1.0213**	**0.0000**	**42.8120**

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	42.565	8.6403	0.5106	0.0000	21.4060
Total		**8.6403**	**0.5106**	**0.0000**	**21.4060**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

11.0 Vegetation

Attachment: Air Quality and Greenhouse Gas Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE

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Attachment: Bio Assessment & MSHCP Consistency (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

February 5, 2018

Garrett Gossett
Gossett Development
207 Monarch Bay Drive,
Dana Point, CA 92629

RE: WESTERN RIVERSIDE COUNTY MSHCP CONSISTENCY ANALYSIS
MORENO VALLEY STORAGE
ASSESSOR'S PARCEL NUMBERS 485-081-037 & 485-081-043

Dear Mr. Gossett:

Jericho Systems, Inc. (Jericho) is pleased to provide this Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis prepared for Assessor's Parcel Numbers (APNs) 485-081-037 and 485-081-043. The subject parcels are located on the southwest corner of John F Kennedy Drive and Perris Boulevard in Moreno Valley, California. The Proposed project consists of the rezoning of the subject parcels from Neighborhood Commercial to Community Commercial and the construction of a self-storage facility.

SUMMARY INFORMATION

Date report prepared: January 24, 2018
Project site location: USGS Sunnymead 7.5 Minute Series Quadrangle, northeast corner of Section 19 of Township 3 South, Range 3 West
APN: 485-081-037 and 485-081-043
Owner/Applicant: Garrett Gossett
Principal Investigator: Shay Lawrey
Name of person preparing report: Shay Lawrey
Address: 47 N 1st Street, Suite 1, Redlands CA 92373
Phone: (909) 915-5900
Report Summary: The Project is consistent with the MSHCP and policies found Section 6 which include Riparian/Riverine Areas/ Vernal Pools; Narrow Endemic Plant Species; Urban/Wildlands Interface; and Surveys for Special Status Species (burrowing owls). The site is not located within an area mapped for Narrow Endemic or Criteria Area Plant Species nor does it provide wildlife connectivity between blocks of habitat. Habitat assessments for burrowing owl and riverine/riparian/vernal pool habitat were conducted by Jericho Systems, Inc, in January 2018. The result of the habitat assessment was that no suitable habitat for burrowing owl occurs onsite and no riverine/riparian/vernal pool habitat occurs onsite.

INTRODUCTION

The proposed Project encompasses approximately 4 acres located on the southwest corner of John F Kennedy Drive and Perris Boulevard, between a small shopping center and a residential neighborhood in Moreno Valley, California. The site occurs within the Western Riverside County MSHCP area on APNs

485-081-037 & 485-081-043. The parcels are not located within any cell designated as a "criteria" area for potential or existing conservation.

The MSHCP is a criteria-based plan and identification of planning units on which to base the Criteria is necessary for such a criteria-based plan. The MSHCP Conservation Area is comprised of a variety of existing and proposed Cores, Extensions of Existing Cores, Linkages, Constrained Linkages and Non-contiguous Habitat Blocks. The MSHCP coverage area is divided into Area Plans (AP) based on the Riverside County's General Plan Area Plan boundaries. Each of the AP's has: established conservation criteria, species specific surveys that may be required based on on-site Habitat Assessment, and resources and areas identified for conservation. In each Area Plan text, applicable Cores and Linkages are identified.

There are 146 species covered by the MSHCP. Surveys are not required for 106 of these covered species. The remaining 40 covered species may require focused surveys for proposed development projects and include 4 birds, 3 mammals, 3 amphibians, 3 crustaceans, 14 Narrow Endemic Plants, and 13 other sensitive plants within the Criteria Area. The need to conduct focused surveys for all but six of these 40 species is determined by the presence of suitable habitat within designated 'survey areas' mapped for each of the species. The remaining six species that require focused surveys throughout the entire MSHCP area are associated with riparian/riverine areas and vernal pools and include least Bell's vireo, southwestern willow flycatcher, western yellow-billed cuckoo, Riverside fairy shrimp, Santa Rosa Plateau fairy shrimp, and vernal pool fairy shrimp. Surveys for these species are required if riparian/riverine or vernal pool habitat is identified on site and impacts to these areas will occur as a result of project implementation.

Based on the site location, habitat assessments required by the MSHCP are described as follows:

Amphibian Species	No
Burrowing Owl	**YES**
Criteria Area Species	No
Mammalian Species	No
Narrow Endemic Plant Species	No
Special Linkage Areas	No

SITE LOCATION

The site is specifically located within the city of Moreno Valley, approximately 250 feet west of the intersection of John F Kennedy Drive and Perris Boulevard on the south side of John F Kennedy Drive. It is 2.7 miles east of Interstate 215 and 2.65 miles south of Hwy 60. The site is identified on the *Sunnymead* US Geological Survey (USGS) 7.5-minute topographic map in the southwest corner of Section 19, Township 3 South, Range 3 West (Figures 1&2). The project site is bordered by residential development to the north, south and west and by a small commercial shopping center to the east.

The City of Moreno Valley is subject to both seasonal and annual variations in temperature and precipitation. The local climatic conditions in the project area are characterized by hot dry summers, mild wet winters. The average annual temperature is 71°F, ranging between 52-90°F. The rainy season begins in January and continues through March, with the quantity and frequency of rain varying from year to year. The average annual rainfall is approximately 13.06 inches. Hydrologically, the site is located within the Moreno Valley Hydrologic Sub-Area (HSA 802.11) which comprises a 106,456-acre drainage area within the larger Lower San Jacinto River watershed (HUC 1807020203). Soils on the site consist of

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Hanford coarse sandy loam, which is somewhat excessively well drained and Hanford fine sandy loam, which is well drained.

SUMMARY OF BIOLOGICAL SURVEYS CONDUCTED ON THE SITE

On January 24, 2018, Jericho biologist Shannon Dye conducted a field survey for a habitat assessment of the Project site. This consisted of a pedestrian survey along transects spaced 30 meters (100 feet) apart to allow for 100 percent visual coverage of the site. The field survey encompassed the entirety of the project site. Due to the site being surrounded by residential property, no buffer was surveyed by foot. However, a visual inspection of the surrounding area was conducted out to 150 feet. Plant and wildlife species observed were recorded. The property was evaluated for the presence of riverine/riparian/vernal pool habitat and jurisdictional waters, as regulated by the US Army Corps of Engineers (USACE) and Regional Water Quality Control Board (RWQCB), and/or jurisdictional streambed and associated riparian habitat as regulated by CDFW. Riverine/Riparian areas jurisdictional under the MSHCP are similar to CDFW jurisdiction. A follow-up site visit occurred on February 1 to dig soil pits for the purpose of determining the potential for vernal pools onsite. Soils pits were dug to a depth of 18 inches and recorded using USACE Arid West Region guidelines.

The results are summarized as follows:

- Burrowing owl – No suitable habitat for BUOW was observed (i.e. rodent burrows for shelter or cover)
- Riverine/riparian areas – No riverine/riparian areas are present on the subject parcel
- Vernal Pools – There are no vernal pools or soils consistent with vernal pools on the subject parcel.

MSHCP CONSISTENCY RESULTS AND SUBSTANTIATION

MSHCP Conservation Goals Reche Canyon/Badlands Area Plan and Policies

The project site is located within the MSHCP's Reche Canyon/Badlands Area Plan. The target conservation acreage range for the Reche Canyon/Badlands Area Plan is 30,815 to 35,905 acres; it is composed of approximately 20,295 acres of existing Public/Quasi-Public Lands and 10,520 to 15,610 acres of Additional Reserve Lands.

The MSHCP's Conservation Areas are comprised of a variety of existing and proposed Cores, Linkages, Constrained Linkages and Noncontiguous Habitat Blocks (referred to herein generally as "Cores and Linkages"). The Cores and Linkages within the Reche Canyon/Badlands Area Plan include a large portion of Proposed Core 3; a large portion of Proposed Linkage 4; a small portion of Existing Core H and all of Proposed Linkage 8. A summary of the MSHCP Conservation Goals and Policies as they relate to this Project is provided below in Table 1.

Table 1: Conservation Goals

Conservation Goals	Within/Adjacent	Not Within / Adjacent
Proposed Constrained Linkages: **8**		X
Core Areas: **Proposed Core 3**		X
Linkages: **Proposed Linkage 4**		X
Constrained Linkage: **None**		X

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Conservation Goals	Within/Adjacent	Not Within / Adjacent
Habitat Block: **None**		X
Core: **Existing Core H**		X
Criteria Cell: **Not a Part**		X
Pre-existing conservation Area		X
Riparian/Riverine or Vernal Pool Habitat	X	
Narrow Endemic Plant Survey Area		X
Urban/Wildlife Interface		X
Mammal Survey Area		X
Amphibian Survey Area		X
Burrowing Owl Survey Area	X	

Result: The project site does not fall within any of the above listed existing and proposed Cores, Linkages, Constrained Linkages or Noncontiguous Habitat Block.

Subunit Area/Cell Criteria

Pursuant to Section 3.3.12, Subunits are areas within an area plan that contain target conservation acreages along with a description of the planning species, biological issues, and considerations.

Result: The Project site is not located within a subunit area or cell criteria. No further analysis is required.

Narrow Endemic Plant Species

Pursuant to Section 6.1.3, focused surveys for Narrow Endemic Plant Species are required for properties within the mapped areas if the appropriate habitat is present.

Result: The Project site is not located within a Narrow Endemic Plant Species Survey Area based on Figure 6-1 of the MSHCP. No further analysis is required.

Additional Surveys

Section 6.3.2 identifies the need for additional surveys as follows: Criteria Area Species Survey Areas (Figures 6-2) and Amphibian Species Survey Areas (Figure 6-3) and Burrowing Owl (Figure 6-4).

Result – Criteria Area Species: The Project site is not located within areas that need additional surveys for Criteria Area Species. No further analysis is required.

Result – Amphibian Species: The Project site is not located within areas that need additional surveys for Criteria Area Species. No further analysis is required.

Result – Burrowing Owl: The Project site is mapped as within the Burrowing Owl Survey Area for Criteria Species or Amphibian Species. ***Additional analysis is required for Burrowing Owl.***

Survey Results: Based on a January 2018 field survey, the site did not contain suitable habitat for this species. There was evidence of recent disturbance such as disking. No burrowing owls were observed during the site visit. No burrows of any kind were located

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within the property site. No portion of the project site showed any evidence of past or present BUOW activity. No feathers, white wash or castings were found. ***No suitable habitat exists on site; therefore, no surveys are required.***

Riparian/Riverine Areas and Vernal Pools

Section 6.1.2 describes the protection of Riparian/Riverine Areas and Vernal Pools within the MSHCP Plan Area as important to the conservation of certain amphibian, avian, fish, invertebrate and plant species. The MSHCP describes guidelines to ensure that the biological functions and values for species inside the MSHCP Conservation Area are maintained, as outlined in Volume 1, Section 6.1.2.

The MSHCP describes these resources as follows:

- **Riparian/Riverine Areas** are lands which contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year.

- **Vernal pools** are seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate hydrophytes and facultative wetlands plant species are normally dominant during the wetter portion of the growing season, while upland species (annuals) may be dominant during the drier portion of the growing season.

The MSHCP identifies that the assessment for these resources shall consider species composition, topography/ hydrology, and soil analysis, where appropriate. The documentation for the assessment shall include mapping and a description of the functions and values of the mapped areas with respect to the species typically found within these areas. Factors to be considered include hydrologic regime, flood storage and flood flow modification, nutrient retention and transformation, sediment trapping and transport, toxicant trapping, public use, wildlife habitat, and aquatic habitat. The functions and values assessment will focus on those areas that should be considered for priority acquisition for the MSHCP Conservation Area, as well as those functions that may affect downstream values related to Conservation of Covered Species within the MSHCP Conservation Area.

Riverine/Riparian/Vernal Pool Area Species

As per the MSHCP, if suitable habitat for any of the six species associated with riparian/riverine areas and vernal pools—that is, least Bell's vireo, southwestern willow flycatcher, western yellow-billed cuckoo, Riverside fairy shrimp, Santa Rosa Plateau fairy shrimp, and/or vernal pool fairy shrimp — and the proposed project design does not incorporate avoidance of the identified habitat, focused surveys for these six species will be conducted, and avoidance and minimization measures will be implemented in accordance with the species-specific objectives for these species.

Results - Riparian/Riverine Resources: Based on a January 2018 field survey, the site does not contain riparian/riverine resources.

There are no mapped flow lines in the area, and historical aerials do not indicate past flow occurred onsite. In the southwest corner of the site, there is a detention basin that, based on historical aerials, appears to have been created in the past year with the addition of a third and

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fourth building in the adjacent commercial strip. The basin is approximately 150 feet long, with a top edge-to-edge width of 30 feet and sloped sides leading to a bottom width of 8 feet. Erosion rills exist on the northern edge of the ditch, suggesting that runoff enters from the northern edge, which is closest to the paved areas of the commercial strip During the site visit, the sprinkler system was observed to be a drip line with heavy flow. This also contributes to the erosion rills noted. There is an overflow drain in the southern portion of the basin approximately one and a half feet tall. This basin is not a riverine/riparian area, as it is constructed for the purpose of retaining water and allowing it to percolate into the ground.

Vegetation, mostly non-native, is thicker around and in the basin, although no riparian or wetland species were observed. Younger and greener Russian thistle was observed, as was shortpod mustard. The MSHCP Vegetation mapping was reviewed to ensure that past vegetation was consistent with current observations. The 1994 vegetation mapping has the site listed as Agricultural Land, and subsequent mapping from CNPS in 2005 and the MSHCP Review in 2012 have the area listed entirely as Disturbed/Developed vegetation. There is no historic record of riparian or wetland vegetation on the project site.

***Therefore, no riparian/riverine areas exist on site and no impacts to these resources will occur as a result of the implementation of this project**.*

As there are no riverine/riparian habitat areas on the project site, focused surveys for least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo are not necessary to comply with the measures of the MSHCP.

Results – Vernal Pool Resources: Based on a January 2018 field survey, the site does not contain vernal pool soils or other vernal pool indicators. The project site lacks wetland vegetation but does have the potential for wetland hydrology in the detention basins, as runoff from the paved parking areas and irrigation from the ornamentals planted by the adjacent buildings supply water to the basin. The soil was observed to be damp during the survey, likely from these factors and recent rainfall in the area. Therefore, soil pits were dug within the basin to determine if clay soils, which are needed to support vernal pools, were present. A follow up site visit was conducted on February 1 to test the soils.

The result of these test pits were that the soils onsite ranged from a coarse sandy loam to a fine sandy loam. No clay soils were detected, and no hydric soil indicators, including redox features, histosols, or gleying, were present. No restrictive layers were noted.

There are no soils on site that could result in the development of vernal pools or support vernal pool species. Further, there is no historical, biological, or hydrological evidence that would indicate the historic presence of vernal pools on this site. No further analysis is required.

Because no vernal pools occur on site, no habitat exists for any of the fairy shrimp species. No further analysis is required.

Urban/Wildlands Interface

Section 6.1.4 of the MSHCP presents guidelines to minimize indirect effects of projects in proximity to the MSCHP Conservation areas. This section provides mitigation measures for impacts associated with Drainage, Toxics, Lighting, Noise, Invasives, Barriers, and Grading/Land Development.

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Results – Urban Wildlands Interface: The site is surrounded by residential and commercial development. Additionally, the site is not within or adjacent to any MSHCP conservation areas. No further discussion on this subject is made in this analysis.

CONCLUSIONS

The site is not mapped within a criteria cell or subunit. The Project is also consistent with the MSHCP policies found Section 6 which include Riparian/Riverine Areas/ Vernal Pools; Narrow Endemic Plant Species; Urban/Wildlands Interface; and Surveys for Special Status Species (burrowing owls), identified as follows:

1) The site is not located within an area mapped for Narrow Endemic or Criteria Area Plant Species and is therefore consistent with MSCHP policies and conditions for Narrow Endemic and Criteria Area plant species.

2) The Project site does not provide wildlife connectivity between blocks of habitat and is therefore consistent with MSCHP policies and conditions for Urban/Wildlands Interface.

3) Habitat Assessment for riverine, riparian and vernal pool areas was conducted with the project area in January 2018 by Shannon Dye. No vernal pools or soils to support vernal pools are on site. No riverine/riparian habitat exists on the project site. Implementation of the project will not result in direct or indirect impacts to riverine/riparian/vernal pool areas.

4) No suitable habitat for burrowing owl, nor burrowing owl individuals were observed on site. Implementation of the project will not result in direct or indirect impacts to burrowing owls.

CERTIFICATION

I hereby certify that the statements furnished herein, and in the attached exhibits present data and information required for this analysis to the best of my ability, and the facts, statements, and information presented are true and correct to the best of my knowledge and belief. This report was prepared in accordance with professional requirements and standards. Fieldwork conducted for this assessment was performed by me. I certify that I have not signed a nondisclosure or consultant confidentiality agreement with the project proponent and that I have no financial interest in the project.

Sincerely,

Shay Lawrey, President

Attachments:

Attachment A: Figures 1 and 2
Attachment B: Habitat Assessment and Survey Report

Attachment: Bio Assessment & MSHCP Consistency (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Owner/Applicant: Garrett Gossett
MSHCP Consistency – Appendix A - Figures
MSHCP Consistency - APNs 485-081-037 & 485-081-043
February 5, 2018

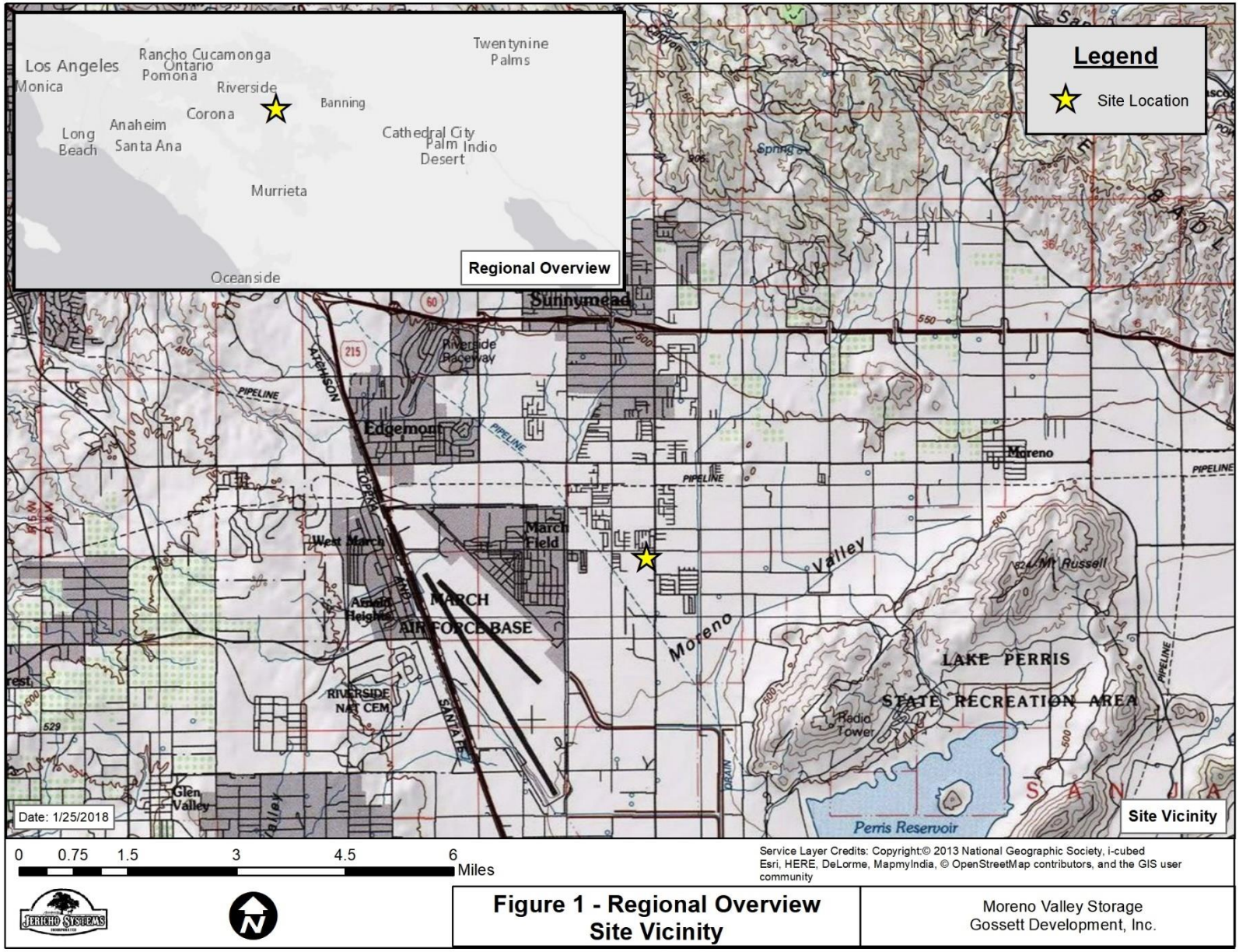
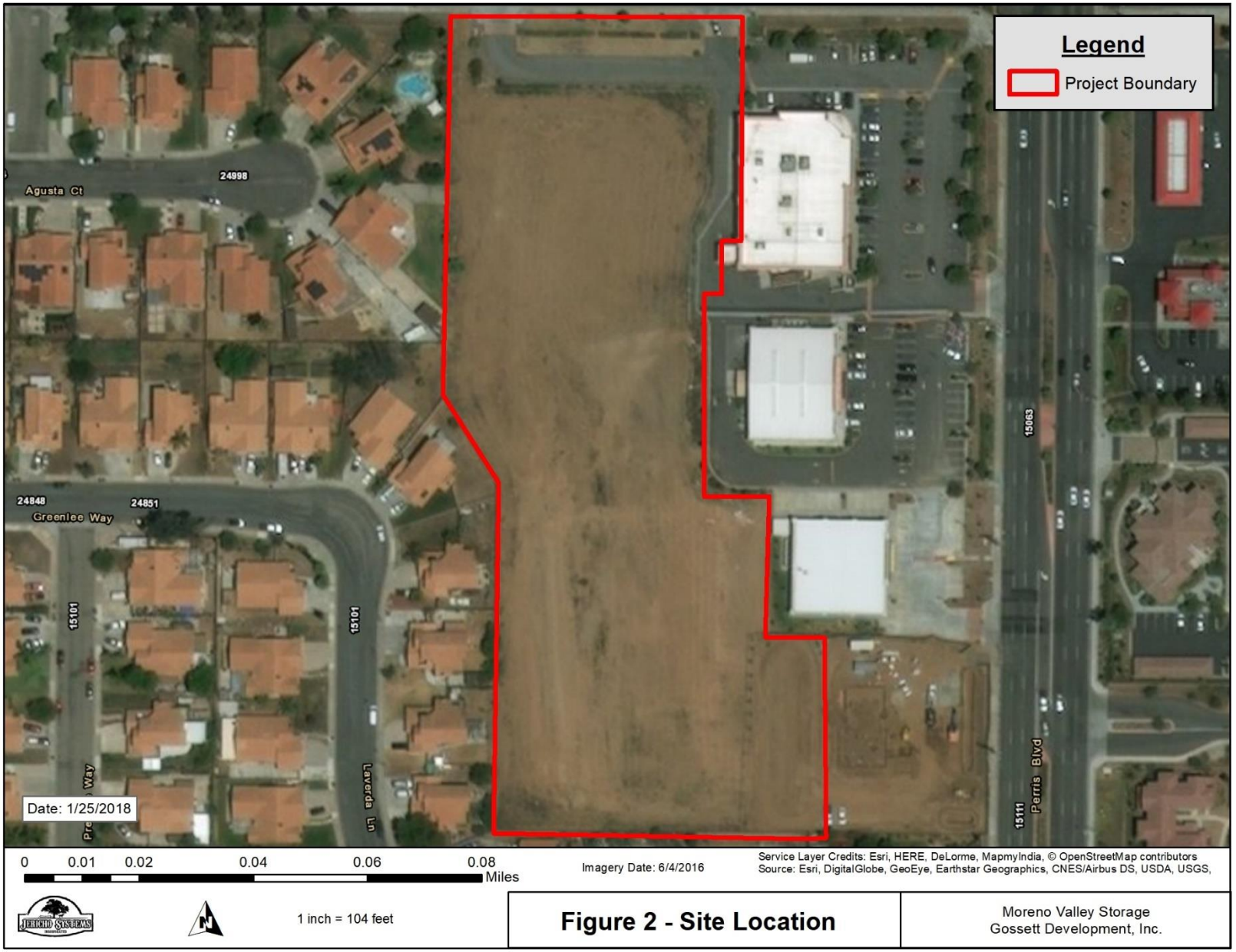


Figure 1 - Regional Overview Site Vicinity

Moreno Valley Storage
Gossett Development, Inc.

Attachment: Bio Assessment & MSHCP Consistency (3214 : ZONE CHANGE AND CONDITIONAL USE

Owner/Applicant: Garrett Gossett
MSHCP Consistency – Appendix A - Figures
MSHCP Consistency - APNs 485-081-037 & 485-081-043
February 5, 2018



Attachment: Bio Assessment & MSHCP Consistency (3214 : ZONE CHANGE AND CONDITIONAL USE

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APPENDIX B

BIOLOGICAL RESOURCES ASSESSMENT

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT

ASSESSOR'S PARCEL NUMBERS:
485-081-037 & 485-081-043

47 N 1st Street, Suite 1
Redlands CA 92373-4601
(909) 915-5900

Attachment: Bio Assessment & MSHCP Consistency (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

February 5, 2018

Garrett Gossett
Gossett Development
207 Monarch Bay Drive,
Dana Point, CA 92629

RE: BIOLOGICAL RESOURCES ASSESSMENT
MORENO VALLEY STORAGE
ASSESSOR'S PARCEL NUMBERS 485-081-037 & 485-081-043

Dear Mr. Gossett,

Jericho Systems, Inc. (Jericho) is pleased to provide the results of the assessment for biological resources, Riverine/Riparian/Vernal Pools, and burrowing owl habitat conducted for the Moreno Valley Storage project (Project) on Assessor's Parcel Numbers 485-081-037 and 485-081-043 per requirements set forth in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The proposed Project consists of the rezoning of the parcels from Neighborhood Commercial to Community Commercial and the construction of a self-storage facility.

SUMMARY INFORMATION

Date report prepared: January 24, 2018
Project site location: USGS Sunnymead 7.5 Minute Series Quadrangle, northeast corner of Section 19 of Township 3 South, Range 3 West
APN: 485-081-037 and 485-081-043
Owner/Applicant: Garrett Gossett
Principal Investigator: Shay Lawrey
Name of person preparing report: Shay Lawrey
Address: 47 N 1st Street, Suite 1, Redlands CA 92373
Phone: (909) 915-5900
Report Summary: Habitat assessments for burrowing owl, riverine/riparian/vernal pool habitat and general biological resources were conducted by Jericho Systems, Inc, in January 2018. The result of the habitat assessment was that no suitable habitat for MSHCP species or burrowing owl occurs onsite. Riverine/riparian/vernal pools or associated habitat also does not occur onsite.

INTRODUCTION

The proposed Project encompasses approximately 4 acres located on the southwest corner of John F Kennedy Drive and Perris Boulevard, between a small shopping center and a residential neighborhood in Moreno Valley, California. The site occurs within the Western Riverside County MSHCP area on APNs 485-081-037 & 485-081-043. The parcels are not located within any cell designated as a "criteria" area for potential or existing conservation.

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The Project site is mapped as within the MSHCP Burrowing Owl Survey Area for Criteria Species. Therefore, additional analysis is required for Burrowing Owl. Section 6 of the MSHCP requires focused burrowing owl surveys if suitable habitat is present (MSHCP 6.3.2).

The MSHCP also requires a survey for Riparian/Riverine/Vernal Pool resources (MSHCP 6.1.2).

The purpose of the surveys is to provide sufficient baseline information to Riverside County and, if required, to the federal and state regulatory agencies, including the United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW), respectively, to determine if impacts will occur and to identify mitigation measures to offset those impacts.

PROJECT LOCATION

The site is specifically located within the city of Moreno Valley, approximately 250 feet west of the intersection of John F Kennedy Drive and Perris Boulevard on the south side of John F Kennedy Drive. It is 2.7 miles east of Interstate 215 and 2.65 miles south of Hwy 60. The site is identified on the *Sunnymead* US Geological Survey (USGS) 7.5-minute topographic map in the southwest corner of Section 19, Township 3 South, Range 3 West (Figures 1&2). The project site is bordered by residential development to the north, south and west and by a small commercial shopping center to the east.

SPECIES AND RESOURCE INFORMATION

Burrowing owl

The burrowing owl (*Athene cuniculara*; BUOW) is a small, ground-dwelling owl that is protected under the Migratory Bird Treaty Act (MBTA) and by CDFW as a Species of Special Concern. In southern California, BUOW can be found in grassland, shrub steppe, and desert habitat types consisting of short, sparse vegetation with few shrubs, level to gentle topography, and well-drained soils. They can also be found in agricultural areas, ruderal grassy fields, vacant lots and pastures, and flood control factilities. Most importantly, BUOWs require underground burrows or other cavities for nesting, roosting and shelter. Burrows used by the owls are usually dug by other species, termed host burrowers. In California, California ground squirrel (*Spermophilus beecheyi*) and round-tailed ground squirrel (*Citellus tereticaudus*) burrows are frequently used by BUOW, but they may use dens or holes dug by other fossorial species. They are active during the day and night, generally observed in the early morning hours or at twilight. The breeding season for BUOW is February 1 through August 31.

Riverine/Riparian Areas

Section 6.1.2 of the MSHCP identifies Riparian/Riverine resources as lands which contain habitat dominated by trees, shrubs, persistent emergent vegetation, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from nearby fresh water sources, or areas with freshwater flow during all or a portion of the year. Riverine habitat includes all wetlands and deep-water habitats contained in natural or artificial channels periodically or continuously containing flowing water or which forms a connecting link between the two bodies of standing water. Riverine habitat is bounded on the landward side by upland, by the channel bank (including natural and man-made levees), or by wetlands dominated by trees, shrubs, persistent emergents, mosses, or lichens. In braided streams, the system is bounded by the banks forming the outer limits of the depression within which the braiding occurs. Springs discharging into a channel are considered part of the riverine habitat.

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The term riparian is used to define the type of wildlife habitat found along the banks of a river, stream, lake or other body of water. Riparian habitats are ecologically diverse and can be found in many types of environments including grasslands, wetlands, and forests.

Vernal Pool Areas

Section 6.1.2 of the MSHCP defines vernal pools as seasonal wetlands that occur in depression areas that have wetland indicators of all three parameters (Soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetland indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate hydrophytes and facultative wetland plant species are normally dominant during the wetter portion of the growing season, while upland species (annuals) may be dominant during the drier portion of the growing season. The MSHCP dictates that determinations as to the presence or absence of vernal pools should consider the length of time the area exhibits upland and wetland characteristics and the manner in which the area fits into the overall ecological system as a wetland. Evidence concerning the persistence of an area's wetness can be obtained from its history, vegetation, soils, and drainage characteristics, uses to which it has been subjected, and weather and hydrologic records.

METHODS

Data regarding biological resources in the Project area were obtained through database review and field investigations. The proposed Project site is situated in the *Sunnymead USGS* quad. The site's proximity to the *Riverside East* quad lead to its inclusion in the review.

Prior to performing the field surveys, aerial photographs of the site were viewed and compared with the *Sunnymead* USGS topographic quadrangle map and the adjacent *Riverside East* quadrangle map to identify drainage features within the survey area as indicated from topographic changes, blue-line features, or visible drainage patterns. The USFWS National Wetland Inventory and Environmental Protection Agency (EPA) Water Program "My Waters" data layers were also reviewed to determine whether any hydrologic features and wetland areas had been documented within the vicinity of the site. Similarly, the United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) soil maps for Riverside County were used to identify the soil series in the area to determine if these soils are regionally identified as hydric soils.

The USFWS threated and endangered species occurrence data overlay as well as the most recent versions of the California Natural Diversity Database (CNDDB) were also reviewed.

On January 24, 2018, Jericho biologist Shannon Dye conducted a field survey for a habitat assessment of the Project site. This consisted of a pedestrian survey along transects spaced 30 meters (100 feet) apart to allow for 100 percent visual coverage of the site. The field survey encompassed the entirety of the project site. Due to the site being surrounded by residential property, no buffer was surveyed by foot. However, a visual inspection of the surrounding area was conducted out to 150 feet. Plant and wildlife species observed were recorded. A follow-up site visit occurred on February 1 to dig soil pits for the purpose of determining the potential for vernal pools onsite.

The property was also evaluated for the presence of riverine/riparian/vernal pool habitat and jurisdictional waters, as regulated by the US Army Corps of Engineers (USACE) and Regional Water Quality Control

Board (RWQCB), and/or jurisdictional streambed and associated riparian habitat as regulated by CDFW. Riverine/Riparian areas jurisdictional under the MSHCP are similar to CDFW jurisdiction.

During the field survey, Ms. Dye carefully assessed the site for depressions, inundation, the presence of hydrophytic vegetation, staining, cracked soil, ponding, and active surface flow indicators, including shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, and/or a clear, natural line impressed on the bank. Soils pits were dug to a depth of 18 inches and recorded using USACE Arid West Region guidelines. Data sheets are located in Appendix D.

RESULTS

The project site is highly disturbed and vegetation on the site consists of ruderal and exotic species. The site is surrounded by residential and commercially developed property. Evidence of soil disking is present, and trash is scattered around the site.

Vegetation onsite consists of tumbleweed (*Salsola tragus*), annual burweed (*Ambrosia acanthicarpa*), and saltgrass (*Distichlis sp.*). The site showed evidence of recent disking and as such very little vegetation had regrown on the site. A few California fan palms (*Washingtonia filifera*) were onsite, located next to the eastern wall separating the project site from the adjacent residential neighborhood. No wildlife was observed on the project site. Some species that were observed adjacent to the project site and are likely to utilize the project site include feral cat (*Felis catus*), mourning dove (*Zenaida macroura*), white-crowned sparrow (*Zonotrichia leucophrys*), house sparrow (*Passer domesticus*), and house finch (*Haemorhous mexicanus*).

Burrowing Owl

The habitat assessment determined that there is no suitable habitat on site for BUOW. The site is highly disturbed, and the presence of feral cats in the vicinity of the project site creates a potential threat of predation. No burrows of any kind were observed on the project site or the adjacent areas. No evidence of BUOW, including whitewash, cast pellets, feathers, or BUOW individuals were observed.

Riparian/Riverine

There are no mapped flow lines in the area, and historical aerials do not indicate past flow occurred onsite. In the southwest corner of the site, there is a detention basin that, based on historical aerials, appears to have been created in the past year with the addition of a third and fourth building in the adjacent commercial strip. The basin is approximately 150 feet long, with a top edge-to-edge width of 30 feet and sloped sides leading to a bottom width of 8 feet. Erosion rills exist on the northern edge of the basin, suggesting that runoff enters from the northern edge, which is closest to the paved areas of the commercial strip. During the site visit, the sprinkler system was observed to be a drip line with heavy flow. This also contributes to the erosion rills noted. There is an overflow drain in the southern portion of the basin approximately one and a half feet tall. This basin is not a riverine/riparian area, as it is constructed for the purpose of retaining water and allowing it to percolate into the ground.

Vegetation, mostly non-native, is thicker around and in the basin, although no riparian or wetland species were observed. Younger and greener Russian thistle was observed, as was shortpod mustard (*Hirschfeldia incana*). The MSHCP Vegetation mapping was reviewed to ensure that past vegetation was consistent with current observations. The 1994 vegetation mapping has the site listed as Agricultural Land, and

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subsequent mapping from CNPS in 2005 and the MSHCP Review in 2012 have the area listed entirely as Disturbed/Developed vegetation. There is no historic record of riparian or wetland vegetation on the project site.

Therefore, no riparian/riverine areas exist on site and no impacts to these resources will occur as a result of the implementation of this project.

Vernal Pool Areas

As mentioned above, Section 6.1.2 of the MSHCP defines vernal pools as seasonal wetlands that occur in depression areas that have wetland indicators of all three parameters (Soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetland indicators of hydrology and/or vegetation during the drier portion of the growing season. The project site lacks wetland vegetation but does have the potential for wetland hydrology in the detention basins, as runoff from the paved parking areas and irrigation from the ornamentals planted by the adjacent buildings supply water to the basin. The soil was observed to be damp during the survey, likely from these factors and recent rainfall in the area. Therefore, soil pits were dug within the basin to determine if clay soils, which are needed to support vernal pools, were present. A follow up site visit was conducted on February 1 to test the soils.

The result of these test pits were that the soils onsite ranged from a coarse sandy loam to a fine sandy loam. No clay soils were detected, and no hydric soil indicators, including redox features, histosols, or gleying, were present. No restrictive layers were noted.

Wetland soils do not occur on the project site. Therefore, vernal pool areas are not supported on the project site and no impacts to these resources will occur as a result of the implementation of this project.

Sensitive Species and Sensitive Habitat

No State and/or federally listed threatened or endangered species, or other sensitive species or other sensitive habitat were observed on the Site during surveys.

CONCLUSIONS

Based on the literature review and field surveys, the following is concluded:

- Burrowing Owl: There is no suitable habitat for BUOW on site, nor was there evidence of BUOW individuals. Therefore, no further surveys are required, and there will be no impact to BUOW.

- Riverine/Riparian resources: There are no riverine/riparian resources on site. Therefore, there will be no impact to riverine/riparian resources.

- Vernal Pools: There are no vernal pools on site and the site soils do not support vernal pool ecology. Therefore, there will be no impact to vernal pools.

Please do not hesitate to contact me at 909-915-5900 should you have any questions or require further information.

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Sincerely,

Shay Lawrey, President
Ecologist/Regulatory Specialist

Appendices

Appendix A—Figures
Appendix B—Site Photos
Appendix C—Potential to Occur Tables
Appendix D—Soil Pit Data Sheets

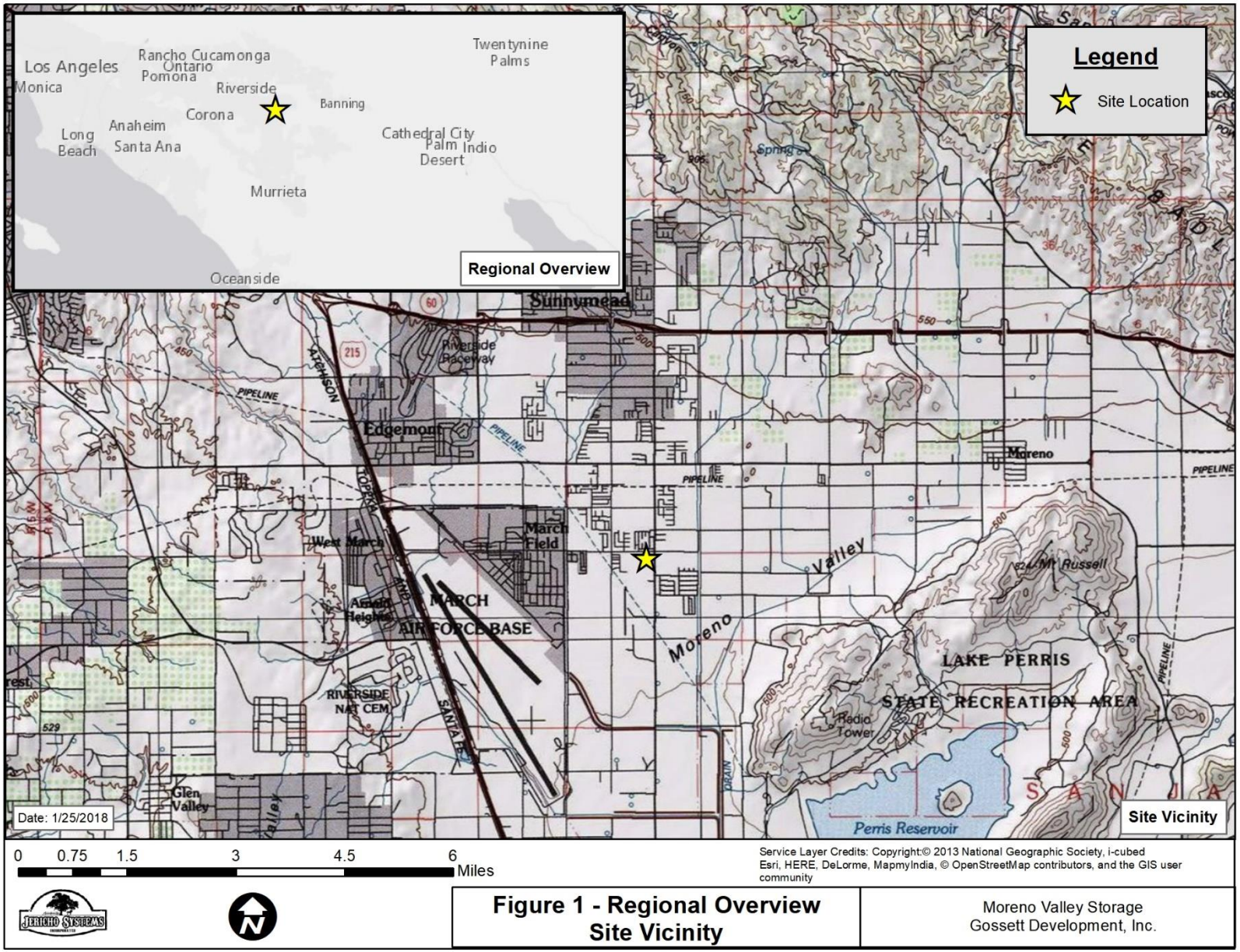
CERTIFICATION

I hereby certify that the statements furnished herein, and in the attached exhibits present data and information required for this analysis to the best of my ability, and the facts, statements, and information presented are true and correct to the best of my knowledge and belief. This report was prepared in accordance with professional requirements and standards. Fieldwork conducted for this assessment was performed by me. I certify that I have not signed a non-disclosure or consultant confidentiality agreement with the project proponent and that I have no financial interest in the project.

_____

Shay Lawrey, Ecologist/Regulatory Specialist

Attachment: Bio Assessment & MSHCP Consistency (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY



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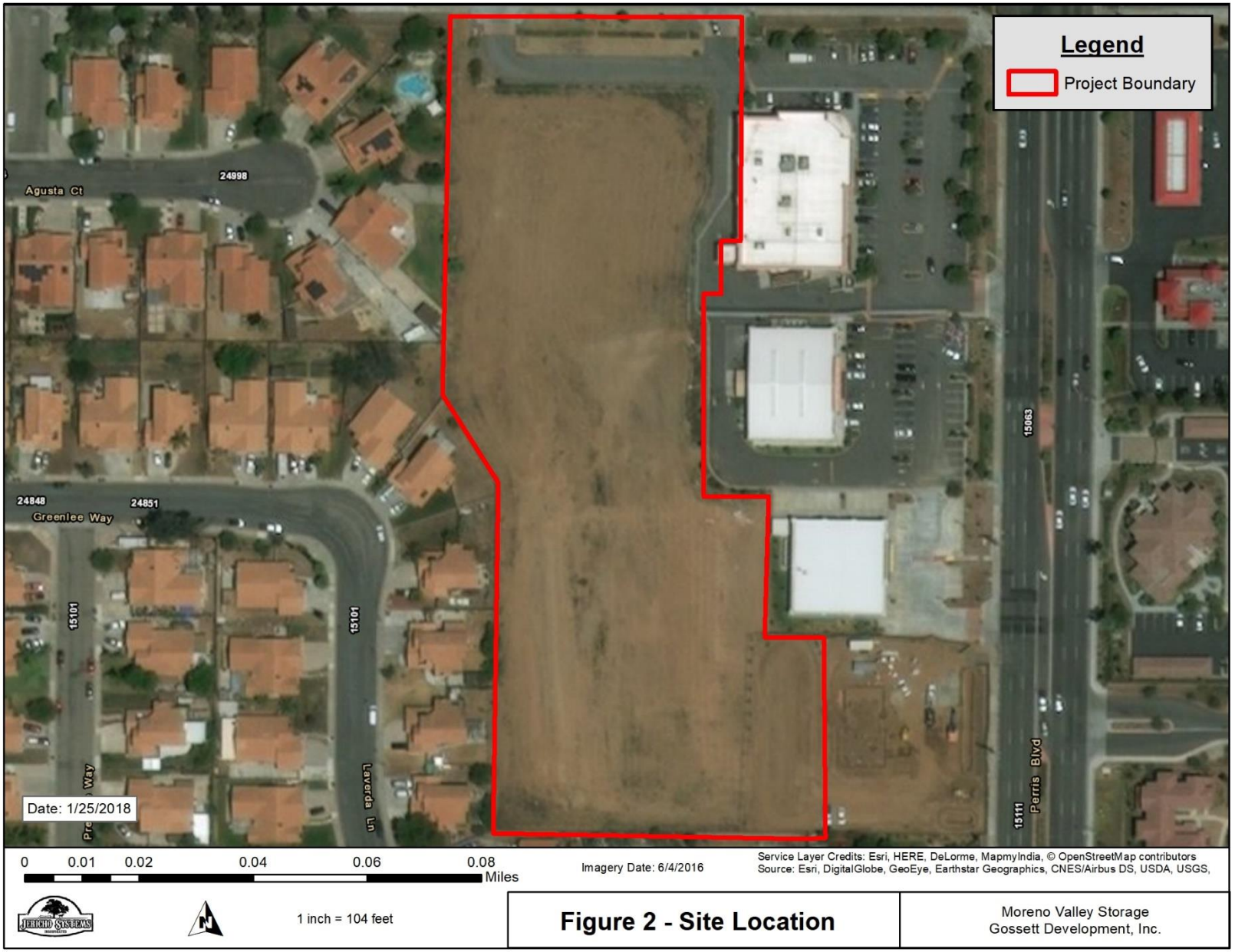

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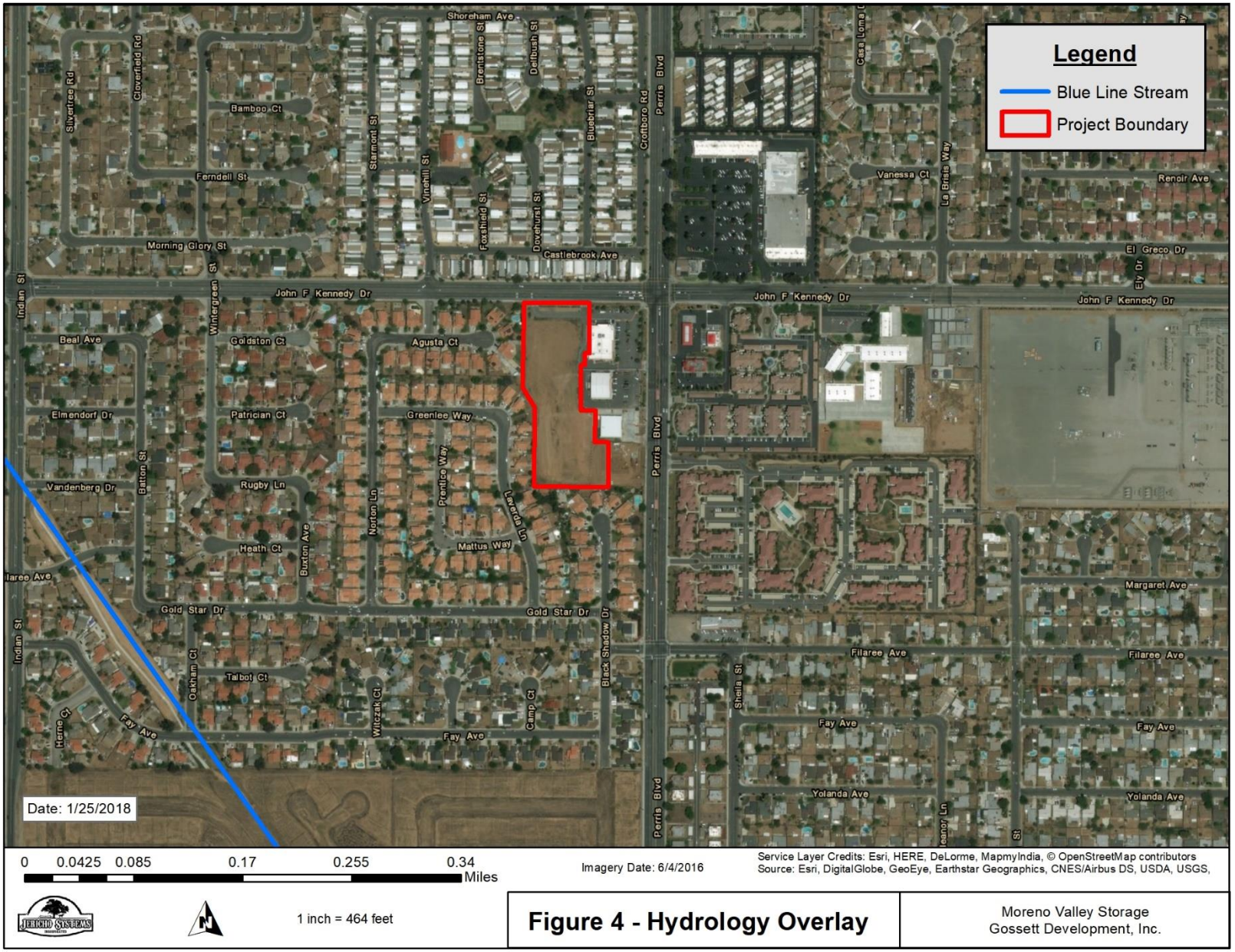

Figure 4 - Hydrology Overlay

Moreno Valley Storage
Gossett Development, Inc.

Attachment: Bio Assessment & MSHCP Consistency (3214 : ZONE CHANGE AND CONDITIONAL USE

	**Photo 1.** Northwest corner of the project site, facing east. Scattered trash evident on site.
	**Photo 2.** Top center of the project site, facing south. Saltgrass growth evident along disking lines.

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	**Photo 3.** Middle of project site, facing south.
	**Photo 4.** Disking evident. East side of site, facing south.

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	**Photo 5.** Detention basin located in southwest corner of project. Plant growth evident
	**Photo 6.** Moisture from recent rains evident in soil at bottom of detention basin. No riparian vegetation associated with moisture. Permeable sandy soils. No clay soils, no vernal pool.

Attachment: Bio Assessment & MSHCP Consistency (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Scientific Name	Common Name	Federal/State Ranking	Other Rankings	Habitat	Potential to Occur
Accipiter cooperii	Cooper's hawk	None/None	G5, S4	Woodland, chiefly of open, interrupted or marginal type. Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river flood-plains; also, live oaks.	Suitable nesting habitat to support this species does not occur onsite. Marginally suitable foraging habitat exists on site. Potential for this species to occur is **low**.
Agelaius tricolor	tricolored blackbird	None/ Candidate Endangered	G2G3, S1S2, SSC	Highly colonial species, most numerous in Central Valley & vicinity. Largely endemic to California. Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Aimophila ruficeps canescens	southern California rufous-crowned sparrow	None/None	G5T3, S3	Resident in Southern California coastal sage scrub and sparse mixed chaparral. Frequents relatively steep, often rocky hillsides with grass and forb patches.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Arenaria paludicola	marsh sandwort	Endangered/ Endangered	G1, S1, CNPS 1B.1	Marshes and swamps. Growing up through dense mats of *Typha, Juncus, Scirpus*, etc. in freshwater marsh. Sandy soil. 3-170 m.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Arizona elegans occidentalis	California glossy snake	None/None	G5T2, S2, SSC	Patchily distributed from the eastern portion of San Francisco Bay, southern San Joaquin Valley, and the Coast, Transverse, and Peninsular ranges, south to Baja California. Generalist reported from a range of scrub and grassland habitats, often with loose or sandy soils.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Artemisiospiza belli belli	Bell's sage sparrow	None/None	G5T2T4, S3	Nests in chaparral dominated by fairly dense stands of chamise. Found in coastal sage scrub in south of range. Nest located on the ground beneath a shrub or in a shrub 6-18 inches above ground. Territories about 50 yds apart.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.

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Scientific Name	Common Name	Federal/State Ranking	Other Rankings	Habitat	Potential to Occur
Aspidoscelis hyperythra	orange-throated whiptail	None/None	G5, S2S3	Inhabits low-elevation coastal scrub, chaparral, and valley-foothill hardwood habitats. Prefers washes and other sandy areas with patches of brush and rocks. Perennial plants necessary for its major food: termites.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Aspidoscelis tigris stejnegeri	coastal whiptail	None/None	G5T5, S3, SSC	Found in deserts and semi-arid areas with sparse vegetation and open areas. Also found in woodland & riparian areas. Ground may be firm soil, sandy, or rocky.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Athene cunicularia	burrowing owl	None/None	G4, S3, SSC	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	No burrows were observed onsite. Potential predators, in the form of feral cats, were observed onsite. The site is subjected to mechanical disturbance. Potential for this species to occur is **low**.
Berberis nevinii	Nevin's barberry	Endangered/ Endangered	G1, S1, CNPS 1B.1	Chaparral, cismontane woodland, coastal scrub, riparian scrub. On steep, north-facing slopes or in low grade sandy washes. 290-1575 m.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Bombus crotchii	Crotch bumble bee	None/None	G3G4, S1S2	Coastal California east to the Sierra-Cascade crest and south into Mexico. Food plant genera include *Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia*, and *Eriogonum.*	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Buteo regalis	ferruginous hawk	None/None	G4, S3S4	Open grasslands, sagebrush flats, desert scrub, low foothills and fringes of pinyon and juniper habitats. Eats mostly lagomorphs, ground squirrels, and	Suitable habitat to support this species does not occur onsite.

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Scientific Name	Common Name	Federal/State Ranking	Other Rankings	Habitat	Potential to Occur
				mice. Population trends may follow lagomorph population cycles.	Potential for this species to occur is **low**.
California macrophylla	round-leaved filaree	None/None	G4, S4, CNPS 1B.2	Cismontane woodland, valley and foothill grassland. Clay soils. 30-1345 m.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Calochortus plummerae	Plummer's mariposa-lily	None/None	G4, S4, CNPS 4.2	Coastal scrub, chaparral, valley and foothill grassland, cismontane woodland, lower montane coniferous forest. Occurs on rocky and sandy sites, usually of granitic or alluvial material. Can be very common after fire. 60-2500 m.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Centromadia pungens ssp. laevis	smooth tarplant	None/None	G3G4T2, S2, CNPS 1B.1	Valley and foothill grassland, chenopod scrub, meadows and seeps, playas, riparian woodland. Alkali meadow, alkali scrub; also in disturbed places. 5-1170 m.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Ceratochrysis longimala	Desert cuckoo wasp	None/None	G1, S1	A parasitic wasp of the Chrysididae family.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Chaetodipus fallax fallax	northwestern San Diego pocket mouse	None/None	G5T3T4, S3S4, SSC	Coastal scrub, chaparral, grasslands, sagebrush, etc. in western San Diego County. Sandy, herbaceous areas, usually in association with rocks or coarse gravel.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Chloropyron maritimum ssp. maritimum	salt marsh bird's-beak	Endangered/ Endangered	G4?T1, S1, CNPS 1B.2	Marshes and swamps, coastal dunes. Limited to the higher zones of salt marsh habitat. 0-10 m.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.

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Scientific Name	Common Name	Federal/State Ranking	Other Rankings	Habitat	Potential to Occur
Chorizanthe parryi var. parryi	Parry's spineflower	None/None	G3T2, S2, CNPS 1B.1	Coastal scrub, chaparral, cismontane woodland, valley and foothill grassland. Dry slopes and flats; sometimes at interface of 2 vegetation types, such as chaparral and oak woodland. Dry, sandy soils. 90-1220 m.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Coccyzus americanus occidentalis	western yellow-billed cuckoo	Threatened/ Endangered	G5T2T3, S1	Riparian forest nester, along the broad, lower flood-bottoms of larger river systems. Nests in riparian jungles of willow, often mixed with cottonwoods, with lower story of blackberry, nettles, or wild grape.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Crotalus ruber	red-diamond rattlesnake	None/None	G4, S3, SSC	Chaparral, woodland, grassland, & desert areas from coastal San Diego County to the eastern slopes of the mountains. Occurs in rocky areas and dense vegetation. Needs rodent burrows, cracks in rocks or surface cover objects.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Dipodomys merriami parvus	San Bernardino kangaroo rat	Endangered/ None	G5T1, S1, SSC	Alluvial scrub vegetation on sandy loam substrates characteristic of alluvial fans and flood plains. Needs early to intermediate seral stages.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Dipodomys stephensi	Stephens' kangaroo rat	Endangered/ Threatened	G2, S2	Primarily annual & perennial grasslands, but also occurs in coastal scrub & sagebrush with sparse canopy cover. Prefers buckwheat, chamise, brome grass and filaree. Will burrow into firm soil.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Emys marmorata	western pond turtle	None/None	G3G4, S3, SSC	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation. Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Eremophila alpestris actia	California horned lark	None/None	G5T4Q, S4	Coastal regions, chiefly from Sonoma County to San Diego County. Also main part of San Joaquin	Suitable habitat to support this species does

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Scientific Name	Common Name	Federal/State Ranking	Other Rankings	Habitat	Potential to Occur
				Valley and east to foothills. Short-grass prairie, "bald" hills, mountain meadows, open coastal plains, fallow grain fields, alkali flats.	not occur onsite. Potential for this species to occur is **low**.
Eumops perotis californicus	western mastiff bat	None/None	G5T4, S3S4, SSC	Many open, semi-arid to arid habitats, including conifer & deciduous woodlands, coastal scrub, grasslands, chaparral, etc. Roosts in crevices in cliff faces, high buildings, trees and tunnels.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Icteria virens	yellow-breasted chat	None/None	G5, S3, SSC	Summer resident; inhabits riparian thickets of willow and other brushy tangles near watercourses. Nests in low, dense riparian, consisting of willow, blackberry, wild grape; forages and nests within 10 ft of ground.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Lanius ludovicianus	loggerhead shrike	None/None	G4, S4, SSC	Broken woodlands, savannah, pinyon-juniper, Joshua tree, and riparian woodlands, desert oases, scrub & washes. Prefers open country for hunting, with perches for scanning, and fairly dense shrubs and brush for nesting.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Lasiurus xanthinus	western yellow bat	None/None	G5, S3, SSC	Found in valley foothill riparian, desert riparian, desert wash, and palm oasis habitats. Roosts in trees, particularly palms. Forages over water and among trees.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	None/None	G4T2, S2, CNPS 1B.1	Coastal salt marshes, playas, vernal pools. Usually found on alkaline soils in playas, sinks, and grasslands. 1-1375 m.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Laterallus jamaicensis coturniculus	California black rail	None/ Threatened	G3G4T1, S1, FP	Inhabits freshwater marshes, wet meadows and shallow margins of saltwater marshes bordering larger bays. Needs water depths of about 1 inch that do not fluctuate during the year and dense vegetation for nesting habitat.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.

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Scientific Name	Common Name	Federal/State Ranking	Other Rankings	Habitat	Potential to Occur
Lepidium virginicum var. robinsonii	Robinson's pepper-grass	None/None	G5T3, S3, CNPS 4.3	Chaparral, coastal scrub. Dry soils, shrubland. 4-1435 m.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Lepus californicus bennettii	San Diego black-tailed jackrabbit	None/None	G5T3T4, S3S4, SSC	Intermediate canopy stages of shrub habitats & open shrub / herbaceous & tree / herbaceous edges. Coastal sage scrub habitats in Southern California.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Nyctinomops femorosaccus	pocketed free-tailed bat	None/None	G4, S3, SSC	Variety of arid areas in Southern California; pine-juniper woodlands, desert scrub, palm oasis, desert wash, desert riparian, etc. Rocky areas with high cliffs.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Onychomys torridus ramona	southern grasshopper mouse	None/None	G5T3, S3, SSC	Desert areas, especially scrub habitats with friable soils for digging. Prefers low to moderate shrub cover. Feeds almost exclusively on arthropods, especially scorpions and orthopteran insects.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Perognathus longimembris brevinasus	Los Angeles pocket mouse	None/None	G5T1T2, S1S2, SSC	Lower elevation grasslands and coastal sage communities in and around the Los Angeles Basin. Open ground with fine, sandy soils. May not dig extensive burrows, hiding under weeds and dead leaves instead.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Phrynosoma blainvillii	coast horned lizard	None/None	G3G4, S3S4, SSC	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Polioptila californica californica	coastal California gnatcatcher	Threatened/ None	G4G5T2Q, S2, SSC	Obligate, permanent resident of coastal sage scrub below 2500 ft in Southern California. Low, coastal sage scrub in arid washes, on mesas and slopes.	Suitable habitat to support this species does not occur onsite.

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Scientific Name	Common Name	Federal/State Ranking	Other Rankings	Habitat	Potential to Occur
				Not all areas classified as coastal sage scrub are occupied.	Potential for this species to occur is **low**.
Salvadora hexalepis virgultea	coast patch-nosed snake	None/None	G5T4, S2S3, SSC	Brushy or shrubby vegetation in coastal Southern California. Require small mammal burrows for refuge and overwintering sites.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Senecio aphanactis	chaparral ragwort	None/None	G3, S2, CNPS 2B.2	Chaparral, cismontane woodland, coastal scrub. Drying alkaline flats. 20-855 m.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Southern Sycamore Alder Riparian Woodland		None/None	G4, S4	Habitat type **does not occur** on the project site.	
Spea hammondii	western spadefoot	None/None	G3, S3, SSC	Occurs primarily in grassland habitats but can be found in valley-foothill hardwood woodlands. Vernal pools are essential for breeding and egg-laying.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Spinus lawrencei	Lawrence's goldfinch	None/None	G3G4, S3	Nests in open oak or other arid woodland and chaparral, near water. Nearby herbaceous habitats used for feeding. Closely associated with oaks.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Streptocephalus woottoni	Riverside fairy shrimp	Endangered/ None	G1G2, S1S2	Endemic to Western Riverside, Orange, and San Diego counties in areas of tectonic swales/earth slump basins in grassland and coastal sage scrub. Inhabit seasonally astatic pools filled by winter/spring rains. Hatch in warm water later in the season.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Symphyotrichum defoliatum	San Bernardino aster	None/None	G2, S2, CNPS 1B.2	Meadows and seeps, cismontane woodland, coastal scrub, lower montane coniferous forest, marshes and swamps, valley and foothill grassland.	Suitable habitat to support this species does not occur onsite.

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Scientific Name	Common Name	Federal/State Ranking	Other Rankings	Habitat	Potential to Occur
				Vernally mesic grassland or near ditches, streams and springs; disturbed areas. 2-2040 m.	Potential for this species to occur is **low**.
Taxidea taxus	American badger	None/None	G5, S3, SSC	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.
Vireo bellii pusillus	least Bell's vireo	Endangered/ Endangered	G5T2, S2	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.	Suitable habitat to support this species does not occur onsite. Potential for this species to occur is **low**.

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WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Gossett-Moreno Valley Storage City/County: Moreno Valley, Riverside Sampling Date: 2/1/18
Applicant/Owner: Garrett Gossett State: CA Sampling Point: 1
Investigator(s): Shannon Dye Section, Township, Range: S19 T3S R3W
Landform (hillslope, terrace, etc.): Graded parcel Local relief (concave, convex, none): Concave Slope (%): _____
Subregion (LRR): _____ Lat: _____ Long: _____ Datum: _____
Soil Map Unit Name: Hanford coarse Sandy loam NWI classification: _____
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)
Are Vegetation ✓, Soil ✓, or Hydrology ✓ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____ No ✓	Is the Sampled Area within a Wetland? Yes _____ No ✓
Hydric Soil Present?	Yes _____ No ✓	
Wetland Hydrology Present?	Yes _____ No _____	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 10x10)	Absolute % Cover	Dominant Species?	Indicator Status
1. —			
2.			
3.			
4.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: 5x5)			
1. Hershfeldia incana	20	Codom	FACU
2. Salsola tragus	40	Codom	FACU
3.			
4.			
5.			
	60 = Total Cover		
Herb Stratum (Plot size: 1x1)			
1. Dimorphotheca sinuata	1	No	Unranked
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	= Total Cover		
Woody Vine Stratum (Plot size: _____)			
1. —			
2.			
	0 = Total Cover		

% Bare Ground in Herb Stratum 39 % Cover of Biotic Crust 0

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 2 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species 0	x 1 =
FACW species 0	x 2 =
FAC species 0	x 3 =
FACU species 2	x 4 = 8
UPL species 0	x 5 =
Column Totals: 2 (A)	8 (B)

Prevalence Index = B/A = 4

Hydrophytic Vegetation Indicators:
X Dominance Test is >50%
X Prevalence Index is ≤3.0[1]
___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No ✓

Remarks:

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SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0	7.5YR 3/3		—				coarse sandy	Didnotribbon
6	7.5YR 3/4		—				Sandy	Notribbon
18	10YR 4/3		—				fine sandy loam	0.25 in ribbon

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: —

Depth (inches): —

Hydric Soil Present? Yes _____ No ✓

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ✓ Surface Water (A1)
- ___ High Water Table (A2)
- ✓ Saturation (A3)
- ✓ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ✓ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ✓ No _____ Depth (inches): 0.2 inches standing in low points

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ✓ No _____ Depth (inches): low points

Wetland Hydrology Present? Yes ✓ No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Surface water is runoff from local irrigation of adjacent planted ornamentals. Sprinkler system was observed.

Attachment: Bio Assessment & MSHCP Consistency (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Gossett- Moreno Valley Storage City/County: Moreno Valley, Riverside Sampling Date: 2/1/18
Applicant/Owner: Garrett Gossett State: CA Sampling Point: 2
Investigator(s): Shannon Dye Section, Township, Range: S19 T3S R3W
Landform (hillslope, terrace, etc.): Graded parcel/detention basin Local relief (concave, convex, none): concave Slope (%): —
Subregion (LRR): — Lat: — Long: — Datum: —
Soil Map Unit Name: Hanford coarse Sandy loam NWI classification: —
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No — (If no, explain in Remarks.)
Are Vegetation —, Soil ✓, or Hydrology ✓ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No —
Are Vegetation —, Soil —, or Hydrology — naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes —	No ✓	Is the Sampled Area within a Wetland? Yes — No ✓
Hydric Soil Present?	Yes —	No ✓	
Wetland Hydrology Present?	Yes ✓	No —	

Remarks:
Detention Basin w/o clay soils- no normal pools

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 10x10)	Absolute % Cover	Dominant Species?	Indicator Status
1. —			
2.			
3.			
4.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: 5x5)			
1. Hirschfeldia incana	20	Dom	FACU
2. Salsola tragus	40	Dom	FACU
3.			
4.			
5.			
	60 = Total Cover		
Herb Stratum (Plot size: 1x1)			
1. Dimorphotheca sinuata	3		
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	3 = Total Cover		
Woody Vine Stratum (Plot size: —)			
1. —			
2.			
	0 = Total Cover		

% Bare Ground in Herb Stratum 37 % Cover of Biotic Crust 0

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 2 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	2	x 4 =	8
UPL species	0	x 5 =	0
Column Totals:	2 (A)		8 (B)

Prevalence Index = B/A = 4

Hydrophytic Vegetation Indicators:
X Dominance Test is >50%
X Prevalence Index is ≤3.0[1]
— Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
— Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes — No ✓

Remarks:

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SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0	7.5YR 3/4		—				Coarse Sandy	No ribbon
6	7.5YR 3/4		✓				Sandy	0.1 in ribbon
18	10YR 3/3		✓				Sandy Loam	0.25 in ribbon
			—					

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: N/A

Depth (inches): —

Hydric Soil Present? Yes _____ No ✓

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ✓ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ✓ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ✓ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ✓ No _____ Depth (inches): 0.4 inches in small hole

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? Yes ✓ No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Likely sourced by irrigation runoff

Attachment: Bio Assessment & MSHCP Consistency (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Attachment: Cultural Resources Assessment (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

CULTURAL RESOURCES ASSESSMENT

Moreno Valley Storage Project

City of Moreno Valley, Riverside County, California

Prepared for:

Garrett Gossett
Gossett Development
garrettmgossett@gmail.com

Prepared by:

David Brunzell, M.A., RPA
Contributions by Joseph Orozco, M.A. ABD
BCR Consulting LLC
505 West 8th St.
Claremont, California 91711

Project No. GOS1701

Data Base Information:
Type of Study: Reconnaissance Survey
Resources Recorded: None
Keywords: Moreno Valley
USGS Quadrangle: 7.5-minute *Sunnymead* (1980), *California*

BCRCONSULTING LLC

March 7, 2018

Attachment: Cultural Resources Assessment (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

MANAGEMENT SUMMARY

BCR Consulting LLC (BCR Consulting) is under contract to Gossett Development to complete a Cultural Resources Assessment of the Moreno Valley Storage Project (4.47 acres; the project) located in the City of Moreno Valley, Riverside County, California. A cultural resources records search, reconnaissance pedestrian field survey, Sacred Lands File search with the Native American Heritage Commission, and paleontological overview were conducted for the project in partial fulfillment of the California Environmental Quality Act (CEQA). The cultural resources records search revealed that 27 cultural resource studies have taken place resulting in six cultural resources recorded within one mile of the project site. Of these, one previously assessed a small portion of the project site resulting in one isolated prehistoric pestle fragment (non-significant) located within its boundaries. During the field survey, BCR Consulting archaeologists did not discover any cultural resources (including prehistoric or historic-period archaeological sites or historic-period buildings) or evidence for cultural resource sensitivity within the project site. As a result, BCR Consulting recommends a finding of no impacts to historical resources under CEQA for the current project. BCR Consulting also recommends that no additional cultural resources work or monitoring is necessary during proposed activities associated with the development of the project site. However, if previously undocumented cultural resources are identified during earthmoving activities, a qualified archaeologist should be contacted to assess the nature and significance of the find, diverting construction excavation if necessary.

If human remains are encountered during any proposed project activities, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

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Attachment: Cultural Resources Assessment (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

INTRODUCTION

BCR Consulting LLC (BCR Consulting) is under contract to Gossett Development to complete a Cultural Resources Assessment of the Moreno Valley Storage Project (4.47 acres; the project) located in the City of Moreno Valley, Riverside County, California. A cultural resources records search, reconnaissance-level pedestrian field survey, tribal scoping, and paleontological overview have been conducted for the project site in partial fulfillment of the California Environmental Quality Act (CEQA). The project site is located in the eastern half of Section 19, Township 3 South, Range 3 West, San Bernardino Baseline and Meridian. It is depicted on the United States Geological Survey (USGS) *Sunnymead* (1980), *California* 7.5-minute topographic quadrangle (Figure 1).

NATURAL SETTING

The elevation of the project site averages approximately 1534 feet above mean sea level (AMSL). The general topography is flat with the exception of a channelized drainage basin located in the southeast corner of the project site. A California Aqueduct Pipeline was installed underneath the project between 1967 and 1980 (USGS 1980). This aqueduct pipeline is not visible on the surface of the project site. Artificial disturbances consist of mechanical discing and modern trash dumping.

Biology

Although disturbances have severely impacted the native vegetation, remnants of coastal sage scrub habitat have been observed in the vicinity (see Williams et al. 2008: 117-123). For details on prehistoric use of these vegetation communities, see Lightfoot and Parrish 2009.

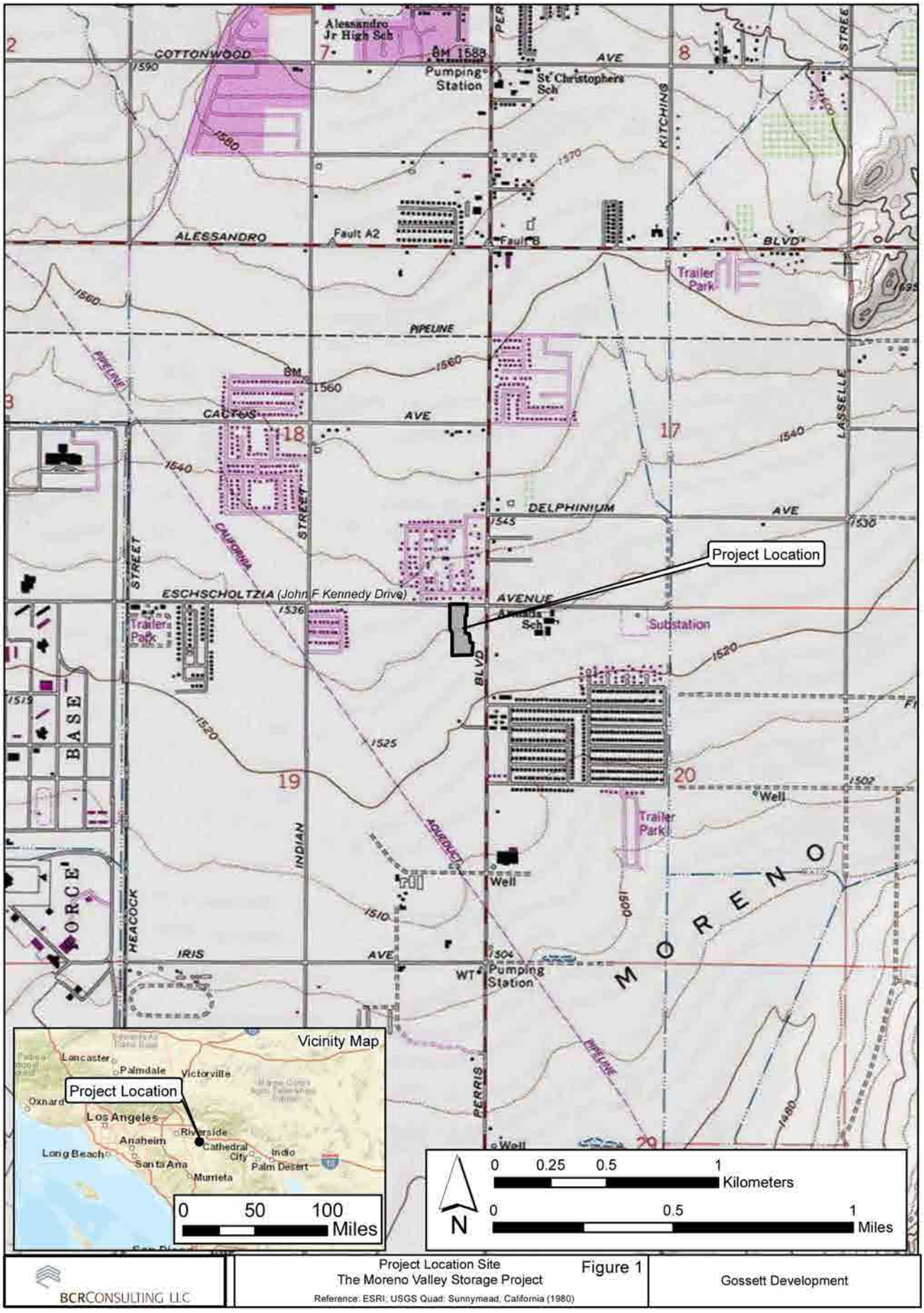
Geology

The project site is located in the Peninsular Range geologic province of California that encompasses western Riverside County. It occupies the eastern margin of the Perris Block (Kenney 1999), which is bounded on the east by the San Jacinto Fault (Reynolds 1988, Morton 1972, 1977). Crystalline rocks present in the region include late Jurassic and cretaceous granitics of the southern California batholith. These resistant rocks weather to form gray or tan colored, boulder-covered conical buttes and hills. Locally, a thin veneer of Holocene soils typically obscure late Pleistocene sediments that often erode away to reveal the base of local boulder outcrops (Rogers 1965). During prehistory in Western Riverside County the boulders that form such outcrops were widely utilized as milling slicks for seed processing. No such outcrops were observed within the project site boundaries. Granitic sandy silts dominates sediments observed within the project site.

CULTURAL SETTING

Prehistoric Context

The local prehistoric cultural setting has been organized into many chronological frameworks (see Warren and Crabtree 1986; Bettinger and Taylor 1974; Lanning 1963; Hunt 1960; Wallace 1958, 1962, 1977; Wallace and Taylor 1978; Campbell and Campbell 1935), although there is no definitive sequence for the region. The difficulties in establishing



Attachment: Cultural Resources Assessment (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

cultural chronologies for Riverside County are a function of its enormous size and the small amount of archaeological excavations conducted there. Moreover, throughout prehistory many groups have occupied the area and their territories often overlap spatially and chronologically resulting in mixed artifact deposits. Due to dry climate and capricious geological processes, these artifacts rarely become integrated in-situ. Lacking a milieu hospitable to the preservation of cultural midden, local chronologies have relied upon temporally diagnostic artifacts, such as projectile points, or upon the presence/absence of other temporal indicators, such as groundstone. Such methods are instructive, but can be limited by prehistoric occupants' concurrent use of different artifact styles, or by artifact re-use or re-sharpening, as well as researchers' mistaken diagnosis, and other factors (see Flenniken 1985; Flenniken and Raymond 1986; Flenniken and Wilke 1989). Recognizing the shortcomings of comparative temporal indicators, this study recommends review of Warren and Crabtree (1986), who have drawn upon this method to produce a commonly cited and relatively comprehensive chronology.

Ethnography

The project site is located in the traditional territories of the Cahuilla, Luiseño, and Serrano people.

Cahuilla. The Cahuilla are a member of the Cupan group of the Takic subfamily of languages (Bean 1978:550). Like other Native American groups in southern California, the Cahuilla practiced semi-nomadic hunter-gatherer subsistence strategies and commonly exploited seasonably available plant and animal resources. Spanish missionaries were the first outsiders to encounter them during the late 18th century. The Cahuilla are generally divided into three groups: Desert Cahuilla, Mountain Cahuilla, and Western (or Pass) Cahuilla (Kroeber 1925). The term Western Cahuilla is preferred over Pass Cahuilla because this group is not confined to the San Gorgonio Pass area. The distinctions are believed to be primarily geographic, although linguistic and cultural differences may have existed to varying degrees (Strong 1929). Cahuilla territory lies within the geographic center of Southern California and the Cocopa-Maricopa Trail, a major prehistoric trade route, ran through it. The first written accounts of the Cahuilla are attributed to mission fathers; later documentation was by Strong (1929), Bright (1998), and others.

Luiseño. Typically, the native culture groups in southern California are named after nearby Spanish missions, and such is the case for this Takic-speaking population. For instance, the term "Luiseño" is applied to the natives inhabiting the region within the "ecclesiastical jurisdiction of Mission San Luis Rey…[and who shared] an ancestral relationship which is evident in their cosmogony, and oral tradition, common language, and reciprocal relationship in ceremonies" (Oxendine 1983:8). The first written accounts of the Luiseño are attributed to the mission fathers. Sparkman (1908), Oxendine (1983) and others produced later documentation. Prior to Spanish occupation of California, the territory of the Luiseño extended along the coast from Agua Hedionda Creek to the south, Aliso Creek to the northwest, and the Elsinore Valley and Palomar Mountain to the east. These territorial boundaries were somewhat fluid and changed through time. They encompassed an extremely diverse environment that included coastal beaches, lagoons and marshes, inland river valleys and foothills, and mountain groves of oaks and evergreens (Bean and Shipek 1978:551).

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Serrano. The Uto-Aztecan "Serrano" people occupied the western Mojave Desert periphery. Kroeber (1925) applied the generic term "Serrano" to four groups, each with distinct territories: the Kitanemuk, Tataviam, Vanyume, and Serrano. Only one group, in the San Bernardino Mountains and West-Central Mojave Desert, ethnically claims the term Serrano. Bean and Smith (1978) indicate that the Vanyume, an obscure Takic population, was found along the Mojave River at the time of Spanish contact. The Kitanemuk lived to the north and west, while the Tataviam lived to the west. The Serrano lived mainly to the south (Bean and Smith 1978). All may have used the western Mojave area seasonally. Historical records are unclear concerning precise territory and village locations.

History

Historic-era California is generally divided into three periods: the Spanish or Mission Period (1769 to 1821), the Mexican or Rancho Period (1821 to 1848), and the American Period (1848 to present).

Spanish Period. The first European to pass through the vicinity is thought to be a Spaniard called Father Francisco Garces. Having become familiar with the area, Garces acted as a guide to Juan Bautista de Anza, who had been commissioned to lead a group across the desert from a Spanish outpost in Arizona to set up quarters at the Mission San Gabriel in 1771 near what today is Pasadena (Beck and Haase 1974). Garces was followed by Alta California Governor Pedro Fages, who briefly explored the region in 1772. Searching for San Diego Presidio deserters, Fages had traveled through Riverside to San Bernardino, crossed over the mountains into the Mojave Desert, and then journeyed westward to the San Joaquin Valley (Beck and Haase 1974).

Mexican Period. In 1821, Mexico overthrew Spanish rule and the missions began to decline. By 1833, the Mexican government passed the Secularization Act, and the missions, reorganized as parish churches, lost their vast land holdings, and released their neophytes (Beattie and Beattie 1974).

American Period. The American Period, 1848–Present, began with the Treaty of Guadalupe Hidalgo. In 1850, California was accepted into the Union of the United States primarily due to the population increase created by the Gold Rush of 1849. The cattle industry reached its greatest prosperity during the first years of the American Period. Mexican Period land grants had created large pastoral estates in California, and demand for beef during the Gold Rush led to a cattle boom that lasted from 1849–1855. However, beginning about 1855, the demand for beef began to decline due to imports of sheep from New Mexico and cattle from the Mississippi and Missouri Valleys. When the beef market collapsed, many California ranchers lost their ranchos through foreclosure. A series of disastrous floods in 1861–1862, followed by a significant drought diminished the economic impact of local ranching. This decline combined with ubiquitous agricultural and real estate developments of the late 19th century, set the stage for diversified economic pursuits that have continued to proliferate to this day (Beattie and Beattie 1974; Cleland 1941).

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PERSONNEL

David Brunzell, M.A., RPA acted as the Project Manager and Principal Investigator for the current study, and compiled the technical report. Dr. Samuel McLeod of the Los Angeles Natural History Museum completed the Paleontological Overview (Appendix C). BCR Consulting Staff Archaeologist Joseph Orozco completed the cultural resources records search, performed the field survey, contributed to the technical report, and requested the Sacred Lands File search from the Native American Heritage Commission.

METHODS

Research

Prior to fieldwork, a records search was conducted at the Eastern Information Center (EIC), the local clearinghouse for cultural resource records. This archival research reviewed the status of all recorded historic and prehistoric cultural resources, and survey and excavation reports completed within one mile of the project site. Additional resources reviewed included the National Register of Historic Places, the California Register of Historical Resources, and documents and inventories published by the California Office of Historic Preservation. These include the lists of California Historical Landmarks, California Points of Historical Interest, Listing of National Register Properties, and the Inventory of Historic Structures.

Field Survey

An archaeological field survey of the project site was conducted on January 5, 2018. The survey was conducted by walking parallel transects spaced approximately 15 meters apart across 100 percent of the project site. Soil exposures were carefully inspected for evidence of cultural resources.

RESULTS

Research

Research completed through the EIC revealed that 27 cultural resource studies have taken place resulting in six cultural resources recorded within one mile of the project site. Of these, one previously assessed a small portion of the project site resulting in one isolated prehistoric pestle fragment located within its boundaries. The research results are summarized in Table A.

Table A. Cultural Resources and Studies within One Mile of the Project Site

USGS 7.5 Minute Quadrangle	Cultural Resources Within One Mile of Project Site	Reports Within One Mile of Project Site
Sunnymead, California (1980)	P-33-7290: historic-period building (1/2 Mile East) P-33-11757: historic-period building (1/4 mile SE) P-33-15301: prehistoric isolated pestle fragment (Within Project) P-33-17969: historic-period building (1 Mile West) P-33-17970: historic-period building (1 Mile West) P-33-11896: historic-period building (1/2 Mile N)	RI-0182, 1665, 3243, 3510, 3693*, 3921, 5035, 6081, 6164, 6278, 7127, 7573, 7990, 8077, 8152, 8244, 8367, 8272, 8800, 9077, 9311, 9345, 9619, 9635, 9960, 9961, 9681

*Previously assessed a portion of the project site.

Field Survey

During the field survey, BCR Consulting archaeologists did not record any cultural resources within the project site boundaries. The previously-identified isolated prehistoric pestle fragment (P-33-15301) was not re-discovered. Isolated artifacts have limited data potential and are not considered eligible for the California Register of Historical Resources (California Register). Therefore it is not a historical resource and does not require further consideration under CEQA. The project site has been subject to mechanical discing for weed abatement. Sediments include silty sand with some gravel. Discing has removed native vegetation, although sporadic seasonal grasses and shrubs remain affording approximately 80 percent surface visibility.

RECOMMENDATIONS

The records search failed to indicate significant cultural resources in the vicinity of the project site. During the field survey, BCR Consulting archaeologists did not discover any cultural resources (including prehistoric or historic-period archaeological sites or historic-period buildings) within the project site. Furthermore, the sediments, rocks, and topography of the project site did not exhibit any potential for significant cultural utility or sensitivity. As a result, BCR Consulting recommends a finding of no impacts to historical resources under CEQA for the current project. BCR Consulting also recommends that no additional cultural resources work or monitoring is necessary during proposed activities associated with the development of the project site. However, if previously undocumented cultural resources are identified during earthmoving activities, a qualified archaeologist should be contacted to assess the nature and significance of the find, diverting construction excavation if necessary.

If human remains are encountered during any proposed project activities, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

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APPENDIX A

PROJECT PHOTOGRAPHS

Attachment: Cultural Resources Assessment (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Photo 1: Project Site Overview from NE Corner (View South)

Photo 2: Project Site Overview from SW Corner (View North)

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APPENDIX B

NAHC SACRED LANDS FILE SEARCH

STATE OF CALIFORNIA Edmund G. Brown, Jr., Governor

NATIVE AMERICAN HERITAGE COMMISSION
Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710

January 9, 2018

Joseph Orozco
BCR Consulting LLC

Sent by E-mail: josephorozco513@gmail.com

RE: Proposed Moreno Valley Storage Project, City of Moreno Valley; Sunnymead USGS Quadrangle, Riverside County, California

Dear Mr. Orozco:

A record search of the Native American Heritage Commission (NAHC) *Sacred Lands File* was completed for the area of potential project effect (APE) referenced above with negative results. Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American cultural resources in any APE.

Attached is a list of tribes culturally affiliated to the project area. I suggest you contact all of the listed Tribes. If they cannot supply information, they might recommend others with specific knowledge. The list should provide a starting place to locate areas of potential adverse impact within the APE. By contacting all those on the list, your organization will be better able to respond to claims of failure to consult. If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact via email: gayle.totton@nahc.ca.gov.

Sincerely,

Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst
(916) 373-3714

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Attachment: Cultural Resources Assessment (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Native American Heritage Commission
Native American Contact List
Riverside County
1/9/2018

Agua Caliente Band of Cahuilla Indians
Patricia Garcia-Plotkin, Director
5401 Dinah Shore Drive — Cahuilla
Palm Springs, CA, 92264 — Luiseno
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Fax: (760) 699-6924
ACBCI-THPO@aguacaliente.net

Agua Caliente Band of Cahuilla Indians
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Augustine Band of Cahuilla Mission Indians
Amanda Vance, Chairperson
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Cabazon Band of Mission Indians
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Fax: (760) 347-7880

Cahuilla Band of Indians
Daniel Salgado, Chairperson
52701 U.S. Highway 371 — Cahuilla
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Fax: (951) 763-2808
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michaelg@leaningrock.net

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Jamul Indian Village
Erica Pinto, Chairperson
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Jamul, CA, 91935
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La Jolla Band of Luiseno Indians
Thomas Rodriguez, Chairperson
22000 Highway 76 — Luiseno
Pauma Valley, CA, 92061
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La Posta Band of Mission Indians
Javaughn Miller, Tribal Administrator
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La Posta Band of Mission Indians
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This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Moreno Valley Storage Project, Riverside County.

Attachment: Cultural Resources Assessment (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Native American Heritage Commission
Native American Contact List
Riverside County
1/9/2018

Los Coyotes Band of Mission Indians
Shane Chapparosa, Chairperson
P.O. Box 189 — Cahuilla
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Phone: (760) 782 - 0711
Fax: (760) 782-0712
Chapparosa@msn.com

Los Coyotes Band of Mission Indians
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Manzanita Band of Kumeyaay Nation
Angela Elliott Santos, Chairperson
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Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Rroad — Cahuilla
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Fax: (951) 922-8146

Morongo Band of Mission Indians
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Banning, CA, 92220 — Serrano
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dtorres@morongo-nsn.gov

Pala Band of Mission Indians
Shasta Gaughen, Tribal Historic Preservation Officer
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Pala, CA, 92059
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Fax: (760) 742-3189
sgaughen@palatribe.com

Pauma Band of Luiseno Indians - Pauma & Yuima Reservation
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Pechanga Band of Mission Indians
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Pechanga Band of Mission Indians
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Ramona Band of Cahuilla Mission Indians
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Native American Contact List
Riverside County
1/9/2018

Ramona Band of Cahuilla Mission Indians
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Santa Rosa Band of Mission Indians
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Serrano Nation of Mission Indians
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Native American Heritage Commission
Native American Contact List
Riverside County
1/9/2018

Soboba Band of Luiseno Indians
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APPENDIX C

PALEONTOLOGICAL OVERVIEW

Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007

tel 213.763.DINO
www.nhm.org

Vertebrate Paleontology Section
Telephone: (213) 763-3325

e-mail: smcleod@nhm.org

22 January 2018

BCR Consulting
505 West 8th Street
Claremont, CA 91711

Attn: Joseph Orozco, Staff Archaeologist

re: Paleontological resources for the Vertebrate Paleontology Records Search for the proposed Moreno Valley Storage Project, in Moreno Valley, Riverside County, project area

Dear Joseph:

I have conducted a thorough check of our paleontology collection records for the locality and specimen data for the proposed Moreno Valley Storage Project, in Moreno Valley, Riverside County, project area as outlined on the portion of the Sunnymead USGS topographic quadrangle map that you sent to me via e-mail on 8 January 2018. We do not have any vertebrate fossil localities that lie directly within the proposed project area boundaries, but we do have localities farther afield from sedimentary deposits similar to those that may occur subsurface in the proposed project area.

Surface deposits in the entire proposed project area consist of younger Quaternary Alluvium, derived as alluvial fan deposits from the more elevated terrain to the north. These sedimentary deposits typically do not contain significant vertebrate fossils, at least in the uppermost layers, but they may be underlain by finer-grained older Quaternary deposits that do contain significant vertebrate fossils. Our closest vertebrate fossil locality from somewhat similar deposits is LACM 4540, from the gravel pits just west of Jack Rabbit Trail east-southeast of the proposed project area on the eastern side of the San Jacinto Valley, that produced a specimen of fossil horse, *Equus*.

Attachment: Cultural Resources Assessment (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Shallow excavations in younger Quaternary Alluvium in the proposed project area are unlikely to uncover significant vertebrate fossil remains. Deeper excavations in the proposed project area that extend down into older Quaternary deposits, however, may well encounter significant vertebrate fossils. Any substantial excavations in the proposed project area, therefore, should be monitored closely to quickly and professionally recover any fossil remains discovered while not impeding development. Also, sediment samples should be collected and processed to determine the small fossil potential in the proposed project area. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,

Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosure: invoice

Attachment: Cultural Resources Assessment (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Winchester Associates, Inc.
ENGINEERING • LAND SURVEYING

23640 Tower Street, Suite 3
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Web Address: wai-eng.com
R.C.E. 23099
P.L.S. 4724

Phone: (951) 924-542
Fax (951) 924-298

HYDROLOGY

AND

HYDRAULIC STUDIES

APN 485-081-036, 037, & 040
City of Moreno Valley

PEN17-0135

Prepared for:
Tom Bobowski
Professors Capital, Inc.
990 Highland Drive, Suite 204
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Phone: (858) 755-0615

Feb. 20, 2018

Prepared by:
Mariela Anguelov, PE
Winchester Associates, Inc.
23640 Tower Street, Suite 3
Moreno Valley, CA 92553
Telephone: (951) 924-5425

Date: February 2018

Attachment: Hydrology and Hydraulic Study (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

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Attachment: Hydrology and Hydraulic Study (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Discussion

The purpose of this study is to determine the on-site hydrology for the design of Parcel 1 of LLA No 1032 and Parcel 2 of Parcel Map 36449 (APN 485-081-036, 037, & 040), in the City of Moreno Valley, County of Riverside, State of California.

The study uses the procedures outlined in the Riverside County Flood Control and Water Conservation District (RCFC & WCD) Hydrology Manual, dated April 1978.

Rational – Hydrology Program Package of CIVILD Engineering Software was used to determine 10 year 1 hour and 100 year 1 hour storm events runoffs.

An analysis for the water quality runoff facilities using the procedures outlined in the Water Quality Management Plan - A Guidance Document for the Santa Ana Region of Riverside County, dated October 22, 2012, was used to outline the design of one Bioretention area for the project site.

Site Description

The gross acreage of the project site is 4.78 ac, 0.31 ac have been developed as perimeter streets. The net acreage of the project site is 4.47 ac. The site is located at the southwest corner of John F Kennedy Drive and Perris Boulevard in the City of Moreno Valley. Existing commercial buildings separate the site from Perris Boulevard. 0.48 ac of the site have been previously developed and are serving the existing neighboring plaza. The topography of the remaining 3.99 ac is generally planar with a gentle fall to the southeast. The project site will be developed as self-storage units. It will consist of 5 irregularly shaped self-storage buildings, parking stalls surfaced with porous asphalt, driveways surfaced with asphalt concrete, landscaped areas around the perimeter of the project site and a water quality bioretention area located at the southeast corner of the site. The project is a portion of Sections 19, T. 3 S., R. 3 W., SBM.

Attachment: Hydrology and Hydraulic Study (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Pre-Developed Conditions

(See attached Pre-Developed Conditions Hydrology Map)

The project site has not been impacted by off-site storm water runoffs.

During the pre-developed conditions the storm water runoff accumulated by the existing driveway/access (0.48 ac) is draining to the CVS store parking lot and discharging onto Perris Boulevard. The storm water runoff accumulated from 3.99 ac sheets southeasterly through the site and is intercepted by an existing temporary detention basin at the southeast corner of the site. The detention basin drains to an existing 18" RCP which conveys the stormflow to the existing Sunnymead ADP Line M-4 (48" RCP) in Perris Boulevard. The 3.99 ac tributary area generates Q_{10}=4.2 cfs and Q_{100}=6.5 cfs.

(See Appendix A for hydrology calculations.)

Post - Developed Conditions

(See attached Post-Developed Conditions Hydrology Map)

During the post-developed conditions the drainage patterns of the existing driveway/access (0.48 ac) to the CVS store will remain the same.

The remaining 3.99 ac are proposed to drain to the southeast corner of the property, where the runoff will be routed through a bioretention area and accepted by the existing 18" RCP and discharged into the existing 48" RCP storm drain (Line M-4) in Perris Boulevard.

The 3.99 ac tributary area generates Q_{10}=6.1 cfs and Q_{100}=9.0 cfs.

(See Appendix A for hydrology calculations.)

Water Quality BMPs

The project consists of self-treating, self-retaining, and an area draining to a structural LID BMP, located at the southeast corner of the site. The self-treating and self-retaining areas are incorporated into the previously developed 0.48 ac to the maximum extent practicable.

The first flush and dry weather nuisance flows, generated by the proposed developed 3.99 ac, shall be routed through the proposed structural LID BMP (bioretention w/ underdrain).

(See Appendix B for LID BMP sizing.)

Conclusion

The proposed project does not create any impact to the downstream storm drain system. The existing Sunnymead ADP Line M-4 was sized to accept and convey the peak flow rates for 100-year 1-hour return frequency storm event during post-developed conditions.

(See the Pre- and Post-Development Flow Rates Comparison Table on Page 4)

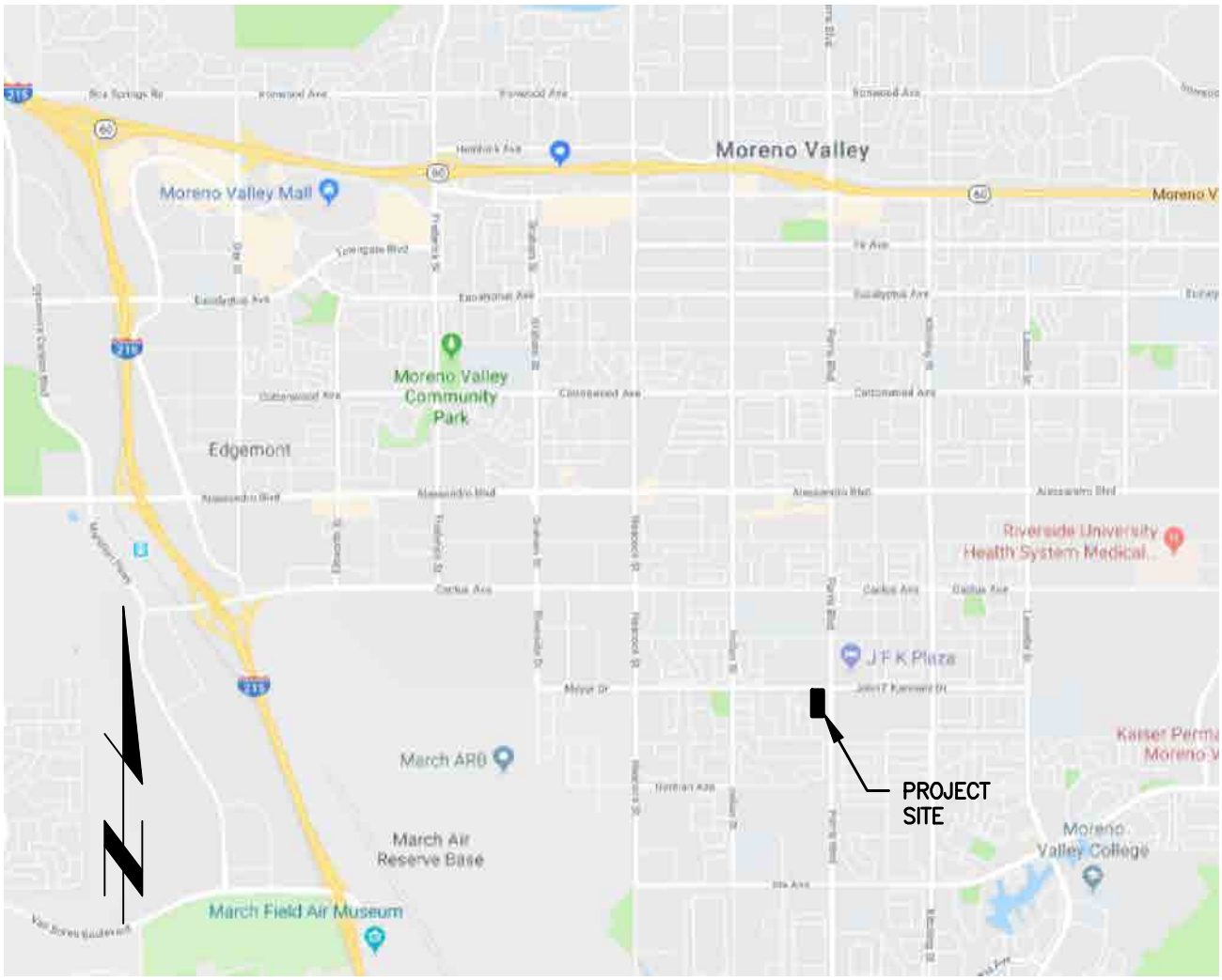
Attachment: Hydrology and Hydraulic Study (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Attachment: Hydrology and Hydraulic Study (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT

PRE- AND POST-DEVELOPMENT FLOW RATES COMPARISON TABLE
ON-SITE RUNOFF FLOW

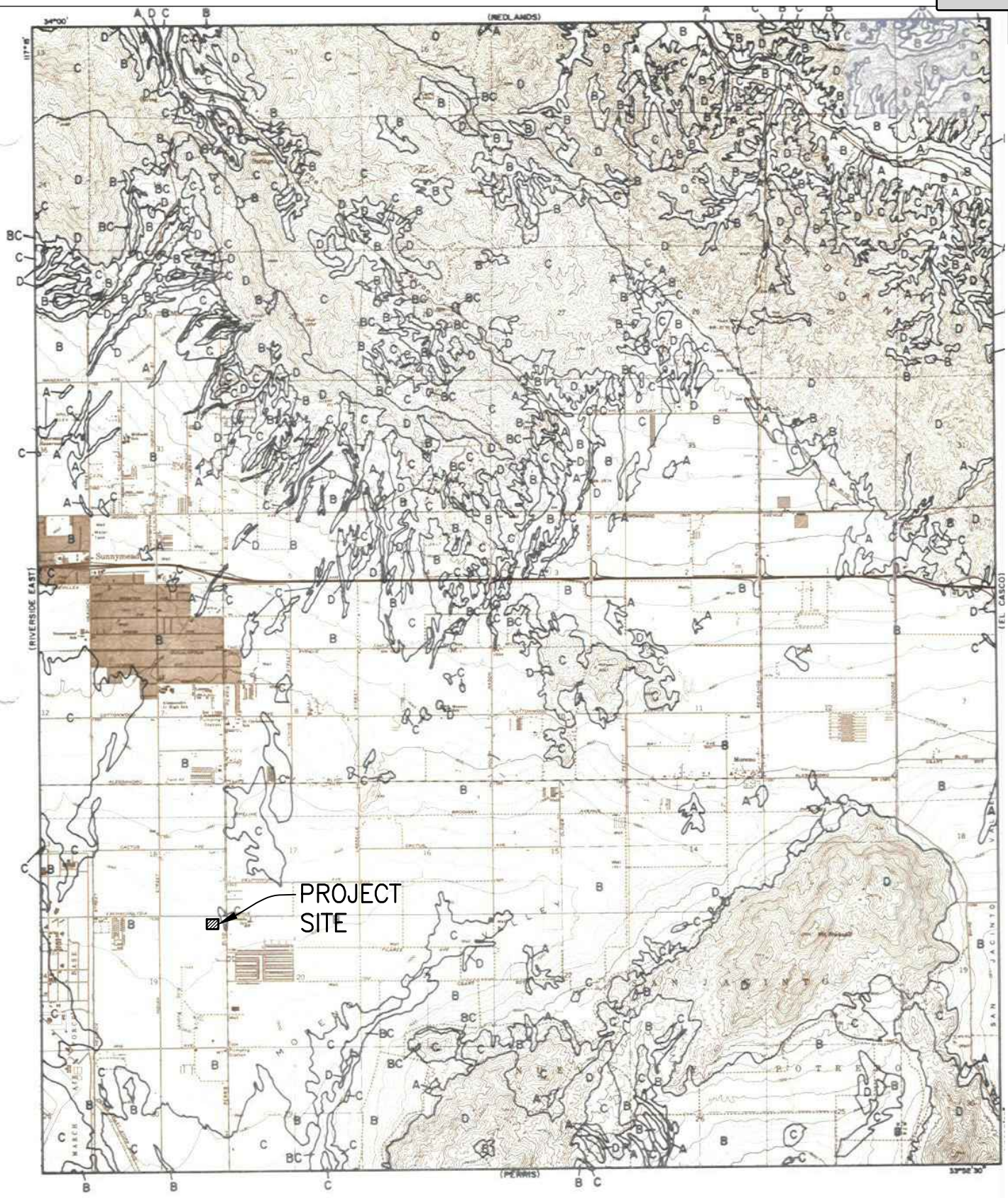
APN 485-081-036, 037, & 040, CITY OF MORENO VALLEY
T.3S, R.3W, SEC. 19, SBM

	AREA (AC)		1 HOUR STORM EVENT				PROJECT IMPACT
	PRE-	POST-	Q10 (CFS)		Q100 (CFS)		
			PRE-	POST-	PRE-	POST-	
AREA "A"	3.99	3.99	4.2	6.1	6.5	9.0	No downstream impact. The acumulated runoff during the post-developed condition will be captured, conveyed and discharged into the existing SD Line M-4 on Perris Blvd



LOCATION MAP
NTS

Attachment: Hydrology and Hydraulic Study (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A



LEGEND

SOILS GROUP BOUNDARY

A SOILS GROUP DESIGNATION

RCFC & WCD

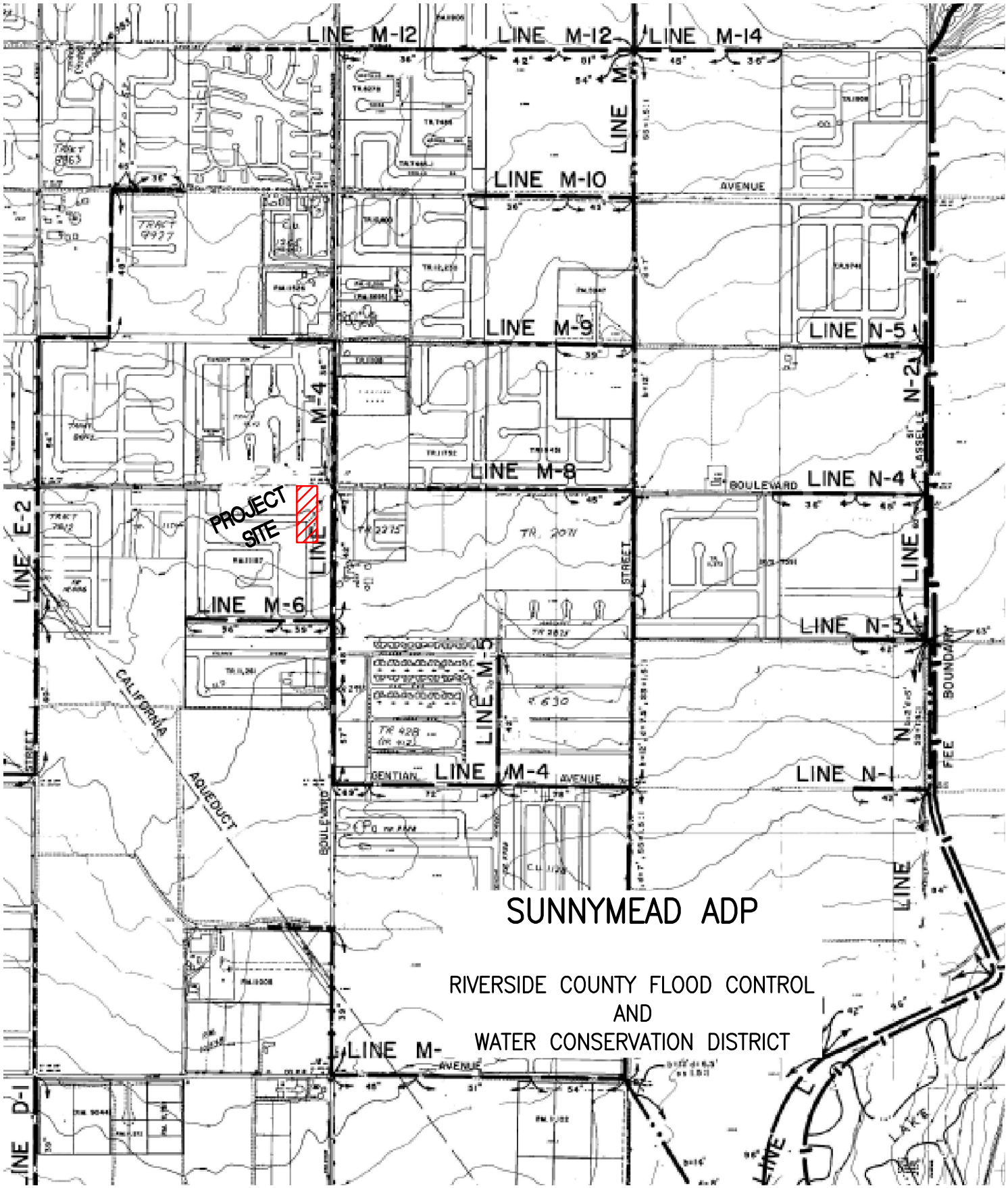
HYDROLOGY MANUAL

0 FEET 5000

HYDROLOGIC SOILS GROUP MAP FOR SUNNYMEAD

PLATE C-1.17

Attachment: Hydrology and Hydraulic Study (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A



Attachment: Hydrology and Hydraulic Study (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

RAINFALL INTENSITY—INCHES PER HOUR

SUNNYMEAD - MORENO			WOODCREST		
DURATION MINUTES	FREQUENCY 10 YEAR	FREQUENCY 100 YEAR	DURATION MINUTES	FREQUENCY 10 YEAR	FREQUENCY 100 YEAR
5	2.84	4.16	5	3.37	5.30
6	2.59	3.79	6	3.05	4.79
7	2.40	3.51	7	2.80	4.40
8	2.25	3.29	8	2.60	4.09
9	2.12	3.10	9	2.44	3.83
10	2.01	2.94	10	2.30	3.62
11	1.92	2.80	11	2.19	3.43
12	1.83	2.68	12	2.08	3.27
13	1.76	2.58	13	1.99	3.13
14	1.70	2.48	14	1.91	3.01
15	1.64	2.40	15	1.84	2.89
16	1.59	2.32	16	1.78	2.79
17	1.54	2.25	17	1.72	2.70
18	1.50	2.19	18	1.67	2.62
19	1.46	2.13	19	1.62	2.54
20	1.42	2.08	20	1.57	2.47
22	1.35	1.98	22	1.49	2.34
24	1.30	1.90	24	1.42	2.23
26	1.25	1.82	26	1.36	2.14
28	1.20	1.76	28	1.31	2.05
30	1.16	1.70	30	1.26	1.98
32	1.12	1.64	32	1.22	1.91
34	1.09	1.59	34	1.18	1.85
36	1.06	1.55	36	1.14	1.79
38	1.03	1.51	38	1.11	1.74
40	1.00	1.47	40	1.07	1.69
45	.95	1.39	45	1.01	1.58
50	.90	1.31	50	.95	1.49
55	.86	1.25	55	.90	1.42
			60	.86	1.35
65	.79	1.15	65	.82	1.29
70	.76	1.11	70	.79	1.24
75	.73	1.07	75	.76	1.19
80	.71	1.04	80	.73	1.15
85	.69	1.01	85	.71	1.11
SLOPE = .500			SLOPE = .550		

RCFC & WCD

HYDROLOGY MANUAL

STANDARD INTENSITY-DURATION CURVES DATA

PLATE D-4.1 (6 of 6)

Attachment: Hydrology and Hydraulic Study (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT

Attachment: Hydrology and Hydraulic Study (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

APPENDIX A

HYDROLOGY RATIONAL STUDIES

Attachment: Hydrology and Hydraulic Study (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

```
                Riverside County Rational Hydrology Program

CIVILCADD/CIVILDESIGN Engineering Software,(c) 1989 - 2012 Version 8.0
       Rational Hydrology Study        Date: 02/16/18  File:866PRE10.out
------------------------------------------------------------------------
MINI STORAGE JFK, MV
PRE-DEVELOPED CONDITION
10 YEAR - 1 HOUR
(Job 866)
------------------------------------------------------------------------
 *********   Hydrology Study Control Information **********

 English (in-lb) Units used in input data file
------------------------------------------------------------------------
Program License Serial Number 6311
------------------------------------------------------------------------
Rational Method Hydrology Program based on
Riverside County Flood Control & Water Conservation District
1978 hydrology manual

Storm event (year) =   10.00 Antecedent Moisture Condition = 2

Standard intensity-duration curves data (Plate D-4.1)
For the [ Sunnymead-Moreno ] area used.
10 year storm 10 minute intensity =  2.010(In/Hr)
10 year storm 60 minute intensity =  0.820(In/Hr)
100 year storm 10 minute intensity =  2.940(In/Hr)
100 year storm 60 minute intensity =  1.200(In/Hr)

Storm event year =  10.0
Calculated rainfall intensity data:
1 hour intensity =  0.820(In/Hr)
Slope of intensity duration curve = 0.5000

++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       10.000 to Point/Station       11.000
**** INITIAL AREA EVALUATION ****
________________________________________________________________________
Initial area flow distance =   775.000(Ft.)
Top (of initial area) elevation =    36.000(Ft.)
Bottom (of initial area) elevation =    28.000(Ft.)
Difference in elevation =     8.000(Ft.)
Slope =    0.01032  s(percent)=       1.03
TC = k(0.530)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration =   18.934 min.
Rainfall intensity =      1.460(In/Hr) for a    10.0 year storm
UNDEVELOPED (poor cover) subarea
Runoff Coefficient = 0.716
Decimal fraction soil group A = 0.000
Decimal fraction soil group B = 1.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  78.00
Pervious area fraction =  1.000; Impervious fraction =  0.000
Initial subarea runoff =      4.168(CFS)
Total initial stream area =        3.990(Ac.)
Pervious area fraction = 1.000
End of computations, total study area =            3.99 (Ac.)
The following figures may
be used for a unit hydrograph study of the same area.

Area averaged pervious area fraction(Ap) = 1.000
Area averaged RI index number =  78.0
```

Attachment: Hydrology and Hydraulic Study (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

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                Riverside County Rational Hydrology Program

CIVILCADD/CIVILDESIGN Engineering Software,(c) 1989 - 2012 Version 8.0
       Rational Hydrology Study        Date: 02/16/18  File:866PRE100.out
------------------------------------------------------------------------
MINI STORAGE JFK, MV
PRE-DEVELOPED CONDITION
100 YEAR - 1 HOUR
(Job 866)
------------------------------------------------------------------------
 *********   Hydrology Study Control Information **********

 English (in-lb) Units used in input data file
------------------------------------------------------------------------
Program License Serial Number 6311
------------------------------------------------------------------------
Rational Method Hydrology Program based on
Riverside County Flood Control & Water Conservation District
1978 hydrology manual

Storm event (year) =  100.00 Antecedent Moisture Condition = 2

Standard intensity-duration curves data (Plate D-4.1)
For the [ Sunnymead-Moreno ] area used.
10 year storm 10 minute intensity =  2.010(In/Hr)
10 year storm 60 minute intensity =  0.820(In/Hr)
100 year storm 10 minute intensity =  2.940(In/Hr)
100 year storm 60 minute intensity =  1.200(In/Hr)

Storm event year = 100.0
Calculated rainfall intensity data:
1 hour intensity =  1.200(In/Hr)
Slope of intensity duration curve = 0.5000

++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       10.000 to Point/Station       11.000
**** INITIAL AREA EVALUATION ****
________________________________________________________________________
Initial area flow distance =   775.000(Ft.)
Top (of initial area) elevation =    36.000(Ft.)
Bottom (of initial area) elevation =    28.000(Ft.)
Difference in elevation =     8.000(Ft.)
Slope =    0.01032  s(percent)=       1.03
TC = k(0.530)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration =   18.934 min.
Rainfall intensity =      2.136(In/Hr) for a   100.0 year storm
UNDEVELOPED (poor cover) subarea
Runoff Coefficient = 0.765
Decimal fraction soil group A = 0.000
Decimal fraction soil group B = 1.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  78.00
Pervious area fraction =  1.000; Impervious fraction =  0.000
Initial subarea runoff =      6.523(CFS)
Total initial stream area =        3.990(Ac.)
Pervious area fraction = 1.000
End of computations, total study area =            3.99 (Ac.)
The following figures may
be used for a unit hydrograph study of the same area.

Area averaged pervious area fraction(Ap) = 1.000
Area averaged RI index number =  78.0
```

Attachment: Hydrology and Hydraulic Study (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

```
                Riverside County Rational Hydrology Program

CIVILCADD/CIVILDESIGN Engineering Software,(c) 1989 - 2012 Version 8.0
       Rational Hydrology Study        Date: 02/16/18  File:866post10.out
------------------------------------------------------------------------
MINI STORAGE JFK, MV
DEVELOPED CONDITION
10 YEAR - 1 HOUR
(Job 866)
------------------------------------------------------------------------
 *********   Hydrology Study Control Information **********

 English (in-lb) Units used in input data file

------------------------------------------------------------------------


Program License Serial Number 6311

------------------------------------------------------------------------
Rational Method Hydrology Program based on
Riverside County Flood Control & Water Conservation District
1978 hydrology manual

Storm event (year) =   10.00 Antecedent Moisture Condition = 2

Standard intensity-duration curves data (Plate D-4.1)
For the [ Sunnymead-Moreno ] area used.
10 year storm 10 minute intensity =  2.010(In/Hr)
10 year storm 60 minute intensity =  0.820(In/Hr)
100 year storm 10 minute intensity =  2.940(In/Hr)
100 year storm 60 minute intensity =  1.200(In/Hr)

Storm event year =  10.0
Calculated rainfall intensity data:
1 hour intensity =  0.820(In/Hr)
Slope of intensity duration curve = 0.5000


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       10.000 to Point/Station       12.000
**** INITIAL AREA EVALUATION ****
________________________________________________________________________
Initial area flow distance =   905.000(Ft.)
Top (of initial area) elevation =    34.000(Ft.)
Bottom (of initial area) elevation =    29.000(Ft.)
Difference in elevation =     5.000(Ft.)
Slope =    0.00552  s(percent)=       0.55
TC = k(0.300)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration =   12.922 min.
Rainfall intensity =      1.767(In/Hr) for a    10.0 year storm
COMMERCIAL subarea type
Runoff Coefficient = 0.867
Decimal fraction soil group A = 0.000
Decimal fraction soil group B = 1.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  56.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Initial subarea runoff =      3.843(CFS)
Total initial stream area =        2.510(Ac.)
Pervious area fraction = 0.100
```

```
++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       12.000 to Point/Station       12.000
**** CONFLUENCE OF MINOR STREAMS ****
----------------------------------------------------------------------------
Along Main Stream number: 1 in normal stream number 1
Stream flow area =      2.510(Ac.)
Runoff from this stream =      3.843(CFS)
Time of concentration =   12.92 min.
Rainfall intensity =     1.767(In/Hr)


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       11.000 to Point/Station       12.000
**** INITIAL AREA EVALUATION ****
----------------------------------------------------------------------------
Initial area flow distance =   625.000(Ft.)
Top (of initial area) elevation =    33.000(Ft.)
Bottom (of initial area) elevation =    29.000(Ft.)
Difference in elevation =     4.000(Ft.)
Slope =    0.00640  s(percent)=       0.64
TC = k(0.300)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration =   10.820 min.
Rainfall intensity =      1.931(In/Hr) for a    10.0 year storm
COMMERCIAL subarea type
Runoff Coefficient = 0.868
Decimal fraction soil group A = 0.000
Decimal fraction soil group B = 1.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  56.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Initial subarea runoff =      2.482(CFS)
Total initial stream area =       1.480(Ac.)
Pervious area fraction = 0.100


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       12.000 to Point/Station       12.000
**** CONFLUENCE OF MINOR STREAMS ****
----------------------------------------------------------------------------
Along Main Stream number: 1 in normal stream number 2
Stream flow area =      1.480(Ac.)
Runoff from this stream =      2.482(CFS)
Time of concentration =   10.82 min.
Rainfall intensity =     1.931(In/Hr)
Summary of stream data:

Stream   Flow rate      TC            Rainfall Intensity
 No.       (CFS)       (min)                (In/Hr)


1        3.843     12.92                 1.767
2        2.482     10.82                 1.931
Largest stream flow has longer time of concentration
Qp =      3.843 + sum of
         Qb         Ia/Ib
          2.482 *    0.915 =      2.271
Qp =      6.114

Total of 2 streams to confluence:
Flow rates before confluence point:
       3.843       2.482
Area of streams before confluence:
```

```
        2.510        1.480
Results of confluence:
Total flow rate =      6.114(CFS)
Time of concentration =    12.922 min.
Effective stream area after confluence =      3.990(Ac.)
End of computations, total study area =            3.99 (Ac.)
The following figures may
be used for a unit hydrograph study of the same area.

Area averaged pervious area fraction(Ap) = 0.100
Area averaged RI index number =  56.0
```

Attachment: Hydrology and Hydraulic Study (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Attachment: Hydrology and Hydraulic Study (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

```
                Riverside County Rational Hydrology Program

CIVILCADD/CIVILDESIGN Engineering Software,(c) 1989 - 2012 Version 8.0
       Rational Hydrology Study        Date: 02/16/18  File:866POST100.out
------------------------------------------------------------------------
MINI STORAGE JFK, MV
DEVELOPED CONDITION
100 YEAR - 1 HOUR
(Job 866)
------------------------------------------------------------------------
 *********   Hydrology Study Control Information **********

 English (in-lb) Units used in input data file

------------------------------------------------------------------------


Program License Serial Number 6311

------------------------------------------------------------------------
Rational Method Hydrology Program based on
Riverside County Flood Control & Water Conservation District
1978 hydrology manual

Storm event (year) =  100.00 Antecedent Moisture Condition = 2

Standard intensity-duration curves data (Plate D-4.1)
For the [ Sunnymead-Moreno ] area used.
10 year storm 10 minute intensity =  2.010(In/Hr)
10 year storm 60 minute intensity =  0.820(In/Hr)
100 year storm 10 minute intensity =  2.940(In/Hr)
100 year storm 60 minute intensity =  1.200(In/Hr)

Storm event year = 100.0
Calculated rainfall intensity data:
1 hour intensity =  1.200(In/Hr)
Slope of intensity duration curve = 0.5000


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       10.000 to Point/Station       12.000
**** INITIAL AREA EVALUATION ****
________________________________________________________________________
Initial area flow distance =   905.000(Ft.)
Top (of initial area) elevation =    34.000(Ft.)
Bottom (of initial area) elevation =    29.000(Ft.)
Difference in elevation =     5.000(Ft.)
Slope =    0.00552  s(percent)=       0.55
TC = k(0.300)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration =   12.922 min.
Rainfall intensity =      2.586(In/Hr) for a   100.0 year storm
COMMERCIAL subarea type
Runoff Coefficient = 0.874
Decimal fraction soil group A = 0.000
Decimal fraction soil group B = 1.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  56.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Initial subarea runoff =      5.673(CFS)
Total initial stream area =        2.510(Ac.)
Pervious area fraction = 0.100
```

```
++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       12.000 to Point/Station       12.000
**** CONFLUENCE OF MINOR STREAMS ****
------------------------------------------------------------------------------
Along Main Stream number: 1 in normal stream number 1
Stream flow area =      2.510(Ac.)
Runoff from this stream =      5.673(CFS)
Time of concentration =   12.92 min.
Rainfall intensity =     2.586(In/Hr)


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       11.000 to Point/Station       12.000
**** INITIAL AREA EVALUATION ****
------------------------------------------------------------------------------
Initial area flow distance =   625.000(Ft.)
Top (of initial area) elevation =    33.000(Ft.)
Bottom (of initial area) elevation =    29.000(Ft.)
Difference in elevation =     4.000(Ft.)
Slope =    0.00640  s(percent)=       0.64
TC = k(0.300)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration =   10.820 min.
Rainfall intensity =      2.826(In/Hr) for a   100.0 year storm
COMMERCIAL subarea type
Runoff Coefficient = 0.876
Decimal fraction soil group A = 0.000
Decimal fraction soil group B = 1.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  56.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Initial subarea runoff =      3.662(CFS)
Total initial stream area =       1.480(Ac.)
Pervious area fraction = 0.100


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       12.000 to Point/Station       12.000
**** CONFLUENCE OF MINOR STREAMS ****
------------------------------------------------------------------------------
Along Main Stream number: 1 in normal stream number 2
Stream flow area =      1.480(Ac.)
Runoff from this stream =      3.662(CFS)
Time of concentration =   10.82 min.
Rainfall intensity =     2.826(In/Hr)
Summary of stream data:

Stream   Flow rate      TC            Rainfall Intensity
 No.       (CFS)       (min)                (In/Hr)


1        5.673     12.92                2.586
2        3.662     10.82                2.826
Largest stream flow has longer time of concentration
Qp =      5.673 + sum of
         Qb         Ia/Ib
          3.662 *    0.915 =      3.351
Qp =      9.024

Total of 2 streams to confluence:
Flow rates before confluence point:
       5.673       3.662
Area of streams before confluence:
```

```
        2.510        1.480
Results of confluence:
Total flow rate =      9.024(CFS)
Time of concentration =    12.922 min.
Effective stream area after confluence =      3.990(Ac.)
End of computations, total study area =            3.99 (Ac.)
The following figures may
be used for a unit hydrograph study of the same area.

Area averaged pervious area fraction(Ap) = 0.100
Area averaged RI index number =  56.0
```

Attachment: Hydrology and Hydraulic Study (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Attachment: Hydrology and Hydraulic Study (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

APPENDIX B

LID BMP Sizing

Santa Ana Watershed - BMP Design Volume, V_{BMP}

(Rev. 10-2011)

Legend: Required Entries / Calculated Cells

*(Note this worksheet shall **only** be used in conjunction with BMP designs from the **LID BMP Design Handbook**)*

Company Name: WAI
Date: 2/19/2018
Designed by: Mariela Anguelov
Case No:
Company Project Number/Name: 866

BMP Identification

BMP NAME / ID: Bioretention

Must match Name/ID used on BMP Design Calculation Sheet

Design Rainfall Depth

85th Percentile, 24-hour Rainfall Depth, from the Isohyetal Map in Handbook Appendix E

D_{85}= 0.65 inches

Drainage Management Area Tabulation

Insert additional rows if needed to accommodate all DMAs draining to the BMP

DMA Type/ID	DMA Area (square feet)	Post-Project Surface Type	Effective Imperivous Fraction, I_f	DMA Runoff Factor	DMA Areas x Runoff Factor	*Design Storm Depth (in)*	*Design Capture Volume, V_{BMP} (cubic feet)*	*Proposed Volume on Plans (cubic feet)*
DMA 1 BIORETEN-TION	*90535*	*Roofs*	*1*	*0.89*	*80757.2*			
	59990	*Concrete or Asphalt*	*1*	*0.89*	*53511.1*			
	23180	*Ornamental Landscaping*	*0.1*	*0.11*	*2560.4*			
	173705	*Total*			*136828.7*	*0.65*	*7411.6*	*7950*

Notes:

Attachment: Hydrology and Hydraulic Study (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED 538 UNIT MINI-STORAGE F)

Bioretention Facility - Design Procedure	BMP ID: Bioretention	Legend:	Required Entries / Calculated Cells

Company Name: WAI | Date: 2/19/2018

Designed by: Mariela Anguelov | County/City Case No.:

Design Volume

Enter the area tributary to this feature	A_T =	3.99	acres
Enter V_{BMP} determined from Section 2.1 of this Handbook	V_{BMP} =	7,415	ft^3

Type of Bioretention Facility Design

(●) Side slopes required (parallel to parking spaces or adjacent to walkways)

( ) No side slopes required (perpendicular to parking space or Planter Boxes)

Bioretention Facility Surface Area

Depth of Soil Filter Media Layer	d_S =	2.0	ft
Top Width of Bioretention Facility, excluding curb	w_T =	34.0	ft
Total Effective Depth, d_E $d_E = (0.3) \times d_S + (0.4) \times 1 - (0.7/w_T) + 0.5$	d_E =	1.48	ft
Minimum Surface Area, A_m $A_M\ (ft^2) = \frac{V_{BMP}\ (ft^3)}{d_E\ (ft)}$	A_M =	5,013	ft^2
Proposed Surface Area	A=	5,370	ft^2

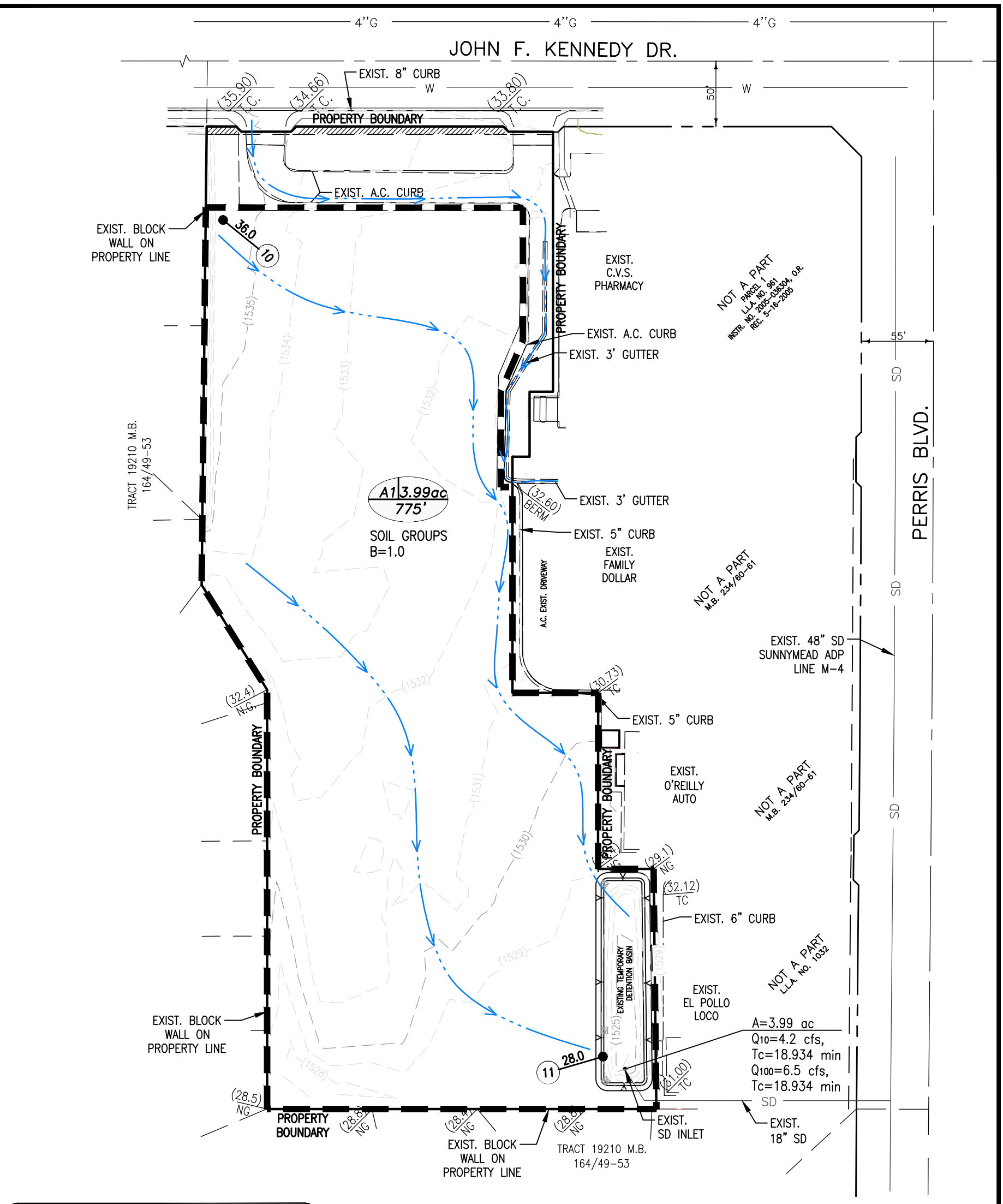
Bioretention Facility Properties

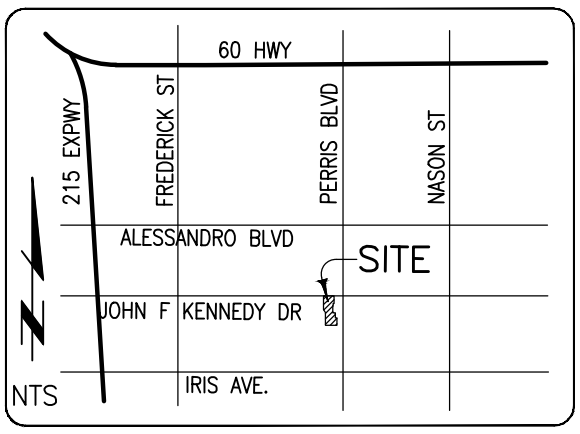
Side Slopes in Bioretention Facility	z =	4	:1
Diameter of Underdrain		6	inches
Longitudinal Slope of Site (3% maximum)		0.5	%
6" Check Dam Spacing		0	feet
Describe Vegetation:		Shrubs	

Notes: 34' x 158'

Attachment: Hydrology and Hydraulic Study (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

ATTACHED EXHIBITS





VICINITY MAP

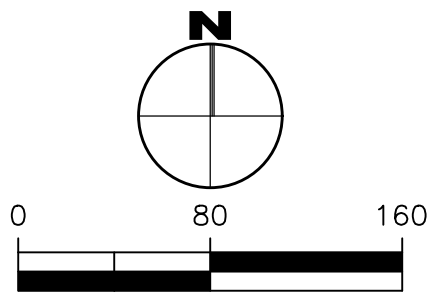
LEGEND:

DRAINAGE AREA BOUNDARY

1549.5 — ELEVATION

11 — NODE

A1 | 10ac / 1000' — HYDROLOGY SUBAREA/ACREAGE | WATER COURSE LENGTH



SCALE: 1"=80'

ENGINEER OF RECORD'S SEAL
REGISTERED PROFESSIONAL ENGINEER
MARIELA ANGUELOV
No. C 75563
CIVIL
STATE OF CALIFORNIA

Winchester Associates, Inc.
ENGINEERING • LAND SURVEYING
23640 TOWER ST., SUITE 3
MORENO VALLEY, CA. 92553 (951) 924-5425

UNDER THE SUPERVISION OF:

MARIELA ANGUELOV DATE
R.C.E. #75563 (EXP. 06/30/2018)

CITY OF MORENO VALLEY

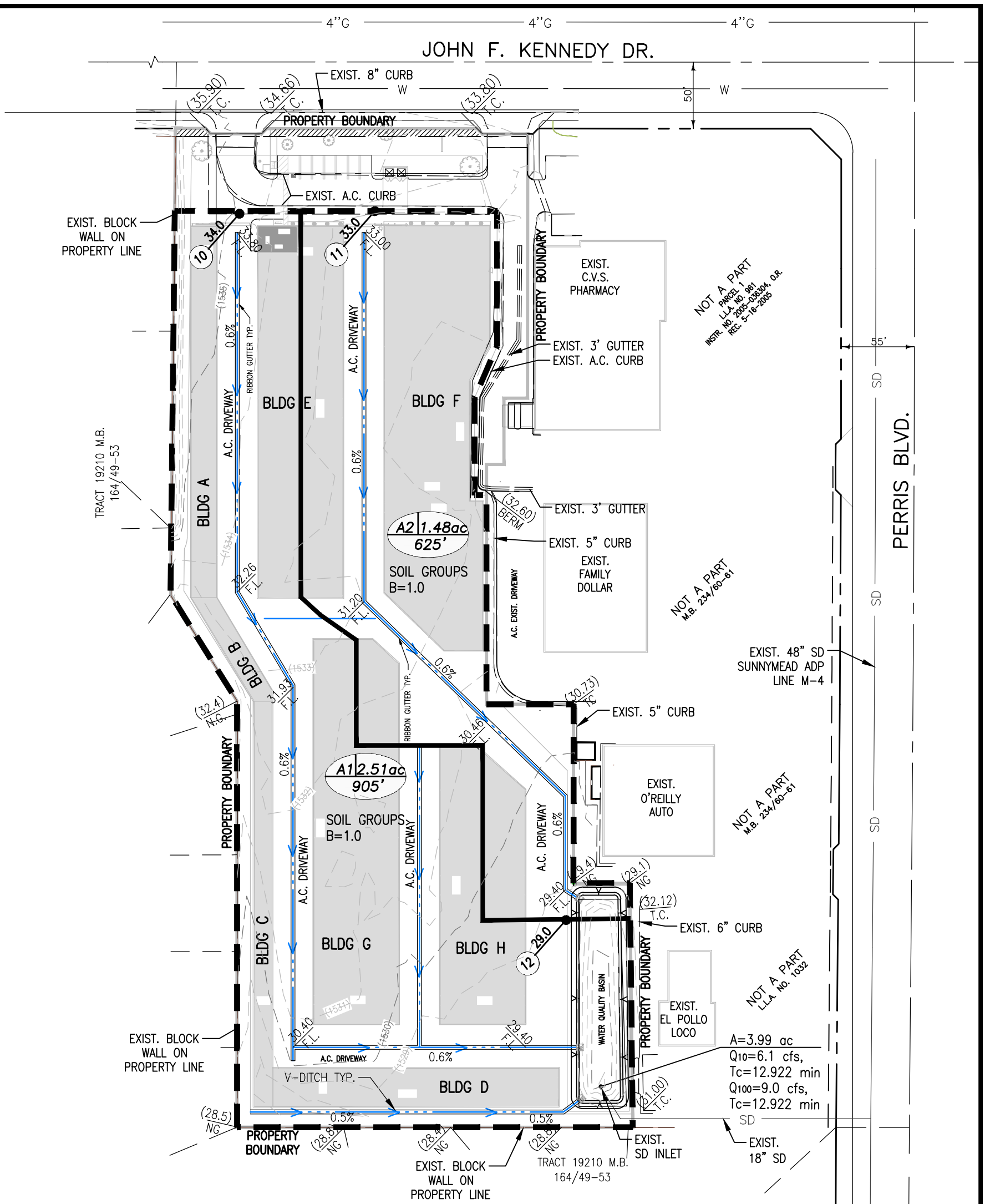
APN 485-081-036, 037, & 040
SELF STORAGE JFK DR & PERRIS BLVD
HYDROLOGY MAP
PRE-DEVELOPED CONDITIONS

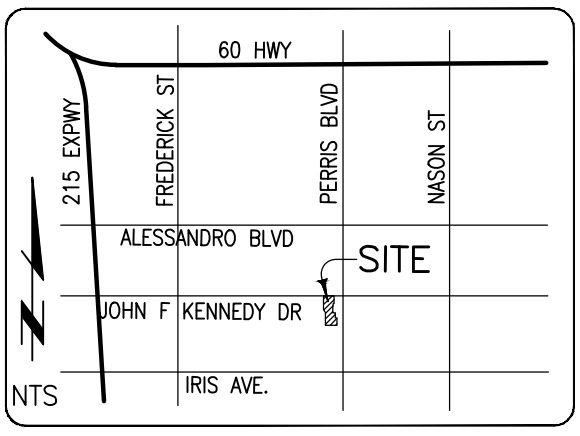
DATE OF PREPARATION: 02-15-2018

SHEET 1 OF 2

CITY ID No
PEN17-0135

Attachment: Hydrology and Hydraulic Study (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED 538 UNIT MINI-STORAGE F)

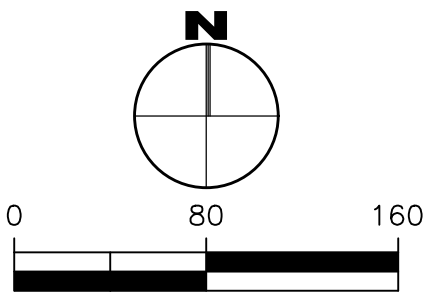




VICINITY MAP

LEGEND:

- SUB. AREA BOUNDARY
- DRAINAGE AREA BOUNDARY
- 1549.5 / 11 — ELEVATION / NODE
- A1 | 10ac / 1000' — HYDROLOGY SUBAREA/ACREAGE / WATER COURSE LENGTH



SCALE: 1"=80'

ENGINEER OF RECORD'S SEAL
REGISTERED PROFESSIONAL ENGINEER
MARIELA ANGUELOV
No. C 75563
CIVIL
STATE OF CALIFORNIA

Winchester Associates, Inc.
ENGINEERING • LAND SURVEYING
23640 TOWER ST., SUITE 3
MORENO VALLEY, CA. 92553 (951) 924-5425

UNDER THE SUPERVISION OF:

MARIELA ANGUELOV R.C.E. #75563 (EXP. 06/30/2018) DATE

CITY OF MORENO VALLEY

APN 485-081-036, 037, & 040 SELF STORAGE JFK DR & PERRIS BLVD

HYDROLOGY MAP

POST-DEVELOPED CONDITIONS

DATE OF PREPARATION: 02-15-2018

SHEET 2 OF 2

CITY ID No PEN17-0135

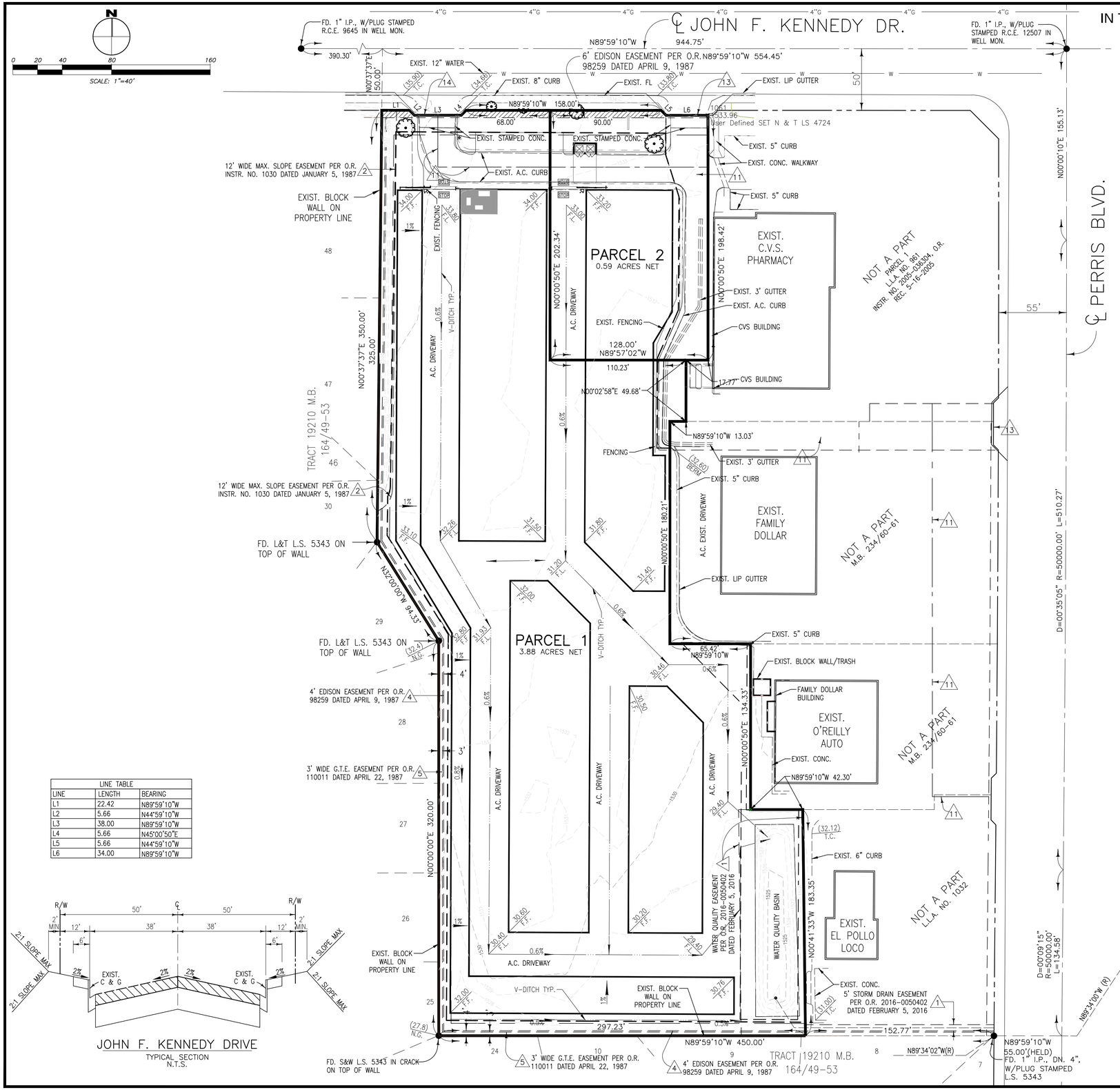
Attachment: Hydrology and Hydraulic Study (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED 538 UNIT MINI-STORAGE F)

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

CONCEPTUAL GRADING PLAN

PARCEL 1 OF L.L.A. NO. 1032, AND PARCEL 2 OF PARCEL MAP 36449
RECORDED IN BOOK 234, PAGES 60–61, RECORDS OF RIVERSIDE CALIFORNIA,
LYING IN SECTION 19, T. 3 S., R. 3 W., S.B.M.

WINCHESTER ASSOCIATES, INC. AUGUST 2017



LINE TABLE		
LINE	LENGTH	BEARING
L1	22.42	N89°59'10"W
L2	5.66	N44°59'10"W
L3	38.00	N89°59'10"W
L4	5.66	N45°00'50"E
L5	5.66	N44°59'10"W
L6	34.00	N89°59'10"W

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORENO VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 1, AS SHOWN ON EXHIBIT "B" OF THAT CERTAIN LOT LINE ADJUSTMENT NO. 1032 FILED ON FEBRUARY 05, 2016 AS INSTRUMENT NO. 2016-0049874 IN THE OFFICE OF THE RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCELS 1 AND 5 OF PARCEL MAP NO. 36449, IN THE CITY OF MORENO VALLEY, AS RECORDED IN PARCEL MAP BOOK 234, PAGES 60 AND 61, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ALONG THE SOUTH LINE OF PARCEL 5 OF SAID PARCEL MAP, SAID POINT LYING

152.77 FEET FROM THE SOUTHEAST CORNER OF SAID PARCEL 5;

THENCE NORTH 0°41'33" WEST A DISTANCE OF 183.35 FEET TO A POINT ALONG THE SOUTH LINE OF PARCEL 4 OF SAID PARCEL MAP;

THENCE ALONG SAID SOUTH LINE OF SAID PARCEL 4 NORTH 89°59'10" WEST A DISTANCE OF 42.30 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 4;

THENCE NORTH 0°00'50" EAST ALONG THE WEST LINE OF SAID PARCEL 4, A DISTANCE OF 134.33 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4;

THENCE NORTH 89°59'10" WEST ALONG THE WEST LINE OF 65.42 FEET TO THE SOUTHWEST CORNER OF PARCEL 3 OF SAID PARCEL MAP;

THENCE NORTH 0°00'50" EAST ALONG THE WEST LINE OF SAID PARCEL 3, A DISTANCE OF 180.21 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3;

THENCE SOUTH 89°59'10" EAST ALONG THE NORTH LINE OF SAID PARCEL 3, A DISTANCE OF 13.03 FEET;

THENCE NORTH 0°02'58" EAST A DISTANCE OF 49.68 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 2 OF SAID PARCEL MAP;

THENCE NORTH 89°57'02" WEST ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 110.23 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 0°00'50" EAST ALONG THE WEST LINE OF SAID PARCEL 2 A DISTANCE OF 202.34 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1;THENCE NORTH 89°59'10" WEST ALONG THE NORTH LINE OF SAID PARCEL 1, A DISTANCE OF 68.00 FEET; THENCE SOUTH 45°00'50" WEST A DISTANCE OF 5.66 FEET; THENCE NORTH 89°59'10" WEST A DISTANCE OF 38.00 FEET; THENCE NORTH 44°59'10" WEST A DISTANCE OF 5.66 FEET;

THENCE NORTH 89°59'10" WEST A DISTANCE OF 22.42 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1;

THENCE SOUTH 0°37'37" WEST ALONG THE WEST LINE OF SAID PARCEL 1 A DISTANCE OF 350.00 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID WEST LINE SOUTH 32°00'00" EAST A DISTANCE OF 94.33 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1;

THENCE ALONG THE WEST LINE OF SAID PARCEL 5 SOUTH 0°00'00" WEST A DISTANCE OF 320.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 5;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL 5 SOUTH 89°59'10" EAST A DISTANCE OF 297.23 FEET, MORE OR LESS, TO THE PONT OF BEGINNING AND THE END OF THIS DESCRIPTION.

APN: 485-081-036-7 AND A PORTION OF 485-081-040-0

PARCEL B:

PARCEL 2 OF PARCEL MAP NO. 36449, IN THE CITY OF MORENO VALLEY, AS RECORDED IN PARCEL MAP BOOK 234, PAGES 60 AND 61, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

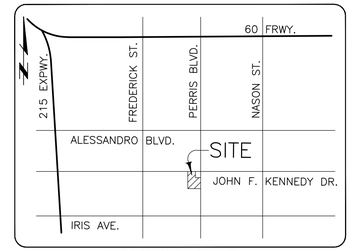
APN: 485-081-037-8

EASEMENT NOTES:

1. AN EASEMENT FOR WATER QUALITY AND STORM DRAIN PURPOSES IN FAVOR OF PROFESSORS' FUND IV, LLC, RECORDED 2-5-2016 AS INST. NO. 2016-0050402.
2. AN EASEMENT FOR SLOPE PURPOSES IN FAVOR OF CITATION HOMES, RECORDED 1-5-87 AS INST. NO. 1030.
4. AN EASEMENT FOR ELECTRICAL PURPOSES IN FAVOR OF S.C.E., RECORDED 4-9-87 AS INST. NO. 98259.
5. AN EASEMENT FOR TELEPHONE PURPOSES IN FAVOR OF G.T.E., RECORDED 4-22-87 AS INST. NO. 110011.
11. A MUTUAL ACCESS AREA IN FAVOR OF PROFESSORS' FUND IV, LLC, RECORDED 6-5-06 AS INST. NO. 2006-0405874.
13. AN EASEMENT FOR PEDESTRIAN ACCESS PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY, RECORDED 9-31-06 AS INST. NO. 2006-0643463.
14. AN EASEMENT FOR PEDESTRIAN ACCESS PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY, RECORDED 9-31-06 AS INST. NO. 2006-0643454.

EARTHWORK ESTIMATE

EXCAVATION	4,000 CY
EMBANKMENT	800 CY



VICINITY MAP
NTS

GENERAL NOTES

OWNER/APPLICANT

PROFESSORS FUND IV, LLC
990 HIGHLAND DR. SUITE 204
SOLANA BEACH, CA 92075
PHONE: (604) 984-6400
CONTACT: BOB EMRI

ENGINEER

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

ASSESSOR'S PARCEL No.

485–081–036, 037, & 040

LAND USE AND ZONING

CURRENT GENERAL PLAN	C
CURRENT ZONING	NC
PROPOSED ZONING	CC
EXISTING USE	VACANT
PROPOSED LAND USE	SELF STORAGE UNITS

AREA AND DENSITY

GROSS ACREAGE	4.78 ACRES
NET ACREAGE	4.47 ACRES

FLOOD HAZARD

THE SUBJECT TRACT IS IN ZONE X AND NOT WITHIN THE 100 YEAR FLOOD PLAIN. FEMA FLOOD INSURANCE PANEL NO. 06065C0765G.

THOMAS BROTHERS GUIDE

PAGE 717 G–7,

TOPOGRAPHY

OBTAINED FROM TOPOGRAPHICAL SURVEY CONDUCTED BY WINCHESTER ASSOCIATES, INC. ON 7–23–17.

SCHOOL

MORENO VALLEY UNIFIED SCHOOL DISTRICT

PUBLIC UTILITIES

SEWER & WATER	EMWD
ELECTRICITY	S.C.E.
GAS	THE GAS CO.
TELEPHONE	VERIZON

PREPARED BY:

Winchester Associates, Inc.
ENGINEERING • LAND SURVEYING
23640 TOWER ST., SUITE 3
PO BOX 280
MORENO VALLEY, CA 92556–0280 PH: (951) 924–5425

DAVID J. SLAWSON PLS 4724

DATE OF PREPARATION: 9–12–17

Attachment: Hydrology and Hydraulic Study (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED 538 UNIT MINI-STORAGE F)

KUNZMAN ASSOCIATES, INC.

MORENO VALLEY SELF-STORAGE FACILITY

NOISE IMPACT ANALYSIS

December 28, 2017

Attachment: Noise Impact Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED

Traffic Engineering | Transportation Planning | Parking | Noise/Vibration | Expert Witness
Air Quality | Global Climate Change | Health Risk Assessment

Attachment: Noise Impact Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED

MORENO VALLEY SELF-STORAGE FACILITY

NOISE IMPACT ANALYSIS

December 28, 2017

Prepared by:

Roma Stromberg, INCE/M.S. ■ Catherine Howe, M.S.
Carl Ballard, LEED GA ■ William Kunzman, P.E.

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(714) 973-8383 ■ www.traffic-engineer.com
JN 7280a

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I. INTRODUCTION AND SETTING

A. Purpose and Objectives

The purpose of this report is to provide an assessment of the noise impacts that may occur with the development of the proposed Moreno Valley Self-Storage Facility project and to identify mitigation measures that may be necessary to reduce those impacts. The objectives of the study include:

- documentation of existing noise conditions
- discussion of noise modeling methodology and procedures
- analysis of noise and vibration generated by the construction of the project
- analysis of noise generated by the typical operation of the project
- analysis and discussion of potential traffic noise impacts to the proposed project
- analysis of noise affecting nearby sensitive receptors due to increased traffic produced by the project
- recommendations for mitigation measures

Although this is a technical report, every effort has been made to write the report clearly and concisely. To assist the reader with those terms unique to noise analysis, a list of acronyms and a glossary of terms have been provided in Appendix A and Appendix B of this report, respectively.

B. Project Location

The project site is located near the southwest corner of the John F. Kennedy Drive and Perris Boulevard intersection in the City of Moreno Valley. A vicinity map showing the project location is provided on Figure 1.

C. Project Description

The project proposes to develop the approximately 4.47 acre (194,713 square foot) project site with a 90,511 square foot self-storage facility. The self-storage facility would include eight one-story buildings and a 600 square foot office sales center. The project site is proposed to provide a parking lot with seven parking spaces. Figure 2 illustrates the project's site plan.

Figure 1
Project Location Map

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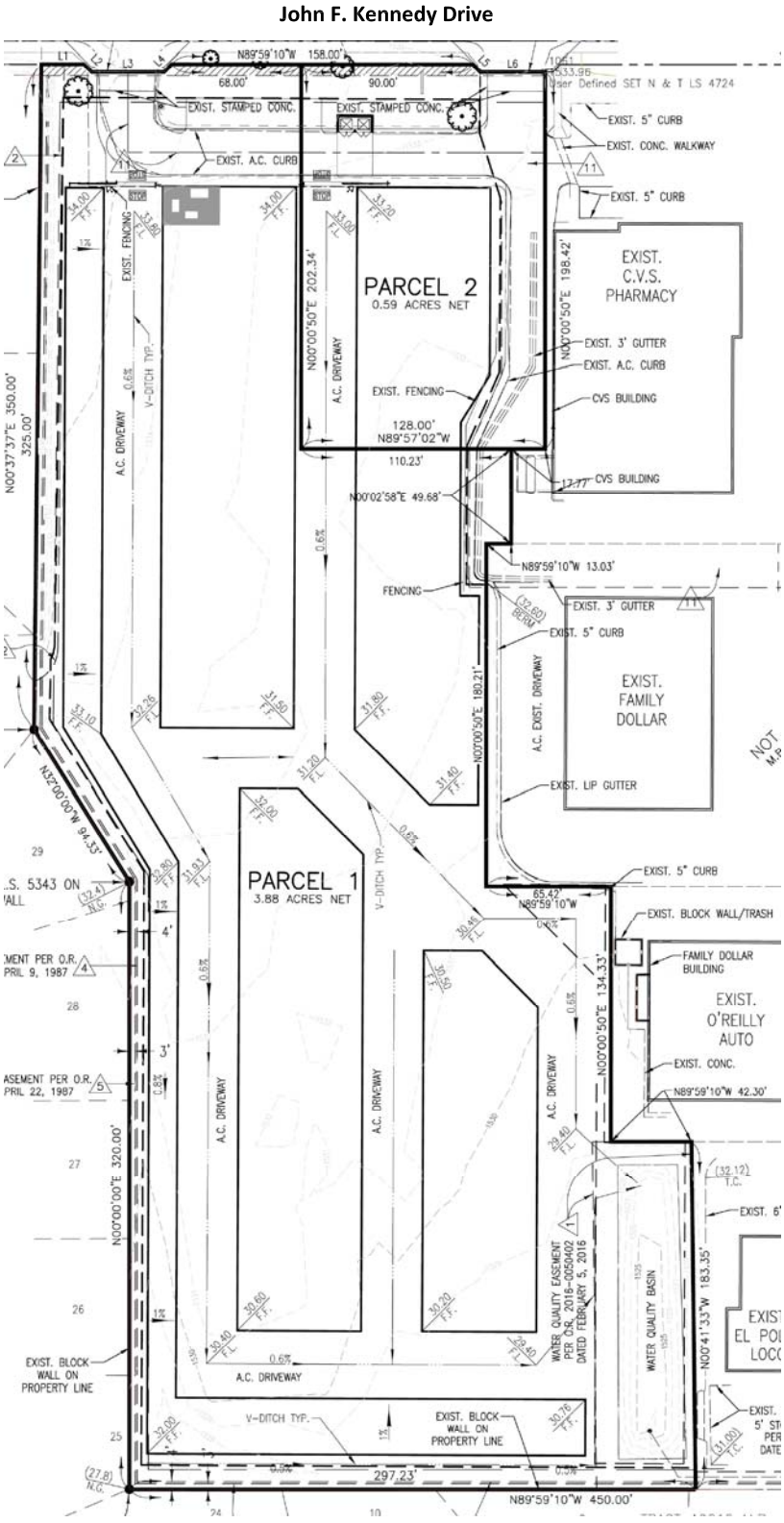
Figure 2
Site Plan



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II. NOISE AND VIBRATION FUNDAMENTALS

A. Noise Fundamentals

Sound is a pressure wave created by a moving or vibrating source that travels through an elastic medium such as air. Noise is defined as unwanted or objectionable sound. The effects of noise on people can include general annoyance, interference with speech communication, sleep disturbance, and in extreme circumstances, hearing impairment.

Commonly used noise terms are presented in Appendix B. The unit of measurement used to describe a noise level is the decibel (dB). The human ear is not equally sensitive to all frequencies within the sound spectrum. Therefore, the "A-weighted" noise scale, which weights the frequencies to which humans are sensitive, is used for measurements. Noise levels using A-weighted measurements are written dB(A) or dBA.

From the noise source to the receiver, noise changes both in level and frequency spectrum. The most obvious is the decrease in noise as the distance from the source increases. The manner in which noise reduces with distance depends on whether the source is a point or line source as well as ground absorption, atmospheric effects and refraction, and shielding by natural and manmade features. Sound from point sources, such as air conditioning condensers, radiates uniformly outward as it travels away from the source in a spherical pattern. The noise drop-off rate associated with this geometric spreading is 6 dBA per each doubling of the distance (dBA/DD). Transportation noise sources such as roadways are typically analyzed as line sources, since at any given moment the receiver may be impacted by noise from multiple vehicles at various locations along the roadway. Because of the geometry of a line source, the noise drop-off rate associated with the geometric spreading of a line source is 3 dBA/DD.

Decibels are measured on a logarithmic scale, which quantifies sound intensity in a manner similar to the Richter scale used for earthquake magnitudes. Thus, a doubling of the energy of a noise source, such as a doubled traffic volume, would increase the noise levels by 3 dBA; halving of the energy would result in a 3 dBA decrease.

Figure 3 shows the relationship of various noise levels to commonly experienced noise events.

Average noise levels over a period of minutes or hours are usually expressed as dBA_{Leq}, or the equivalent noise level for that period of time. For example, $L_{eq(3)}$ would represent a 3-hour average. When no period is specified, a one-hour average is assumed.

Noise standards for land use compatibility are stated in terms of the Community Noise Equivalent Level (CNEL) and the Day-Night Average Noise Level (L_{dn}). CNEL is a 24-hour weighted average measure of community noise. CNEL is obtained by adding five decibels to sound levels in the evening (7:00 PM to 10:00 PM), and by adding ten decibels to sound levels at night (10:00 PM to 7:00 AM). This weighting accounts for the increased human sensitivity to noise during the evening and nighttime hours. L_{dn} is a very similar 24-hour average measure that weights only the nighttime hours.

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It is widely accepted that the average healthy ear can barely perceive changes of 3 dBA; that a change of 5 dBA is readily perceptible, and that an increase (decrease) of 10 dBA sounds twice (half) as loud. This definition is recommended by the California Department of Transportation's Technical Noise Supplement to the Traffic Noise Analysis Protocol (2013).

B. Vibration Fundamentals

The way in which vibration is transmitted through the earth is called propagation. Propagation of earthborn vibrations is complicated and difficult to predict because of the endless variations in the soil through which waves travel. There are three main types of vibration propagation: surface, compression and shear waves. Surface waves, or Raleigh waves, travel along the ground's surface. These waves carry most of their energy along an expanding circular wave front, similar to ripples produced by throwing a rock into a pool of water. Compression waves, or P-waves, are body waves that carry their energy along an expanding spherical wave front. The particle motion in these waves is longitudinal (i.e., in a "push-pull" fashion). P-waves are analogous to airborne sound waves. Shear waves, or S-waves, are also body waves that carry energy along an expanding spherical wave front. However, unlike P-waves, the particle motion is transverse or "side-to-side and perpendicular to the direction of propagation".

As vibration waves propagate from a source, the energy is spread over an ever-increasing area such that the energy level striking a given point is reduced with the distance from the energy source. This geometric spreading loss is inversely proportional to the square of the distance. Wave energy is also reduced with distance as a result of material damping in the form of internal friction, soil layering, and void spaces. The amount of attenuation provided by material damping varies with soil type and condition as well as the frequency of the wave.

Construction operations generally include a wide range of activities that can generate groundborne vibration. Vibratory compactors or rollers, pile drivers, and pavement breakers can generate perceptible amounts of vibration at up to 200 feet. Heavy trucks can also generate groundborne vibrations, which can vary depending on vehicle type, weight, and pavement conditions. Potholes, pavement joints, discontinuities, or the differential settlement of pavement all increase the vibration levels from vehicles passing over a road surface. Construction vibration is normally of greater concern than vibration from normal traffic flows on streets and freeways with smooth pavement conditions.

Typically, particle velocity or acceleration (measured in gravities) is used to describe vibration. Table 1 shows the peak particle velocities (PPV) of some common construction equipment and Table 2 shows typical human reactions to various levels of PPV as well as the effect of PPV on buildings.

Table 1

Construction Equipment Vibration Source Levels[1]

Equipment	Peak Partical Velocity in inches per second[2]		
	at 25 feet	at 50 feet	at 100 feet
Clam Shovel Drop (slurry wall)	**0.202**	0.071	0.025
Vibratory Roller	**0.210**	0.074	0.026
Hoe Ram	**0.089**	0.031	0.011
Large Bulldozer	**0.089**	0.031	0.011
Caisson Drilling	**0.089**	0.031	0.011
Loaded Trucks	0.076	0.027	0.010
Jackhammer	0.035	0.012	0.004
Small Bulldozer	0.003	0.001	0.0004

[1] Source: Federal Transit Administration: Transit Noise and Vibration Impact Assessment, 2006.

[2] Bold values are considered annoying to people.

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Table 2

Typical Human Reaction and Effect on Buildings Due to Groundborne Vibration[1]

Vibration Level Peak Particle Velocity (PPV)	Human Reaction	Effect on Buildings
0.006–0.019 in/sec	Threshold of perception, possibility of intrusion	Vibrations unlikely to cause damage of any type
0.08 in/sec	Vibrations readily perceptible	Recommended upper level of vibration to which ruins and ancient monuments should be subjected
0.10 in/sec	Level at which continuous vibration begins to annoy people	Virtually no risk of "architectural" (i.e., not structural) damage to normal buildings
0.20 in/sec	Vibrations annoying to people in buildings	Threshold at which there is a risk to "architectural" damage to normal dwelling – houses with plastered walls and ceilings
0.4–0.6 in/sec	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause "architectural" damage and possibly minor structural damage

[1] Source: California Department of Transportation. Transportation and Construction Vibration Guidance Manual, Chapter 6, Tables 5 and 12 (September 2013).

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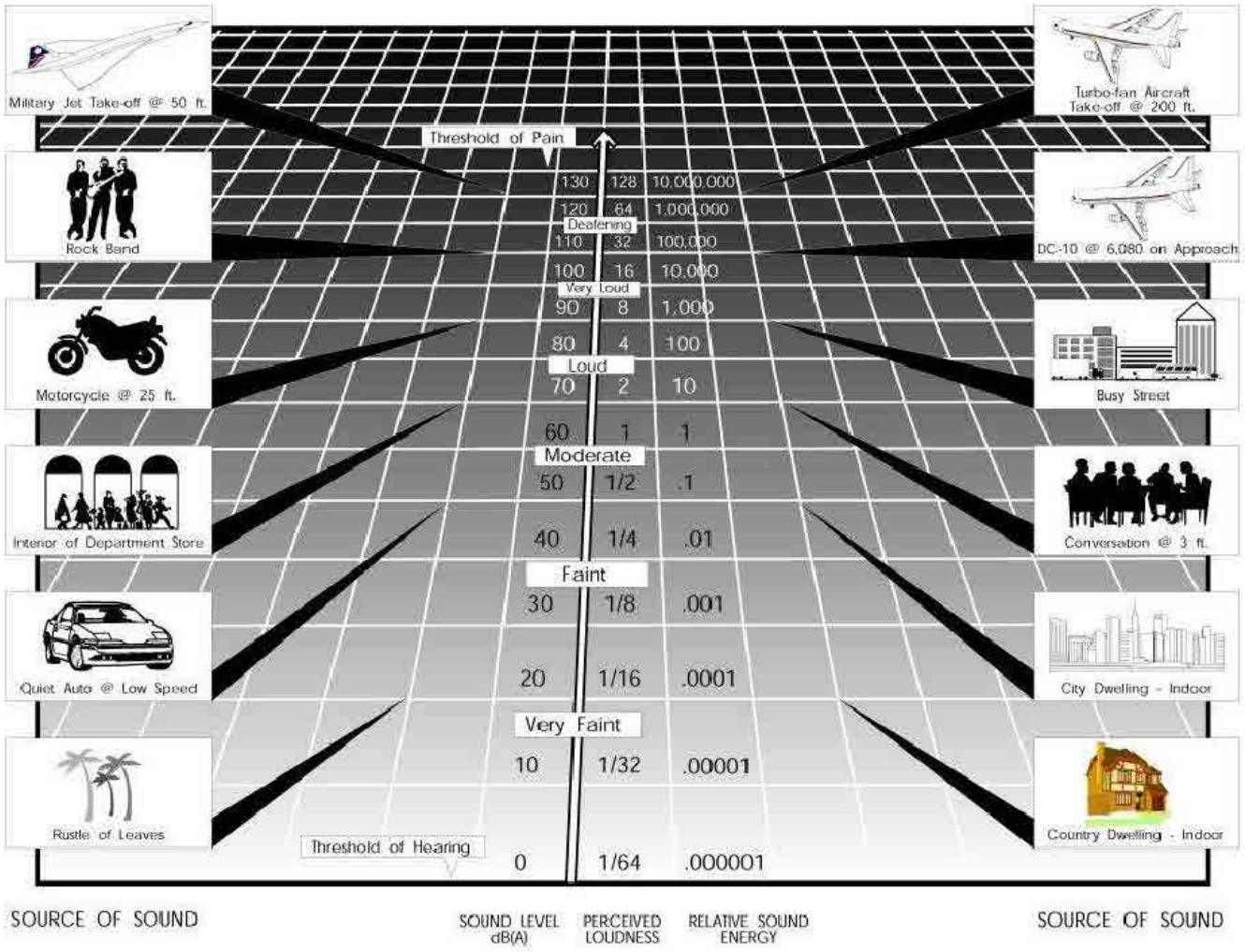
Figure 3
Common Noise Sources and Noise Levels



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III. EXISTING NOISE ENVIRONMENT

A. Existing Land Uses and Sensitive Receptors

The project site is bounded by John F. Kennedy Drive to the north, commercial uses to the east, and single-family detached residential dwelling units to the west and south.

The State of California defines sensitive receptors as those land uses that require serenity or are otherwise adversely affected by noise events or conditions. Schools, libraries, churches, hospitals, single and multiple-family residential, including transient lodging, motels and hotel uses make up the majority of these areas. The nearest sensitive receptors to the project site are the single-family detached residential dwelling units located adjacent to the west and south of the proposed project site. A mobile home park is also located approximately 85 feet north (across John F. Kennedy Drive) and multi-family attached residential dwelling units are located approximately 250 feet east (across Perris Boulevard) of the project site. In addition, Armada Elementary School is located approximately 865 feet east of the project site.

B. Ambient Noise Measurements

An American National Standards Institute (ANSI Section SI4 1979, Type 1) Larson Davis model LxT sound level meter was used to measure existing ambient noise levels at the project site. Three 10-minute daytime noise measurements were taken between 2:09 PM and 3:29 PM on December 14, 2017. Field worksheets and noise measurement output data is included in Appendix C.

As shown on Figure 4, the noise measurements were taken at the northwest corner of the project site near adjacent single-family detached residential dwelling units, in the residential neighborhood to the southwest of the project site along Laverda Lane, and at the eastern property line of the proposed project adjacent to commercial uses. The ambient noise levels ranged between 52.2 and 55.4 dBA L_{eq}. The dominant noise sources included vehicle noise from Perris Boulevard, John F. Kennedy Drive, and Laverda Lane and residential noise. Table 3 provides a summary of the short-term ambient noise data.

Table 3

Short-Term Noise Measurement Summary (dBA)[1, 2]

Daytime								
Site Location	Time Started	Leq	Lmax	Lmin	L(2)	L(8)	L(25)	L(50)
NM1	2:09 PM	55.4	66.7	41.2	61.5	59.6	56.8	52.9
NM2	2:40 PM	53.3	71.1	36.4	62.5	57.7	48.1	43.5
NM3	3:19 PM	52.2	61.8	43.8	57.4	55.3	53.0	51.2

[1] See Figure 4 for noise measurement locations. Each noise measurement was performed over a 10-minute duration.

[2] Noise measurements performed on December 14, 2017.

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Figure 4
Noise Measurement Location Map

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IV. REGULATORY SETTING

A. Federal Regulations

1. Federal Noise Control Act of 1972

The U.S. Environmental Protection Agency (EPA) Office of Noise Abatement and Control was originally established to coordinate federal noise control activities. After its inception, EPA's Office of Noise Abatement and Control issued the Federal Noise Control Act of 1972, establishing programs and guidelines to identify and address the effects of noise on public health, welfare, and the environment. In response, the EPA published Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety (Levels of Environmental Noise). The Levels of Environmental Noise recommended that the Ldn should not exceed 55 dBA outdoors or 45 dBA indoors to prevent significant activity interference and annoyance in noise-sensitive areas.

In addition, the Levels of Environmental Noise identified five (5) dBA as an "adequate margin of safety" for a noise level increase relative to a baseline noise exposure level of 55 dBA Ldn (i.e., there would not be a noticeable increase in adverse community reaction with an increase of five dBA or less from this baseline level). The EPA did not promote these findings as universal standards or regulatory goals with mandatory applicability to all communities, but rather as advisory exposure levels below which there would be no risk to a community from any health or welfare effect of noise.

In 1981, EPA administrators determined that subjective issues such as noise would be better addressed at lower levels of government. Consequently, in 1982 responsibilities for regulating noise control policies were transferred to State and local governments. However, noise control guidelines and regulations contained in EPA rulings in prior years remain in place by designated Federal agencies, allowing more individualized control for specific issues by designated Federal, State, and local government agencies.

B. State Regulations

1. State of California General Plan Guidelines 2017

Though not adopted by law, the State of California General Plan Guidelines 2017, published by the California Governor's Office of Planning and Research (OPR) (OPR Guidelines), provide guidance for the compatibility of projects within areas of specific noise exposure. The OPR Guidelines identify the suitability of various types of construction relative to a range of outdoor noise levels and provide each local community some flexibility in setting local noise standards that allow for the variability in community preferences. Findings presented in the Levels of Environmental Noise Document (EPA 1974) influenced the recommendations of the OPR Guidelines, most importantly in the choice of noise exposure metrics (i.e., Ldn or CNEL) and in the upper limits for the normally acceptable outdoor exposure of noise-sensitive uses. The OPR Guidelines include a Noise and Land Use Compatibility Matrix identifies acceptable and

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unacceptable community noise exposure limits for various land use categories (see Table 4). These tables are the primary tools that allow the City to ensure integrated planning for compatibility between land uses and outdoor noise.

2. California Environmental Quality Act

The California Environmental Quality Act Guidelines (Appendix G) establishes thresholds for noise impact analysis. Two of these standards apply to what is referred to as a "substantial increase" in ambient noise levels. Neither the California Environmental Quality Act nor the City of Moreno Valley General Plan recognizes an official numerical increase as a “substantial increase.” Industry-accepted standards for what is considered to be a “substantial increase” range from 3 dB to 12 dB. It should be noted that a change of 3 dB is considered to be “barely audible” to a trained ear and that a change of 5 dB is considered to be a readily audible change.

For purposes of this analysis, the following threshold was used to evaluate the project's potential to result in substantial increases in ambient noise levels.

Traffic Noise

Roadway noise impacts would be considered significant if the project increases noise levels at a noise sensitive land use by 3 CNEL and if: (1) the existing noise levels already exceed the State of California applicable land use compatibility standard for "normally compatible", or (2) the project increases noise levels from below the applicable CNEL standard to above the applicable dBA CNEL. In this case, project generated vehicle traffic substantial enough to analyze, may utilize roadway segments with adjacent single-family residential dwelling units (60 CNEL), multiple family residential dwelling units (65 CNEL), and commercial establishments (70 CNEL).

Stationary Noise

Project operations (including noise from loading and unloading activities) may produce an increase noise levels which disturbs the peace and quiet of nearby residential areas or cause discomfort/annoyance to area residents. The California Department of Transportation considers a 5 dBA increase to be "readily audible", which seems to correlate most closely to "substantial increase." For the purposes of this report, a substantial permanent increase in ambient noise levels due to stationary noise sources shall be considered 5 dBA L_{eq}.

C. Local Regulations

1. City of Moreno Valley General Plan

The State of California requires each city to adopt a general plan outlining the effects of development, including the effect of noise. Noise is considered in the Environmental Safety section of the City of Moreno Valley General Plan. Applicable objectives and policies from the General Plan Safety Element are provided below.

Objective 6.3: Provide noise compatible land use relationships by establishing noise standards utilized for design and siting purposes.

Policies

Objective 6.4: Review noise issues during the planning process and require noise attenuation measures to minimize acoustic impacts to existing and future surrounding land uses.

Policies

6.4.1 Site, landscape and architectural design features shall be encouraged to mitigate noise impacts for new developments, with a preference for noise barriers that avoid freeway sound barrier walls.

Objective 6.5: Minimize noise impacts from significant noise generators such as, but not limited to, motor vehicles, trains, aircraft, commercial, industrial, construction, and other activities.

Policies

6.5.1: New commercial and industrial activities (including the placement of mechanical equipment) shall be evaluated and designed to mitigate noise impacts on adjacent uses.

6.5.2: Construction activities shall be operated in a manner that limits noise impacts on surrounding uses.

2. City of Moreno Valley Municipal Ordinance

8.14.040 Miscellaneous standards and regulations
Any construction within the city shall only be as follows: Monday through Friday (except for holidays which occur on weekdays), 6:00 AM to 8:00 PM; weekends and holidays (as observed by the city and described in Chapter 2.55 of this code), 7:00 AM to 8:00 PM, unless written approval is obtained from the city building official or city engineer. (Ord. 759 § 5.5, 2007; Ord. 484 § 3.2 (part), 1995).

8.21.050 Grading permit requirements.
Grading and equipment operations shall only be completed between the hours of 7:00 AM to 6:00 PM Monday through Friday, excluding holidays and from 8:00 AM to 4:00 PM on weekends and holidays. The city engineer may, however, permit grading or equipment operations before or after the allowable hours of operation if he or she determines that such operations are not detrimental to the health, safety, or welfare of residents or the general public. Permitted hours of operations may be shortened by the city engineer's finding of a previously unforeseen effect on the health, safety, or welfare of the surrounding community.

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9.10.140 Noise and Sound.

Unless otherwise specified in Chapter 9.08, General Development Standards, or Chapter 9.09, Specific Use Development Standards, all commercial and industrial uses shall be operated so that noise created by any loudspeaker, bells, gongs, buzzers, or other noise attention or attracting devices shall not exceed fifty-five (55) dBA at any one time beyond the boundaries of the property.

11.80.030 Prohibited Acts.

A. General Prohibition. It is unlawful and a violation of this chapter to maintain, make, cause, or allow the making of any sound that causes a noise disturbance, as defined in Section 11.80.020.

C. Non-impulsive Sound Decibel Limits. No person shall maintain, create, operate or cause to be operated on private property any source of sound in such a manner as to create any non-impulsive sound which exceeds the limits set forth for the source land use category (as defined in Section 11.80.020) and shown in Table 5 when measured at a distance of two hundred (200) feet or more from the real property line of the source of the sound, if the sound occurs on privately owned property, or from the source of the sound, if the sound occurs on public right-of-way, public space or other publicly owned property. Any source of sound in violation of this subsection shall be deemed prima facie to be a noise disturbance. The maximum sound level standards for the project are 65 dBA L_{eq} during the daytime and 60 dBA L_{eq} during the nighttime.

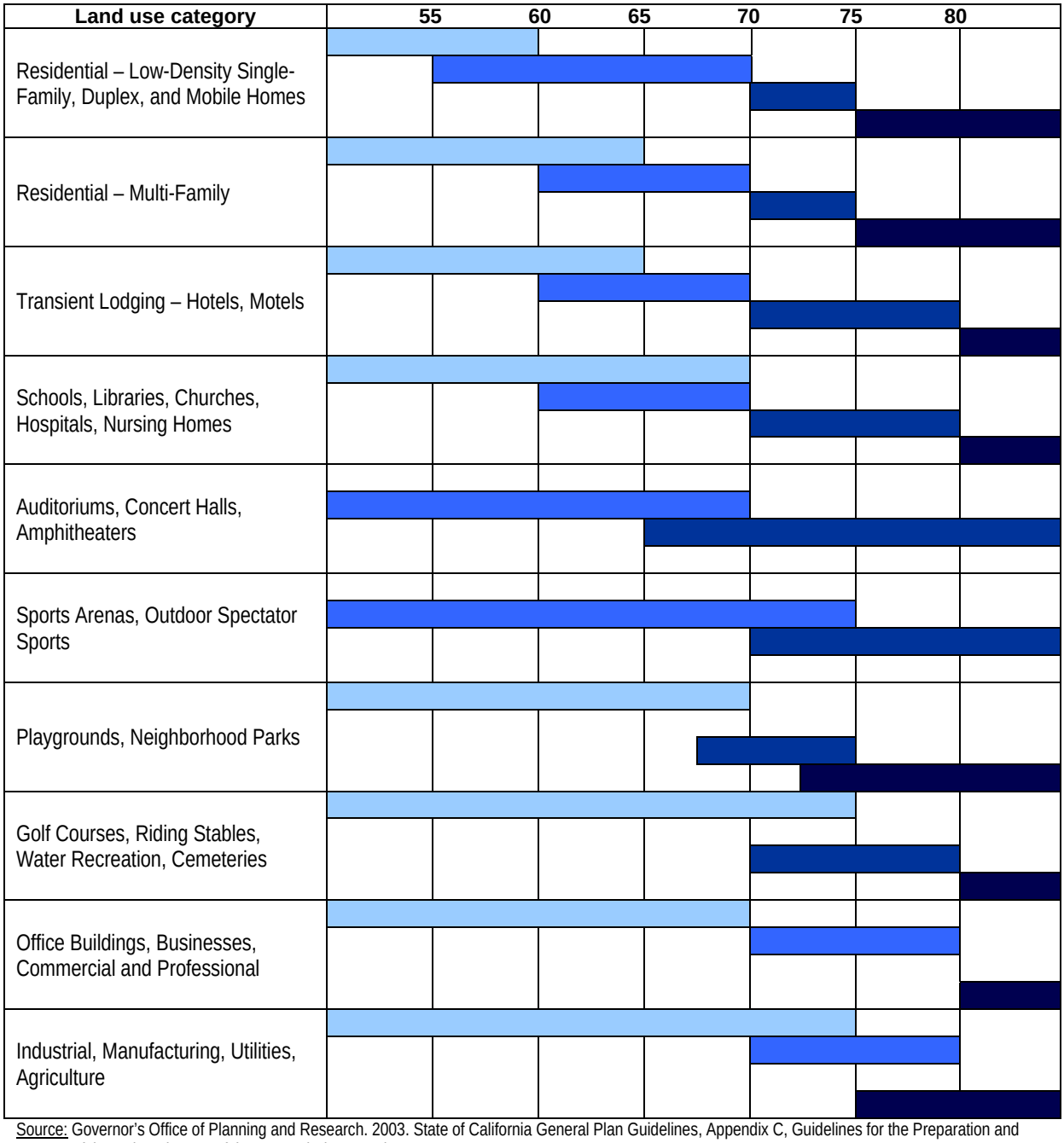
D. Specific Prohibitions. In addition to the general prohibitions set out in subsection A of this section, and unless otherwise exempted by this chapter, the following specific acts, or the causing or permitting thereof, are regulated as follows:

Construction and Demolition. 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 PM and 7:00 AM 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. This section shall not apply to the use of power tools as provided in subsection (D)(9) of this section.

Pumps, Air Conditioners, Air-Handling Equipment and Other Continuously Operating Equipment. Notwithstanding the general prohibitions of subsection a of this section, no person shall operate or permit the operation of any pump, air conditioning, air-handling or other continuously operating motorized equipment in a state of disrepair or in a manner which otherwise creates a noise disturbance distinguishable from normal operating sounds.

Table 4

State of California Community Noise Exposure (dBA CNEL or L_{dn})



Source: Governor's Office of Planning and Research. 2003. State of California General Plan Guidelines, Appendix C, Guidelines for the Preparation and Content of the Noise Element of the General Plan. October 2017

Key:

Normally Acceptable: Specified land use is satisfactory based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. Outdoor environment will seem noisy.

Normally Unacceptable: New construction and development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made with needed noise insulation features included in the design. Outdoor areas must be shielded.

Clearly Unacceptable: New construction or development should generally not be undertaken. Construction costs to make the indoor environment acceptable would be prohibitive and the outdoor environment would not be usable.

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Table 5

Maximum Sound Levels (in dBA) for Source Land Uses[1]

Residential		Commercial	
Daytime	Nighttime	Daytime	Nighttime
60	55	65	60

[1] City of Moreno Valley Municipal Code, Table 11.80.030-2.

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V. ANALYTICAL METHODOLOGY AND MODEL PARAMETERS

A. Noise Modeling and Input

1. Road Construction Model

A worst-case construction noise scenario was modeled using a version of the Federal Highway Administration's Roadway Construction Noise Model (RCNM). RCNM utilizes standard noise emission levels for many different types of equipment and includes utilization percentage, impact, and shielding parameters. Modeling input parameters and output are provided in Appendix D.

2. Federal Highway Administration (FHWA) Traffic Noise Prediction Model

Existing and Existing Plus Project and Future Buildout noise levels along John F. Kennedy Drive and Perris Boulevard were modeled utilizing the FHWA Traffic Noise Prediction Model FHWA-RD-77-108 in order to quantify the proposed project's contribution to increases in ambient noise levels.

The FHWA Traffic Noise Prediction Model arrives at a predicted noise level through a series of adjustments to the Reference Energy Mean Emission Level (REMEL). Adjustments are then made to the REMEL to account for: total average daily trips (ADT), roadway classification, width, speed and truck mix, roadway grade and site conditions (hard or soft ground surface). Surfaces adjacent to all modeled roadways were assumed to have a "hard site" to predict worst-case, conservative noise levels. A hard site, such as pavement, is highly reflective and does not attenuate noise as quickly as grass or other soft sites. Possible reductions in noise levels due to intervening topography and buildings were not accounted for in this analysis.

Vehicle/truck mixes and D/E/N splits for use in acoustical studies published by the Riverside County Department of Industrial Hygiene were utilized for noise modeling. Existing Plus Project vehicle mixes were calculated by adding the proposed project trips to existing conditions. FHWA Spreadsheets are included in Appendix E.

3. SoundPLAN

SoundPLAN acoustical modeling software was utilized to model project operational worst-case stationary noise impacts from the proposed project to adjacent sensitive uses (e.g., residences). SoundPLAN is capable of evaluating stationary noise sources (e.g., air conditioning units, parking lots, drive-thru menus, car wash equipment, vacuums, etc.) and much more. The SoundPLAN software utilizes algorithms (based on the inverse square law) to calculate noise level projections. The software allows the user to input specific noise sources, spectral content, sound barriers, building placement, topography, and sensitive receptor locations.

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VI. IMPACT ANALYSIS

A. Noise Impacts

This impact discussion analyzes the potential for project operational noise to cause an exposure of person to or generation of noise levels in excess of established City of Moreno Valley noise standards related to transportation and stationary related noise impacts both to the proposed project and caused by the proposed project.

1. Construction Noise

Existing single-family detached residential dwelling units located adjacent to the west and south of the project site may be affected by short-term noise impacts associated with the transport of workers, the movement of construction materials to and from the project site, ground clearing, excavation, grading, and building activities. Construction noise is considered a short-term impact and would be considered significant if construction activities are undertaken outside the allowable times as described by the City's Municipal ordinances 8.14.040 and 8.14.050.

Project generated construction noise will vary depending on the construction process, type of equipment involved, location of the construction site with respect to sensitive receptors, the schedule proposed to carry out each task (e.g., hours and days of the week) and the duration of the construction work. Site grading is expected to produce the highest sustained construction noise levels. Typical noise sources and noise levels associated with the site grading phase of construction are shown in Table 6. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings.

A likely worst-case construction noise scenario during grading assumes the use of a grader, a dozer, an excavator, a backhoe, and a water truck (modeled as a dump truck) operating between 25 and 200 feet from the property line. Assuming a usage factor of 40 percent for each piece of equipment, unmitigated noise levels have the potential to reach 87.3 dBA L_{eq} and 91 dBA L_{max} at the property line during grading.

The City of Moreno Valley General Plan Objective 6.5 requires the minimization of noise impacts from significant noise generators such as construction. Policy 6.5.2 states that construction activities shall be operated in a manner that limits noise impacts on surrounding uses. Mitigation measures to minimize the impact of construction on nearby sensitive receptors are provided in Section VII.

The City's Municipal Code Section 8.14.040E limits the hours of construction to 6:00 AM to 8:00 PM Monday through Friday (except for holidays), and 7:00 AM to 8:00 PM on weekends and holidays, unless written approval is obtained from the city building official or city engineer. Section 8.21.050O further restricts the grading portion of construction to 7:00 AM to 6:00 PM Monday through Friday and 8:00 AM to 4:00 PM on weekends and holidays. In addition, Section 11.80.030D of the City's Municipal

Code does not allow construction between the hours of 8:00 PM and 7:00 AM that creates a noise disturbance, defined as being audible at a distance of 200 feet from the property line.

Construction is anticipated to occur during the permissible hours according to the City's Municipal Code. Construction noise will have a temporary or periodic increase in the ambient noise levels above existing within the project vicinity. As stated above, project construction noise may reach 87.3 dBA L_{eq} and 91 dBA L_{max} at the property line during grading. The nearest sensitive receptors to the project site are located adjacent to the project's western and southern property lines. As stated earlier, any construction activities that occur outside the allowable times of the City's Municipal Code would be considered significant. Therefore, the impact is considered less than significant; however, noise reduction measures have been provided in Section VII to further reduce construction noise.

2. Noise Impacts to Off-Site Receptors Due to Project Generated Trips

Existing and existing plus project traffic noise was modeled utilizing project trip generation information obtained from the Moreno Valley Self-Storage Facility Focused Traffic Analysis (Focused Traffic Analysis) prepared by Kunzman Associates, Inc. (February 2018) and existing traffic volume counts provided by the City of Moreno Valley (2017). A worst-case scenario that assumes that all project generated vehicle trips will pass one or both of the single-family residential neighborhoods along John F. Kennedy Drive or Perris Boulevard was modeled. The proposed project is expected to generate approximately 137 average daily vehicle trips and 15 peak hour vehicle trips. Per the City of Moreno Valley, existing average daily traffic volumes on John F. Kennedy Drive west of the project site are approximately 10,800 vehicles per day and existing average daily trips along Perris Boulevard south of the project site are approximately 30,200 vehicles per day. As shown in Table 7, project generated vehicle trips are projected to result in 0.01-0.03 dB increases in existing ambient noise levels which would not be noticeable, and would not result in substantial increases in ambient noise levels. No mitigation is necessary.

3. Transportation Noise Impacts to the Proposed Project

The City of Moreno Valley's General Plan does not identify criteria in order to assess traffic noise impacts to commercial land uses. Therefore, for the purpose of this analysis, the standards contained in the General Plan Guidelines, a publication of the California Office of Planning and Research has been used in order to assess transportation noise impacts to the proposed project. These standards specify maximum noise levels allowable for new developments potentially impacted by transportation noise sources and are used by many California cities and counties. As shown in Table 4, commercial land uses are considered to be "acceptable" in environments where the exterior noise level reach up to 70 CNEL and "conditionally acceptable" in environments where the exterior noise level reaches up to 80 CNEL. In areas where the noise level exceeds 70 CNEL, new construction or development should be undertaken only after a detailed noise analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional

construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. Outdoor areas may seem noisy.

Roadways that may generate enough traffic noise under buildout conditions to effect the proposed self-storage facility use include John F. Kennedy Drive and Perris Boulevard. The City of Moreno Valley General Plan Environmental Impact Report identifies John F. Kennedy Drive as an Arterial Roadway and Perris Boulevard as a Divided Arterial Roadway. Per the County of Riverside Industrial Hygiene Guidelines for Determining and Mitigating Traffic Noise Impacts to Residential Structures and County of Riverside General Plan, Chapter 4, Figure C-3 "Link Volume Capacities/Level of Service for Riverside County Roadways" revised March 2001, future buildout noise levels associated with these roadways were modeled using average daily traffic volume Level of Service "C" design capacities (also known as future build-out daily traffic volumes). John F. Kennedy Drive is expected to accommodate up to 28,700 vehicles per day at Level of Service C and Perris Boulevard is expected to accommodate up to 43,100 vehicles per day at the Level of Service C.

FHWA modeling was conducted to calculate noise levels associated with buildout vehicle traffic noise from each of these roadways. Buildout traffic noise levels could reach up to 73.7 CNEL at the proposed self-storage building that lies closest to John F. Kennedy Drive, approximately 120 feet south of the roadway; and up to 72.3 CNEL at the proposed self-storage building that lies closest to Perris Boulevard, approximately 250 feet west of the roadway. Modeling spreadsheets are presented in Appendix E.

As stated previously, the City of Moreno Valley does not identify criteria in order to assess those impacts related to transportation noise. Therefore, the standards contained in the General Plan Guidelines, a publication of the California Office of Planning and Research has been used in order to assess transportation noise impacts to the proposed project. The guidelines state that the proposed self-storage facility land use would be “normally acceptable” in areas with noise levels up to 70 CNEL and “conditionally acceptable” in areas with noise levels above 75 CNEL.

Therefore, the exterior noise levels at the proposed project site are anticipated to fall within the County’s conditionally acceptable standards for commercial land uses. Further, most outdoor activity will occur between the proposed buildings which will be shielded from much of the traffic noise by the proposed buildings. No mitigation is required.

4. Noise Impacts to Off-site Receptors Due to On-Site Operational Noise

Sensitive receptors that may be affected by project operational noise include the single-family detached residential dwelling units located adjacent to the west and south of the proposed project.

The SoundPLAN model was utilized to model operational noise associated with loading/unloading. A worst-case analysis assuming that eight loading or unloading activities would occur on the project site during peak hour. This assumption was based on the peak hour trip generation provided in Focused Traffic Analysis. The site was

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divided into eight areas and one loading or unloading activity was assumed to occur in each area during the peak hour. A total of nine (9) receptors were modeled to accurately evaluate the proposed project's operational noise impact. A receptor is denoted by a yellow dot. SoundPLAN input and output data are presented in Appendix F.

Figure 5 shows that operational noise levels associated with the proposed project, with attenuation provided by the proposed six-foot wall along the western property boundary, are expected to range between 36.6 to 44.6 dBA L_{eq} at adjacent sensitive receptors which will not be readily noticeable over the existing noise levels that range between 52.2 to 55.4 dBA L_{eq} during daytime hours. Existing nighttime noise levels are expected to be five decibels lower than daytime hours, but peak hour operations are also not expected to occur during nighttime hours. Nighttime project operational noise levels (L_{eq}) will not be readily noticeable and will not result in substantial increases in ambient noise levels.

The proposed project is not expected to exceed the City's daytime operational noise level standards of 65 dBA L_{eq} or the City's nighttime noise level standard of 60 dBA L_{eq} at adjacent sensitive receptors. Operational noise impacts to sensitive receptors would be less than significant. No mitigation is required.

B. Vibration Impacts

This impact discussion analyzes the potential for the proposed project to cause an exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. Vibration levels in the project area may be influenced by construction. The City of Moreno Valley does not have standards or guidelines regarding ground-borne vibration so potential impacts were evaluated in light of California Department of Transportation's Transportation and Construction Vibration Guidance Manual (2013). As shown in Table 2, groundborne vibration is annoying to people in buildings at 0.20 PPV and may cause architectural damage and possible minor structural damage at PPV levels between 0.4 and 0.6.

1. Construction Vibration

There are several types of construction equipment that can cause vibration levels high enough to annoy persons in the vicinity and/or result in architectural or structural damage to nearby structures and improvements. For example, operation of a large bulldozer (0.089 PPV) at a distance of 25 feet, or 0.027 PPV at the nearest single-family detached residential dwelling unit located approximately 15 feet from the property line. Groundborne vibration at sensitive receptors associated with this equipment would drop off as the equipment moves away. It should be noted that vibration levels used in this report are reference levels and may vary slightly depending upon soil type and specific usage of each piece of equipment.

Annoyance to Persons

The primary effect of perceptible vibration is often a concern. However, secondary effects, such as the rattling of a china cabinet, can also occur, even when vibration levels are well below perception. Any effect (primary perceptible vibration, secondary

effects, or a combination of the two) can lead to annoyance. The degree to which a person is annoyed depends on the activity in which they are participating at the time of the disturbance. For example, someone sleeping or reading will be more sensitive than someone who is running on a treadmill. Re-occurring primary and secondary vibration effects often lead people to believe that the vibration is damaging their home, although vibration levels are well below minimum thresholds for damage potential.

As shown in Table 2 vibration can be annoying to people in buildings at a PPV of 0.20. A large bulldozer operating within 15 feet of the nearest single-family detached residential dwelling unit may reach up to 0.027 PPV and is not expected to result in annoyance to nearby receptors.

Architectural Damage

Vibration generated by construction activity has the potential to damage structures. This damage could be structural damage, such as cracking of floor slabs, foundations, columns, beams, or wells, or cosmetic architectural damage, such as cracked plaster, stucco, or tile.

Table 2 identifies PPV levels between 0.4 and 0.6 as vibration levels greater than normally expected from traffic volumes, but may cause "architectural" damage and possible minor structural damage. Use of a large bulldozer within 15 feet of adjacent single-family detached residential dwelling units would not result in architectural damage. The proposed project is unlikely to cause architectural damage to structures nearby.

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Table 6

Typical Construction Equipment Noise Levels[1]

Type of Equipment	Range of Maximum Sound Levels Measured (dBA at 50 feet)	Suggested Maximum Sound Levels for Analysis (dBA at 50 feet)
Rock Drills	83-99	96
Jack Hammers	75-85	82
Pneumatic Tools	78-88	85
Pumps	74-84	80
Dozers	77-90	85
Scrappers	83-91	87
Haul Trucks	83-94	88
Cranes	79-86	82
Portable Generators	71-87	80
Rollers	75-82	80
Tractors	77-82	80
Front-End Loaders	77-90	86
Hydraulic Excavators	81-90	86
Graders	79-89	86
Air Compressors	76-89	86
Trucks	81-87	86

[1] Source: Bolt, Beranek & Newman; Noise Control for Buildings and Manufacturing Plants, 1987.

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Table 7

Change in Existing Noise Levels Along Roadways as a Result of Project (CNEL)[1]

Roadway	Segment	Modeled Noise Levels (CNEL) @ 50 feet from centerline				
		Existing Without Project	Existing Plus Project	Change in Noise Level	Exceeds Standards	Potential Significant Impact
John F. Kennedy Drive	West of Project Site	73.24	73.27	0.03	YES	NO
Perris Boulevard	South of John F. Kennedy Drive	77.71	77.72	0.01	YES	NO

[1] Exterior noise levels calculated 5-feet above pad elevation, perpendicular to subject roadway.

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Figure 5

Operational Noise Levels (Leq)

Assumes two loading/unloading events per hour one on the east side and one on the west side

Signs and symbols

- Existing 6-FT Wall
- Receiver
- Area sources
- Noise Levels (Leq)

3	59.3	51.8
2	58.3	50.8
1	57.3	49.8

1 : 150

0 37.5 75 150 225 300 feet

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VII. MEASURES TO REDUCE IMPACTS

A. Construction Mitigation Measures

In addition to adherence to the City of Moreno Valley's policies found in the General Plan Noise Element and Municipal Code limiting the construction hours of operation, the following measures are recommended to reduce construction noise and vibrations, emanating from the proposed project:

1. During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.

2. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.

3. Equipment shall be shut off and not left to idle when not in use.

4. The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.

5. Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded and noise shall be directed away from sensitive receptors.

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VIII. REFERENCES

Bolt, Beranek & Newman
1987 Noise Control for Buildings and Manufacturing Plants.

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APPENDICES

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APPENDIX A

List of Acronyms

Term	Definition
ADT	Average Daily Traffic
ANSI	American National Standard Institute
CEQA	California Environmental Quality Act
CNEL	Community Noise Equivalent Level
D/E/N	Day / Evening / Night
dB	Decibel
dBA or dB(A)	Decibel "A-Weighted"
dBA/DD	Decibel per Double Distance
dBA L_{eq}	Average Noise Level over a Period of Time
EPA	Environmental Protection Agency
FHWA	Federal Highway Administration
L_{02},L_{08},L_{50},L_{90}	A-weighted Noise Levels at 2 percent, 8 percent, 50 percent, and 90 percent, respectively, of the time period
L_{dn}	Day-Night Average Noise Level
$L_{eq(x)}$	Equivalent Noise Level for '"x" period of time
L_{eq}	Equivalent Noise Level
L_{max}	Maximum Level of Noise (measured using a sound level meter)
L_{min}	Minimum Level of Noise (measured using a sound level meter)
LOS C	Level of Service C
OPR	California Governor's Office of Planning and Research
PPV	Peak Particle Velocities
RCNM	Road Construction Noise Model
REMEL	Reference Energy Mean Emission Level
RMS	Root Mean Square

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APPENDIX B

Definitions of Acoustical Terms

Term	Definition
Decibel, dB	A logarithmic unit of noise level measurement that relates the energy of a noise source to that of a constant reference level; the number of decibels is 10 times the logarithm (to the base 10) of this ratio.
Frequency, Hertz	In a function periodic in time, the number of times that the quantity repeats itself in one second (i.e., the number of cycles per second).
A-Weighted Sound Level, dBA	The sound level obtained by use of A-weighting. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear.
Root Mean Square (RMS)	A measure of the magnitude of a varying noise source quantity. The name derives from the calculation of the square root of the mean of the squares of the values. It can be calculated from either a series of lone values or a continuous varying function.
Fast/Slow Meter Response	The fast and slow meter responses are different settings on a sound level meter. The fast response setting takes a measurement every 100 milliseconds, while a slow setting takes one every second.
L_{02}, L_{08}, L_{50}, L_{90}	The A-weighted noise levels that are equaled or exceeded by a fluctuating sound level, 2 percent, 8 percent, 50 percent, and 90 percent of a stated time period, respectively.
Equivalent Continuous Noise Level, L_{eq}	A level of steady state sound that in a stated time period, and a stated location, has the same A-weighted sound energy as the time-varying sound.
L_{max}, L_{min}	L_{max} is the RMS (root mean squared) maximum level of a noise source or environment measured on a sound level meter, during a designated time interval, using fast meter response. L_{min} is the minimum level.
Ambient Noise Level	The all-encompassing noise environment associated with a given environment, at a specified time, usually a composite of sound from many sources, at many directions, near and far, in which usually no particular sound is dominant.
Offensive/ Offending/ Intrusive Noise	The noise that intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of sound depends on its amplitude, duration, frequency, and time of occurrence, and tonal information content as well as the prevailing ambient noise level.

APPENDIX C

Noise Monitoring Field Worksheets

Noise Measurement
Field Data

Project Name: Moreno Valley Project Date: 14-Dec-17

Project #: 7280a

Noise Measurement #: NM1 3099 LxT_Data102.xlsx Technician: Ian Edward Gallagher

Nearest Address or Cross Street: Perris Boulevard & John F Kennedy Drive

Site Description (Type of Existing Land Use and any other notable features): Empty site, mostlly sand, weeds and trash. Surrounding: commercial immediately East of site, mostly residential in all directions.

Weather: Blue sunny skies. Slight distant haze near horizon, some high cloud. **Settings:** SLOW FAST (Circle one)

Temperature: 80 deg F **Wind:** Calm - 5 mph **Humidity:** 6% Flat

Start Time: 2:09 PM **End Time:** 2:19 PM **Run Time:** 10 minutes

Leq:	55.4 dB	**Primary Noise Source:**	Traffic noise from vehicles travelling along John F Kennedy Drive and Perris Boulevard
Lmax	66.7 dB		
L2	61.5 dB	**Secondary Noise Sources:**	Vehicles entering or leaving CVS Pharmacy parking lot.
L8	59.6 dB		Overhead commercial and military jet aircraft
L25	56.8 dB		March Reserve Air Base ~ 2 miles West of site.
L50	52.9 dB		Bird Song.

NOISE METER:	SoundTrack LxT Class 1 ;	**CALIBRATOR:**	Larson Davis CAL250 Acoustic Calibrator
MAKE:	Larson Davis	**MAKE:**	Larson Davis
MODEL:	LxT1	**MODEL:**	Cal250
SERIAL NUMBER:	3099	**SERIAL NUMBER:**	2723
FACTORY CALIBRATION DATE:	6/23/2017	**FACTORY CALIBRATION DATE:**	6/9/2017
FIELD CALIBRATION DATE:	12/14/2017		

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Noise Measurement
Field Data

Additional Notes/Sketch

JN7280a NM1 looking East along John F Kennedy Drive towards CVS Pharmacy Building.

JN7280a NM1 looking East towards residntial area screened by cinder block wall.

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Summary	
File Name	LxT_Data.102
Serial Number	0003099
Model	SoundTrack LxT®
Firmware Version	2.301
User	Ian Edward Gallagher
Location	JN7280a NM1
Job Description	10 minute noise sample
Start	2017-12-14 14:09:41
Stop	2017-12-14 14:19:41
Duration	0:10:00.0
Run Time	0:10:00.0
Pause	0:00:00.0
Pre Calibration	2017-12-14 14:07:25
Post Calibration	None
Calibration Deviation	---

Overall Settings	
RMS Weight	A Weighting
Peak Weight	Z Weighting
Detector	Slow
Preamp	PRMLxT1L
Microphone Correction	Off
Integration Method	Linear
OBA Range	Low
OBA Bandwidth	1/1 and 1/3
OBA Freq. Weighting	Z Weighting
OBA Max Spectrum	Bin Max
Overload	122.3 dB

Results			
LAeq	55.4 dB		
LAE	83.2 dB		
EA	23.234 µPa²h		
EA8	1.115 mPa²h		
EA40	5.576 mPa²h		
LZpeak (max)	2017-12-14 14:14:29	94.9 dB	
LASmax	2017-12-14 14:10:47	66.7 dB	
LASmin	2017-12-14 14:17:26	41.2 dB	
SEA	-99.9 dB		

		Statistics	
LCeq	68.1 dB	**LAS2.00**	61.5 dB
LAeq	55.4 dB	**LAS8.00**	59.6 dB
LCeq - LAeq	12.6 dB	**LAS25.00**	56.8 dB
LAIeq	56.9 dB	**LAS50.00**	52.9 dB
LAeq	55.4 dB	**LAS66.60**	50.8 dB
LAIeq - LAeq	1.5 dB	**LAS90.00**	46.2 dB
# Overloads	0		

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Noise Measurement
Field Data

Project Name: Moreno Valley Project Date: 14-Dec-17

Project #: 7280a

Noise Measurement #: NM2 3099 LxT_Data103.xlsx Technician: Ian Edward Gallagher

Nearest Address or Cross Street: Laverda Lane & Mattus Way

Site Description (Type of Existing Land Use and any other notable features): Empty site, mostlly sand, weeds and trash. Surrounding: commercial immediately East of site, mostly residential in all directions.

Weather: Blue sunny skies. Slight distant haze near horizon, some high cloud. **Settings:** SLOW FAST (Circle one)

Temperature: 79 deg F **Wind:** Calm - 5 mph **Humidity:** 6% Flat

Start Time: 2:40 PM **End Time:** 2:50 PM **Run Time:** 10 minutes

Leq:	53.3 dB	**Primary Noise Source:**	Residential ambiance, noisy family living in residence closest to NM2, lots of children.
Lmax	71.1 dB		Cars passing NM2 at 2:45PM, 2:47PM, 2:48PM, 2:48:30PM & 2:49PM along Laverda Lane.
L2	62.5 dB	**Secondary Noise Sources:**	Distant dogs barking at numerous locations in neighborhood,
L8	57.7 dB		Overhead commercial and military jet aircraft
L25	48.1 dB		March Reserve Air Base ~ 2 miles West of site.
L50	43.5 dB		Bird Song.

NOISE METER:	SoundTrack LxT Class 1 ;	**CALIBRATOR:**	Larson Davis CAL250 Acoustic Calibrator
MAKE:	Larson Davis	**MAKE:**	Larson Davis
MODEL:	LxT1	**MODEL:**	Cal250
SERIAL NUMBER:	3099	**SERIAL NUMBER:**	2723
FACTORY CALIBRATION DATE:	6/23/2017	**FACTORY CALIBRATION DATE:**	6/9/2017
FIELD CALIBRATION DATE:	12/14/2017		

KUNZMAN ASSOCIATES, INC.
OVER 40 YEARS OF EXCELLENT SERVICE

Attachment: Noise Impact Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

Noise Measurement
Field Data

Additional Notes/Sketch

JN7280a NM2 looking North up Laverda Lane.

JN7280a NM2 looking South down Laverda Lane towards Mattus Way.

Attachment: Noise Impact Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

Summary	
File Name	LxT_Data.103
Serial Number	0003099
Model	SoundTrack LxT®
Firmware Version	2.301
User	Ian Edward Gallagher
Location	JN7280a NM2
Job Description	10 minute noise sample
Start	2017-12-14 14:40:08
Stop	2017-12-14 14:50:08
Duration	0:10:00.0
Run Time	0:10:00.0
Pause	0:00:00.0
Pre Calibration	2017-12-14 14:37:38
Post Calibration	None
Calibration Deviation	---

Overall Settings	
RMS Weight	A Weighting
Peak Weight	Z Weighting
Detector	Slow
Preamp	PRMLxT1L
Microphone Correction	Off
Integration Method	Linear
OBA Range	Low
OBA Bandwidth	1/1 and 1/3
OBA Freq. Weighting	Z Weighting
OBA Max Spectrum	Bin Max
Overload	122.3 dB

Results			
LAeq	53.3 dB		
LAE	81.1 dB		
EA	14.251 µPa²h		
EA8	684.071 µPa²h		
EA40	3.420 mPa²h		
LZpeak (max)	2017-12-14 14:45:58	96.7 dB	
LASmax	2017-12-14 14:44:21	71.7 dB	
LASmin	2017-12-14 14:41:33	36.4 dB	
SEA	-99.9 dB		
		Statistics	
LCeq	65.1 dB	**LAS2.00**	62.5 dB
LAeq	53.3 dB	**LAS8.00**	57.7 dB
LCeq - LAeq	11.8 dB	**LAS25.00**	48.1 dB
LAIeq	57.1 dB	**LAS50.00**	43.5 dB
LAeq	53.3 dB	**LAS66.60**	41.3 dB
LAIeq - LAeq	3.8 dB	**LAS90.00**	38.3 dB
# Overloads	0		

Attachment: Noise Impact Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED

Noise Measurement
Field Data

Project Name: Moreno Valley Project Date: 14-Dec-17

Project #: 7280a

Noise Measurement #: NM3 3099 LxT_Data104.xlsx Technician: Ian Edward Gallagher

Nearest Address or Cross Street: Perris Boulevard & John F Kennedy Drive

Site Description (Type of Existing Land Use and any other notable features): Empty site, mostlly sand, weeds and trash. Surrounding: commercial immediately East of site, mostly residential in all directions.

Weather: Blue sunny skies. Slight distant haze near horizon, some high cloud. **Settings:** SLOW FAST (Circle one)

Temperature: 77 deg F **Wind:** Calm - 5 mph **Humidity:** 8% Flat

Start Time: 3:19 PM **End Time:** 3:29 PM **Run Time:** 10 minutes

Leq:	52.2 dB	**Primary Noise Source:**	Traffic ambiance coming from Perris Boulevard and John F Kennedy Drive
Lmax	61.8 dB		Vehicles passing by NM3 location, did not happen for this 10 minute sample.
L2	57.4 dB	**Secondary Noise Sources:**	Work ambiance coming from the back of Family Dollar store.
L8	55.3 dB		Overhead commercial and military jet aircraft.
L25	53.0 dB		March Reserve Air Base ~ 2 miles West of site.
L50	51.2 dB		Bird Song.

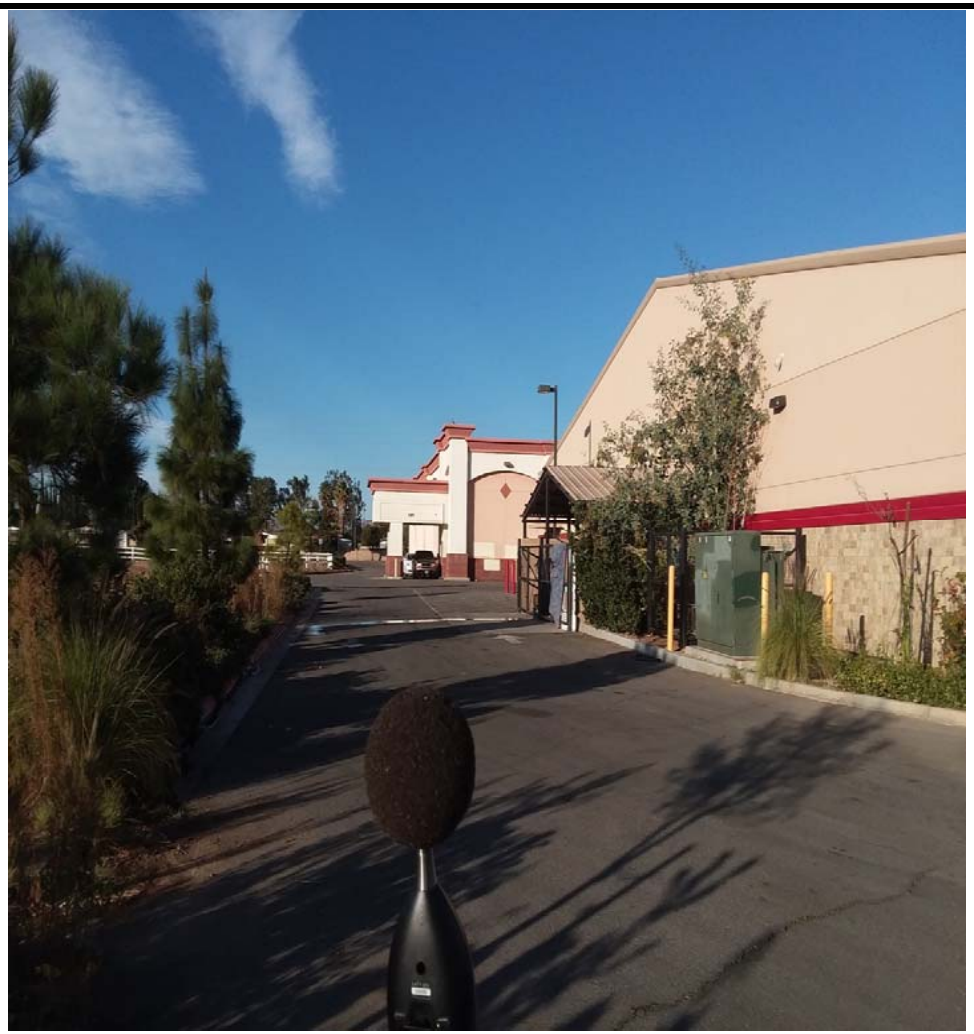
NOISE METER:	SoundTrack LxT Class 1 ;	**CALIBRATOR:**	Larson Davis CAL250 Acoustic Calibrator
MAKE:	Larson Davis	**MAKE:**	Larson Davis
MODEL:	LxT1	**MODEL:**	Cal250
SERIAL NUMBER:	3099	**SERIAL NUMBER:**	2723
FACTORY CALIBRATION DATE:	6/23/2017	**FACTORY CALIBRATION DATE:**	6/9/2017
FIELD CALIBRATION DATE:	12/14/2017		

KUNZMAN ASSOCIATES, INC.
OVER 40 YEARS OF EXCELLENT SERVICE

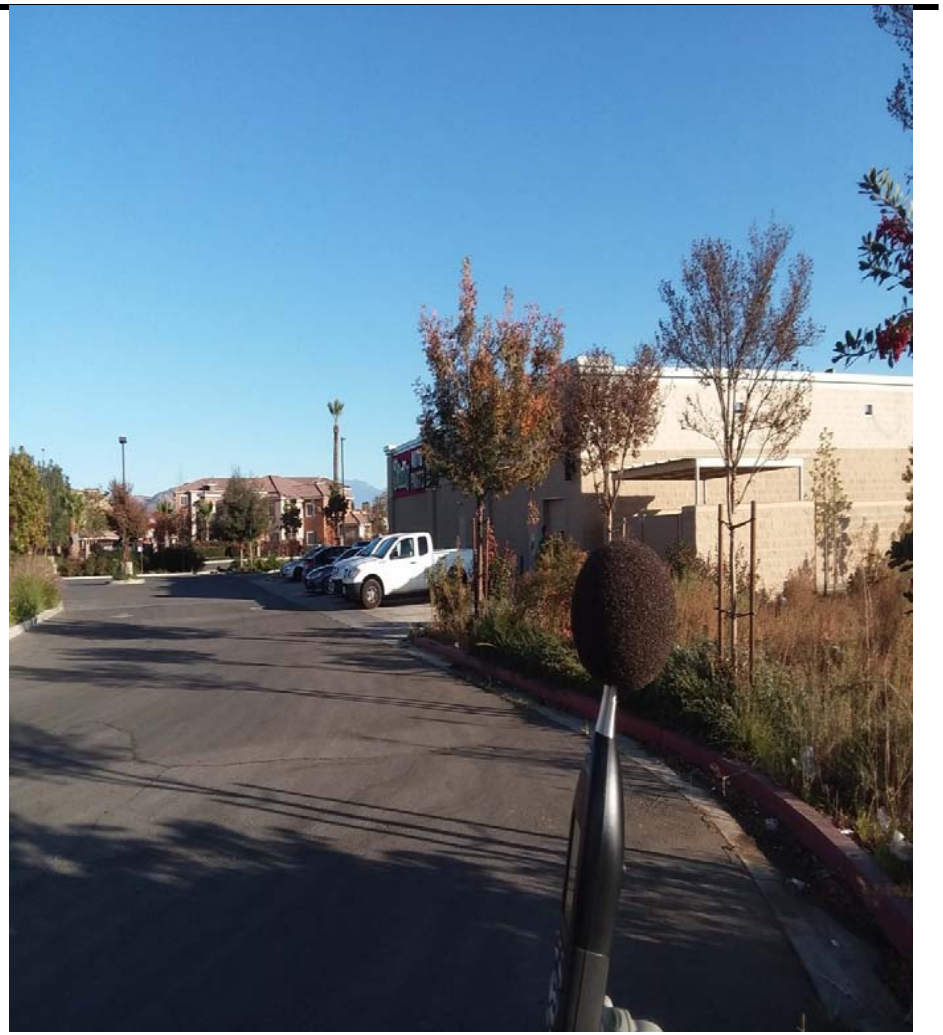
Attachment: Noise Impact Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

Noise Measurement
Field Data

Additional Notes/Sketch



JN7280a NM3 looking North past back of Family Dollar store towards CVS Pharmacy



JN7280a NM3 looking East past the O"Reilly Auto Parts store towards Perris Blvd.

Attachment: Noise Impact Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

Summary	
File Name	LxT_Data.104
Serial Number	0003099
Model	SoundTrack LxT®
Firmware Version	2.301
User	Ian Edward Gallagher
Location	JN7280a NM3
Job Description	10 minute noise sample
Start	2017-12-14 15:19:57
Stop	2017-12-14 15:29:57
Duration	0:10:00.0
Run Time	0:10:00.0
Pause	0:00:00.0
Pre Calibration	2017-12-14 15:08:45
Post Calibration	None
Calibration Deviation	---

Overall Settings	
RMS Weight	A Weighting
Peak Weight	Z Weighting
Detector	Slow
Preamp	PRMLxT1L
Microphone Correction	Off
Integration Method	Linear
OBA Range	Low
OBA Bandwidth	1/1 and 1/3
OBA Freq. Weighting	Z Weighting
OBA Max Spectrum	Bin Max
Overload	122.4 dB

Results			
LAeq	52.2 dB		
LAE	79.9 dB		
EA	10.982 µPa²h		
EA8	527.136 µPa²h		
EA40	2.636 mPa²h		
LZpeak (max)	2017-12-14 15:29:35	90.8 dB	
LASmax	2017-12-14 15:29:34	61.8 dB	
LASmin	2017-12-14 15:20:03	43.8 dB	
SEA	-99.9 dB		

		Statistics	
LCeq	66.0 dB	**LAS2.00**	57.4 dB
LAeq	52.2 dB	**LAS8.00**	55.3 dB
LCeq - LAeq	13.8 dB	**LAS25.00**	53.0 dB
LAIeq	54.2 dB	**LAS50.00**	51.2 dB
LAeq	52.2 dB	**LAS66.60**	49.8 dB
LAIeq - LAeq	2.1 dB	**LAS90.00**	47.7 dB
# Overloads	0		

Attachment: Noise Impact Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED

APPENDIX D

RCNM Noise Modeling Output

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 12/22/2017
Case Description: 7280a Moreno Valley Self-Storage Facility

---- Receptor #1 ----

		Baselines (dBA)		
Description	Land Use	Daytime	Evening	Night
Residential	Residential	65	65	45

Equipment

Description	Impact Device	Usage(%)	Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Grader	No	40	85		25	0
Dozer	No	40		81.7	75	0
Dump Truck	No	40		76.5	125	0
Backhoe	No	40		77.6	150	0
Excavator	No	40		80.7	200	0

Results

	Calculated (dBA)		
Equipment	*Lmax	Leq	Day Lmax
Grader	91	87	N/A
Dozer	78.1	74.2	N/A
Dump Truck	68.5	64.5	N/A
Backhoe	68	64	N/A
Excavator	68.7	64.7	N/A
Total	91	87.3	N/A

*Calculated Lmax is the Loudest value.

Attachment: Noise Impact Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED

APPENDIX E

FHWA Traffic Noise Prediction Model
- FHWA RD-77-108 Output

FHWA Sound32 Spreadsheet

Existing Traffic Noise

Project: **7280a Moreno Valley Self-Storage Facility**
Road: **John F. Kennedy Drive**
Segment: **West of Project Site**

	DAYTIME			EVENING			NIGHTTIME				
	AUTOS	M.TRUCKS	H.TRUCKS	AUTOS	M.TRUCKS	H.TRUCKS	AUTOS	M.TRUCKS	H.TRUCKS	ADT	10800.00
										SPEED	45.00
										DISTANCE	50.00
INPUT PARAMETERS											
Vehicles per hour	625.50	12.96	21.60	464.40	2.16	3.60	115.20	18.00	30.00	% A	92
Speed in MPH	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00		
Left angle	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00		
Right angle	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	% MT	3
NOISE CALCULATIONS											
Reference levels	69.34	77.62	82.14	69.34	77.62	82.14	69.34	77.62	82.14	% HT	5
ADJUSTMENTS											
Flow	21.12	4.29	6.51	19.83	-3.49	-1.27	13.78	5.71	7.93		
Distance	-0.07	-0.07	-0.07	-0.07	-0.07	-0.07	-0.07	-0.07	-0.07	LEFT	-90.00
Finite Roadway	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	RIGHT	90.00
Barrier	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Grade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	CNEL	73.24
Constant	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	DAY LEQ	67.94
LEQ	65.40	56.84	63.58	64.11	49.06	55.80	58.05	58.27	65.00	Day hour	89.00
										Absorbtive?	no
	DAY LEQ	67.94		EVENING LEQ	64.82		NIGHT LEQ	66.51		Use hour?	no
										GRADE dB	0.00
		CNEL	**73.24**								

Attachment: Noise Impact Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

FHWA Sound32 Spreadsheet

Existing Plus Project Traffic Noise

Project: **7280a Moreno Valley Self-Storage Facility**
Road: **John F. Kennedy Drive**
Segment: **West of Project Site**

	DAYTIME			EVENING			NIGHTTIME			ADT	10936.97
	AUTOS	M.TRUCKS	H.TRUCKS	AUTOS	M.TRUCKS	H.TRUCKS	AUTOS	M.TRUCKS	H.TRUCKS	SPEED	45.00
										DISTANCE	50.00
INPUT PARAMETERS											
Vehicles per hour	633.90	13.06	21.64	470.64	2.18	3.61	116.75	18.14	30.06	% A	92.07
Speed in MPH	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00		
Left angle	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00		
Right angle	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	% MT	2.99
NOISE CALCULATIONS											
Reference levels	69.34	77.62	82.14	69.34	77.62	82.14	69.34	77.62	82.14	% HT	4.95
ADJUSTMENTS											
Flow	21.18	4.32	6.51	19.89	-3.46	-1.27	13.83	5.75	7.94		
Distance	-0.07	-0.07	-0.07	-0.07	-0.07	-0.07	-0.07	-0.07	-0.07	LEFT	-90.00
Finite Roadway	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	RIGHT	90.00
Barrier	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Grade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	CNEL	73.27
Constant	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	DAY LEQ	67.98
LEQ	65.46	56.87	63.59	64.16	49.09	55.80	58.11	58.30	65.01	Day hour	89.00
										Absorbtive?	no
	DAY LEQ	67.98		EVENING LEQ	64.87		NIGHT LEQ	66.53		Use hour?	no
										GRADE dB	0.00
		CNEL	**73.27**								

Attachment: Noise Impact Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

FHWA Sound32 Spreadsheet

Existing Traffic Noise

Project: **7280a Moreno Valley Self-Storage Facility**
Road: **Perris Boulevard**
Segment: **South of John F. Kennedy Drive**

	DAYTIME			EVENING			NIGHTTIME				
	AUTOS	M.TRUCKS	H.TRUCKS	AUTOS	M.TRUCKS	H.TRUCKS	AUTOS	M.TRUCKS	H.TRUCKS	ADT	30200.00
										SPEED	45.00
										DISTANCE	50.00
INPUT PARAMETERS											
Vehicles per hour	1749.08	36.24	60.40	1298.60	6.04	10.07	322.13	50.33	83.89	% A	92
Speed in MPH	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00		
Left angle	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00		
Right angle	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	% MT	3
NOISE CALCULATIONS											
Reference levels	69.34	77.62	82.14	69.34	77.62	82.14	69.34	77.62	82.14	% HT	5
ADJUSTMENTS											
Flow	25.59	8.75	10.97	24.30	0.97	3.19	18.24	10.18	12.40		
Distance	-0.07	-0.07	-0.07	-0.07	-0.07	-0.07	-0.07	-0.07	-0.07	LEFT	-90.00
Finite Roadway	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	RIGHT	90.00
Barrier	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Grade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	CNEL	77.71
Constant	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	DAY LEQ	72.41
LEQ	69.86	61.31	68.04	68.57	53.52	60.26	62.52	62.73	69.47	Day hour	89.00
										Absorbtive?	no
	DAY LEQ	72.41		EVENING LEQ	69.29		NIGHT LEQ	70.97		Use hour?	no
										GRADE dB	0.00
		CNEL	**77.71**								

Attachment: Noise Impact Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

FHWA Sound32 Spreadsheet

Existing Plus Project Traffic Noise

Project: **7280a Moreno Valley Self-Storage Facility**
Road: **Perris Boulevard**
Segment: **South of John F. Kennedy Drive**

	DAYTIME			EVENING			NIGHTTIME				
	AUTOS	M.TRUCKS	H.TRUCKS	AUTOS	M.TRUCKS	H.TRUCKS	AUTOS	M.TRUCKS	H.TRUCKS	ADT	30336.97
										SPEED	45.00
										DISTANCE	50.00
INPUT PARAMETERS											
Vehicles per hour	1757.48	36.34	60.44	1304.84	6.06	10.07	323.68	50.47	83.95	% A	92.02
Speed in MPH	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00		
Left angle	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00		
Right angle	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	% MT	2.99
NOISE CALCULATIONS											
Reference levels	69.34	77.62	82.14	69.34	77.62	82.14	69.34	77.62	82.14	% HT	4.98
ADJUSTMENTS											
Flow	25.61	8.77	10.98	24.32	0.98	3.19	18.26	10.19	12.40		
Distance	-0.07	-0.07	-0.07	-0.07	-0.07	-0.07	-0.07	-0.07	-0.07	LEFT	-90.00
Finite Roadway	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	RIGHT	90.00
Barrier	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Grade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	CNEL	77.72
Constant	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	DAY LEQ	72.42
LEQ	69.89	61.32	68.05	68.59	53.54	60.27	62.54	62.74	69.47	Day hour	89.00
										Absorbtive?	no
	DAY LEQ	72.42		EVENING LEQ	69.30		NIGHT LEQ	70.98		Use hour?	no
										GRADE dB	0.00
		CNEL	**77.72**								

Attachment: Noise Impact Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

FHWA Sound32 Spreadsheet
Riverside County Published Mix
Larger than Secondary

Buildout Traffic Noise

John F. Kennedy (at nearest proposed building)

	DAYTIME			EVENING			NIGHTTIME		
	AUTOS	M.TRUCKS	H.TRUCKS	AUTOS	M.TRUCKS	H.TRUCKS	AUTOS	M.TRUCKS	H.TRUCKS
							AUTOS		
INPUT PARAMETERS									
Vehicles per hour	1662.13	34.44	57.40	1233.95	5.74	9.57	305.99	47.83	79.72
Speed in MPH	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00
Left angle	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00
Right angle	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00
NOISE CALCULATIONS									
Reference levels	69.34	77.62	82.14	69.34	77.62	82.14	69.34	77.62	82.14
ADJUSTMENTS									
Flow	25.37	8.53	10.75	24.07	0.75	2.97	18.02	9.96	12.18
Distance	-3.87	-3.87	-3.87	-3.87	-3.87	-3.87	-3.87	-3.87	-3.87
Finite Roadway	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Barrier	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Constant	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00
LEQ	65.84	57.28	64.02	64.55	49.50	56.24	58.49	58.71	65.45

DAY LEQ	68.39	EVENING LEQ	65.26	NIGHT LEQ	66.95	
CNEL	**73.68**					

ADT	28700.00
SPEED	45.00
DISTANCE	120.00
% A	92.00
% MT	3.00
% HT	5.00
LEFT	-90.00
RIGHT	90.00
CNEL	73.68
DAY LEQ	68.39
Day hour	89.00
Absorbtive?	no
Use hour?	no
GRADE dB	0.00

Attachment: Noise Impact Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

FHWA Sound32 Spreadsheet
Riverside County Published Mix
Larger than Secondary

Buildout Traffic Noise

Perris Boulevard (at nearest proposed building)

	DAYTIME			EVENING			NIGHTTIME				
	AUTOS	M.TRUCKS	H.TRUCKS	AUTOS	M.TRUCKS	H.TRUCKS	AUTOS	M.TRUCKS	H.TRUCKS	ADT	43100.00
							AUTOS			SPEED	45.00
										DISTANCE	250.00
INPUT PARAMETERS											
Vehicles per hour	2496.09	51.72	86.20	1853.07	8.62	14.37	459.52	71.83	119.72	% A	92.00
Speed in MPH	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	% MT	3.00
Left angle	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00	% HT	5.00
Right angle	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	LEFT	-90.00
										RIGHT	90.00
NOISE CALCULATIONS											
Reference levels	69.34	77.62	82.14	69.34	77.62	82.14	69.34	77.62	82.14	CNEL	72.26
ADJUSTMENTS										DAY LEQ	66.96
Flow	27.13	10.30	12.52	25.84	2.52	4.74	19.79	11.73	13.94		
Distance	-7.06	-7.06	-7.06	-7.06	-7.06	-7.06	-7.06	-7.06	-7.06	Day hour	89.00
Finite Roadway	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Barrier	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Absorbtive?	no
Grade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Constant	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	Use hour?	no
LEQ	64.42	55.86	62.60	63.13	48.08	54.82	57.07	57.29	64.03	GRADE dB	0.00

DAY LEQ	66.96	EVENING LEQ	63.84	NIGHT LEQ	65.53	
CNEL	**72.26**					

Attachment: Noise Impact Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

APPENDIX F

SoundPLAN Input and Output

Noise Emissions of Industry Sources

Source name	Reference	Level		Frequency spectrum [dB(A)]								Corrections		
			dB(A)	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz	Kwall dB(A)	CI dB(A)	CT dB(A)
Loading/Unloading 1	Unit	Leq1	80.0	47.0	57.0	64.0	70.0	73.0	74.0	74.0	72.0	-	-	-
		Leq2	-	-	-	-	-	-	-	-	-	-	-	-
		Leq3	-	-	-	-	-	-	-	-	-	-	-	-
		Lmax	-	-	-	-	-	-	-	-	-	-	-	-
Loading/Unloading 2	Unit	Leq1	80.0	47.0	57.0	64.0	70.0	73.0	74.0	74.0	72.0	-	-	-
		Leq2	-	-	-	-	-	-	-	-	-	-	-	-
		Leq3	-	-	-	-	-	-	-	-	-	-	-	-
		Lmax	-	-	-	-	-	-	-	-	-	-	-	-
Loading/Unloading 3	Unit	Leq1	80.0	47.0	57.0	64.0	70.0	73.0	74.0	74.0	72.0	-	-	-
		Leq2	-	-	-	-	-	-	-	-	-	-	-	-
		Leq3	-	-	-	-	-	-	-	-	-	-	-	-
		Lmax	-	-	-	-	-	-	-	-	-	-	-	-
Loading/Unloading 4	Unit	Leq1	80.0	47.0	57.0	64.0	70.0	73.0	74.0	74.0	72.0	-	-	-
		Leq2	-	-	-	-	-	-	-	-	-	-	-	-
		Leq3	-	-	-	-	-	-	-	-	-	-	-	-
		Lmax	-	-	-	-	-	-	-	-	-	-	-	-
Loading/Unloading 5	Unit	Leq1	80.0	47.0	57.0	64.0	70.0	73.0	74.0	74.0	72.0	-	-	-
		Leq2	-	-	-	-	-	-	-	-	-	-	-	-
		Leq3	-	-	-	-	-	-	-	-	-	-	-	-
		Lmax	-	-	-	-	-	-	-	-	-	-	-	-
Loading/Unloading 6	Unit	Leq1	80.0	47.0	57.0	64.0	70.0	73.0	74.0	74.0	72.0	-	-	-
		Leq2	-	-	-	-	-	-	-	-	-	-	-	-
		Leq3	-	-	-	-	-	-	-	-	-	-	-	-
		Lmax	-	-	-	-	-	-	-	-	-	-	-	-
Loading/Unloading 7	Unit	Leq1	80.0	47.0	57.0	64.0	70.0	73.0	74.0	74.0	72.0	-	-	-
		Leq2	-	-	-	-	-	-	-	-	-	-	-	-
		Leq3	-	-	-	-	-	-	-	-	-	-	-	-
		Lmax	-	-	-	-	-	-	-	-	-	-	-	-
Loading/Unloading 8	Unit	Leq1	80.0	47.0	57.0	64.0	70.0	73.0	74.0	74.0	72.0	-	-	-
		Leq2	-	-	-	-	-	-	-	-	-	-	-	-
		Leq3	-	-	-	-	-	-	-	-	-	-	-	-
		Lmax	-	-	-	-	-	-	-	-	-	-	-	-

Attachment: Noise Impact Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED

Contribution Levels of the Receivers

Source name		Level Leq1	Leq2	Leq3	Lmax
		dB(A)			
1	Fl	38.0	-42.0	-42.0	0.0
Loading/Unloading 1		36.2	-43.8	-43.8	0.0
Loading/Unloading 2		25.5	-54.5	-54.5	0.0
Loading/Unloading 3		22.5	-57.5	-57.5	0.0
Loading/Unloading 4		18.9	-61.1	-61.1	0.0
Loading/Unloading 5		20.7	-59.3	-59.3	0.0
Loading/Unloading 6		20.6	-59.4	-59.4	0.0
Loading/Unloading 7		23.2	-56.8	-56.8	0.0
Loading/Unloading 8		30.3	-49.7	-49.7	0.0
2	Fl	41.4	-38.6	-38.6	0.0
Loading/Unloading 1		40.3	-39.7	-39.7	0.0
Loading/Unloading 2		27.6	-52.4	-52.4	0.0
Loading/Unloading 3		24.2	-55.8	-55.8	0.0
Loading/Unloading 4		20.0	-60.0	-60.0	0.0
Loading/Unloading 5		22.0	-58.0	-58.0	0.0
Loading/Unloading 6		21.7	-58.3	-58.3	0.0
Loading/Unloading 7		24.7	-55.3	-55.3	0.0
Loading/Unloading 8		32.0	-48.0	-48.0	0.0
3	Fl	42.6	-37.4	-37.4	0.0
Loading/Unloading 1		41.0	-39.0	-39.0	0.0
Loading/Unloading 2		32.3	-47.7	-47.7	0.0
Loading/Unloading 3		28.0	-52.0	-52.0	0.0
Loading/Unloading 4		22.1	-57.9	-57.9	0.0
Loading/Unloading 5		24.6	-55.4	-55.4	0.0
Loading/Unloading 6		23.8	-56.2	-56.2	0.0
Loading/Unloading 7		27.5	-52.5	-52.5	0.0
Loading/Unloading 8		32.6	-47.4	-47.4	0.0
4	Fl	43.1	-36.9	-36.9	0.0
Loading/Unloading 1		40.0	-40.0	-40.0	0.0
Loading/Unloading 2		37.4	-42.6	-42.6	0.0
Loading/Unloading 3		32.0	-48.0	-48.0	0.0
Loading/Unloading 4		24.0	-56.0	-56.0	0.0
Loading/Unloading 5		26.8	-53.2	-53.2	0.0
Loading/Unloading 6		25.3	-54.7	-54.7	0.0
Loading/Unloading 7		29.5	-50.5	-50.5	0.0
Loading/Unloading 8		31.6	-48.4	-48.4	0.0
5	Fl	44.6	-35.4	-35.4	0.0
Loading/Unloading 1		35.4	-44.6	-44.6	0.0
Loading/Unloading 2		41.2	-38.8	-38.8	0.0
Loading/Unloading 3		38.9	-41.1	-41.1	0.0
Loading/Unloading 4		26.3	-53.7	-53.7	0.0
Loading/Unloading 5		29.8	-50.2	-50.2	0.0
Loading/Unloading 6		27.4	-52.6	-52.6	0.0
Loading/Unloading 7		32.1	-47.9	-47.9	0.0
Loading/Unloading 8		30.8	-49.2	-49.2	0.0
6	Fl	44.3	-35.7	-35.7	0.0
Loading/Unloading 1		28.6	-51.4	-51.4	0.0
Loading/Unloading 2		33.5	-46.5	-46.5	0.0
Loading/Unloading 3		42.5	-37.5	-37.5	0.0
Loading/Unloading 4		29.9	-50.1	-50.1	0.0
Loading/Unloading 5		33.1	-46.9	-46.9	0.0
Loading/Unloading 6		29.0	-51.0	-51.0	0.0
Loading/Unloading 7		32.3	-47.7	-47.7	0.0
Loading/Unloading 8		27.6	-52.4	-52.4	0.0
7	Fl	43.7	-36.3	-36.3	0.0
Loading/Unloading 1		23.2	-56.8	-56.8	0.0
Loading/Unloading 2		26.6	-53.4	-53.4	0.0
Loading/Unloading 3		40.3	-39.7	-39.7	0.0
Loading/Unloading 4		39.6	-40.4	-40.4	0.0
Loading/Unloading 5		32.6	-47.4	-47.4	0.0

Attachment: Noise Impact Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED

Contribution Levels of the Receivers

Source name	Level Leq1	Leq2	Leq3	Lmax
	dB(A)			
Loading/Unloading 6	27.9	-52.1	-52.1	0.0
Loading/Unloading 7	27.3	-52.7	-52.7	0.0
Loading/Unloading 8	22.9	-57.1	-57.1	0.0
8 Fl	36.9	-43.1	-43.1	0.0
Loading/Unloading 1	19.5	-60.5	-60.5	0.0
Loading/Unloading 2	22.3	-57.7	-57.7	0.0
Loading/Unloading 3	28.4	-51.6	-51.6	0.0
Loading/Unloading 4	33.9	-46.1	-46.1	0.0
Loading/Unloading 5	28.9	-51.1	-51.1	0.0
Loading/Unloading 6	26.1	-53.9	-53.9	0.0
Loading/Unloading 7	23.5	-56.5	-56.5	0.0
Loading/Unloading 8	19.6	-60.4	-60.4	0.0
9 Fl	36.6	-43.4	-43.4	0.0
Loading/Unloading 1	19.2	-60.8	-60.8	0.0
Loading/Unloading 2	22.0	-58.0	-58.0	0.0
Loading/Unloading 3	25.7	-54.3	-54.3	0.0
Loading/Unloading 4	33.3	-46.7	-46.7	0.0
Loading/Unloading 5	28.7	-51.3	-51.3	0.0
Loading/Unloading 6	28.8	-51.2	-51.2	0.0
Loading/Unloading 7	23.8	-56.2	-56.2	0.0
Loading/Unloading 8	19.6	-60.4	-60.4	0.0

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Receiver List

No.	Receiver name	Building side	Floor	Limit				Level				Conflict			
				Leq1	Leq2	Leq3	Lmax	Leq1	Leq2	Leq3	Lmax	Leq1	Leq2	Leq3	Lmax
				dB(A)				dB(A)				dB(A)			
1	1		Fl	-	-	-	-	38.0	-42.0	-42.0	0.0	-	-	-	-
2	2		Fl	-	-	-	-	41.4	-38.6	-38.6	0.0	-	-	-	-
3	3		Fl	-	-	-	-	42.6	-37.4	-37.4	0.0	-	-	-	-
4	4		Fl	-	-	-	-	43.1	-36.9	-36.9	0.0	-	-	-	-
5	5		Fl	-	-	-	-	44.6	-35.4	-35.4	0.0	-	-	-	-
6	6		Fl	-	-	-	-	44.3	-35.7	-35.7	0.0	-	-	-	-
7	7		Fl	-	-	-	-	43.7	-36.3	-36.3	0.0	-	-	-	-
8	8		Fl	-	-	-	-	36.9	-43.1	-43.1	0.0	-	-	-	-
9	9		Fl	-	-	-	-	36.6	-43.4	-43.4	0.0	-	-	-	-

Attachment: Noise Impact Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED

Spectra of the Receivers

No.	Name	Floor	Time slice	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
8	8	Fl	Leq1	7.8	17.6	24.2	29.6	31.7	31.2	28.7	22.0
			Leq2	0.0	0.0	-55.8	-50.4	-48.3	-48.8	-51.3	-58.0
			Leq3	0.0	0.0	-55.8	-50.4	-48.3	-48.8	-51.3	-58.0
6	6	Fl	Leq1	11.9	21.9	28.9	34.8	37.8	38.6	38.2	34.7
			Leq2	0.0	-58.1	-51.1	-45.2	-42.2	-41.4	-41.8	-45.3
			Leq3	0.0	-58.1	-51.1	-45.2	-42.2	-41.4	-41.8	-45.3
7	7	Fl	Leq1	11.3	21.2	28.2	34.2	37.1	38.0	37.8	34.4
			Leq2	0.0	-58.8	-51.8	-45.8	-42.9	-42.0	-42.2	-45.6
			Leq3	0.0	-58.8	-51.8	-45.8	-42.9	-42.0	-42.2	-45.6
9	9	Fl	Leq1	7.2	17.0	23.7	29.2	31.3	31.0	28.6	21.8
			Leq2	0.0	0.0	-56.3	-50.8	-48.7	-49.0	-51.4	-58.2
			Leq3	0.0	0.0	-56.3	-50.8	-48.7	-49.0	-51.4	-58.2
3	3	Fl	Leq1	10.3	20.3	27.2	33.2	36.1	36.9	36.5	32.8
			Leq2	0.0	-59.7	-52.8	-46.8	-43.9	-43.1	-43.5	-47.2
			Leq3	0.0	-59.7	-52.8	-46.8	-43.9	-43.1	-43.5	-47.2
4	4	Fl	Leq1	10.8	20.8	27.8	33.7	36.6	37.5	37.0	33.3
			Leq2	0.0	-59.2	-52.2	-46.3	-43.4	-42.5	-43.0	-46.7
			Leq3	0.0	-59.2	-52.2	-46.3	-43.4	-42.5	-43.0	-46.7
2	2	Fl	Leq1	9.1	19.1	26.1	32.0	34.9	35.8	35.3	31.7
			Leq2	0.0	0.0	-53.9	-48.0	-45.1	-44.2	-44.7	-48.3
			Leq3	0.0	0.0	-53.9	-48.0	-45.1	-44.2	-44.7	-48.3
1	1	Fl	Leq1	5.9	15.9	22.9	28.8	31.7	32.5	31.7	27.4
			Leq2	0.0	0.0	-57.1	-51.2	-48.3	-47.5	-48.3	-52.6
			Leq3	0.0	0.0	-57.1	-51.2	-48.3	-47.5	-48.3	-52.6
5	5	Fl	Leq1	12.2	22.2	29.2	35.2	38.1	39.0	38.6	35.1
			Leq2	0.0	-57.8	-50.8	-44.8	-41.9	-41.0	-41.4	-44.9
			Leq3	0.0	-57.8	-50.8	-44.8	-41.9	-41.0	-41.4	-44.9

Attachment: Noise Impact Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED

Kunzman Associates, Inc.

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MORENO VALLEY SELF STORAGE FACILITY

FOCUSED TRAFFIC ANALYSIS

February 13, 2018

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Traffic Engineering | Transportation Planning | Parking | Noise/Vibration | Expert Witness
Air Quality | Global Climate Change | Health Risk Assessment

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Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

February 13, 2018

Mr. Garrett Gossett
GOSSETT DEVELOPMENT, INC.
207 Monarch Bay Drive
Dana Point, CA 92629

Dear Mr. Gossett:

INTRODUCTION

The firm of Kunzman Associates, Inc. is pleased to provide this focused traffic analysis for the proposed Moreno Valley Self-Storage Facility. The purpose of this focused traffic analysis is to evaluate potential project-related traffic impacts at the study intersections. The project site is located near the southwest corner of the John F. Kennedy Drive and Perris Boulevard intersection in the City of Moreno Valley. The project location map is shown on Figure 1.

Although this is a technical letter-report, every effort has been made to write the report clearly and concisely. To assist the reader with those terms unique to transportation engineering, a glossary of terms is provided within Appendix A.

PROPOSED DEVELOPMENT

The approximately 4.47 acre project site is proposed to be developed with a 90,565 square foot self-storage facility. The project is proposed to provide access to John F. Kennedy Drive through two existing driveways that currently serve the existing commercial development to the east. The project site plan is illustrated on Figure 2.

INTERSECTION ANALYSIS METHODOLOGY

Pursuant to scoping discussions with City of Moreno Valley staff, the study intersection analysis locations are depicted below:

Study Intersection	Jurisdiction
Indian Street (NS) at: John F. Kennedy Drive (EW) - #1	City of Moreno Valley
Project West Access (NS) at: John F. Kennedy Drive (EW) - #2	City of Moreno Valley
Project East Access (NS) at: John F. Kennedy Drive (EW) - #3	City of Moreno Valley
Perris Boulevard (NS) at: John F. Kennedy Drive (EW) - #4	City of Moreno Valley

The technique used to assess the performance of an intersection is known as the intersection delay method based on the procedures contained in the 2010 Highway Capacity Manual (Transportation Research Board, 2010). The methodology compares the volume of traffic using the intersection to the capacity of the intersection to calculate the delay associated with associated with the traffic control at the intersection. The intersection delay is then correlated to a performance measure known as Level of Service based on the following thresholds (see Appendix C).

Performance Standards

In accordance with the City of Moreno Valley General Plan, Level of Service C will be the design objective for all movements; however, Level of Service D is applicable to intersections and roadway segments that are adjacent to freeway on/off ramps, and/or adjacent to employment generating land uses, and/or boundary intersections. Appendix C contains the City of Moreno Valley Level of Service Standards as adopted in the General Plan. The entirety of the study area has a defined standard of Level of Service D.

EXISTING CONDITIONS

Regional access to the project site is provided by the I-215 Freeway to the west and the SR-60 Freeway to the north. Local access is provided by Indian Street, Perris Boulevard, and John F. Kennedy Drive.

Indian Street is a four-lane divided roadway trending in a north-south direction. It is classified as a Minor Arterial in the City of Moreno Valley General Plan Circulation Element. Sidewalks are provided in the project area on Perris Boulevard. There are Class III bike lanes in the project vicinity and parking is not permitted.

Perris Boulevard is a six-lane divided roadway trending in a north-south direction. It is classified as a Divided Arterial in the City of Moreno Valley General Plan Circulation Element. Sidewalks are provided in the project area on Perris Boulevard. There are no bike facilities in the project vicinity and parking is not permitted.

John F. Kennedy Drive is a four-lane divided roadway trending in an east-west direction. It is classified as an Arterial in the City of Moreno Valley General Plan Circulation Element. Sidewalks are provided on both sides of John F. Kennedy Drive along the project frontage. There are Class III bike lanes in the project vicinity and parking is not permitted.

Figure 3 identifies the Existing roadway conditions for study roadways. The Existing number of through lanes for roadways, intersection controls, and the intersection lane geometry are identified on Figure 3.

Existing intersection traffic conditions calculated based on peak period intersection turning movement counts obtained in January 2017 (see Figures 4 and 5). The morning peak period was counted between 7:00 AM and 9:00 AM and the evening peak period was counted between 4:00 PM and 6:00 PM. The actual peak hour within the peak period is the four consecutive 15-minute periods with the highest total volume when all movements are added together. Thus, the weekday evening peak hour at one intersection may be 4:45 PM to 5:45 PM if those four consecutive 15-minute periods have the highest combined volume. Intersection turning movement count worksheets are provided in Appendix B.

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

The intersection delay and Levels of Service for Existing traffic conditions have been calculated and are shown in Table 1. As shown in Table 1, the study intersections currently operate within acceptable Levels of Service during the peak hours. Existing intersection delay and Level of Service worksheets are contained in Appendix C.

TRIP GENERATION

Trip generation rates were determined for daily trips, morning peak hour inbound and outbound trips, and evening peak hour inbound and outbound trips for the proposed land use. By multiplying the trip generation rates by the land use quantity, the traffic volumes are determined. Tables 2 through 4 show the trip generation based upon rates obtained from the Institute of Transportation Engineers, Trip Generation Manual, 10th Edition, 2017.

Existing Zoning Trip Generation

The project site is proposing to change the land use zoning from Neighborhood Commercial to Community Commercial.

The existing zoning identified in the City of Moreno Valley zoning code is Neighborhood Commercial. The City of Moreno Valley does not specify a maximum floor area ratio (FAR) for this zone, but 0.40 is common, which means 40% of the site can be occupied by buildings. To estimate the trip generation potential, the specific existing land use was assumed to be a shopping center. The project site area of 4.47 acres and the floor area ratio of 0.40 result in a maximum building area of approximately 77,885 square feet.

As shown in Table 2, the existing land use zoning (shopping center) has the potential to generate approximately 5,072 daily vehicle trips, 191 of which would occur during the morning peak hour and 452 of which would occur during the evening peak hour.

Proposed Project Trip Generation

As shown in Table 3, the proposed project (self-storage) is forecast to generate approximately 137 daily trips, 9 trips of which will occur during the morning peak hour and 15 trips of which will occur during the evening peak hour.

Zone Change Trip Generation Comparison

As shown in Table 4, the proposed project (self-storage) compared to the existing land use zoning (shopping center) would result in approximately 4,935 less daily vehicle trips, 182 less trips during the morning peak hour and 437 less trips during the evening peak hour.

TRIP DISTRIBUTION

Figures 6 and 7 show the directional outbound and inbound distributions of the project generated trips, respectively. The forecast project trip distributions are based on review of existing traffic volume data,

surrounding land uses, local and regional roadway facilities in the project vicinity, and consultation with City staff.

TRIP ASSIGNMENT

Based on the identified trip generation and distributions, Figures 8 and 9 show the morning and evening peak hour intersection turning movement volumes expected from the project.

FUTURE CONDITIONS

Existing Plus Project

The traffic volumes for Existing Plus Project conditions have been derived by adding the project generated trips to existing traffic volumes.

The intersection delay and Levels of Service for Existing Plus Project conditions have been calculated and are shown in Table 5. As shown in Table 5, the study intersections are forecast to operate within acceptable Levels of Service during the peak hours for Existing Plus Project traffic conditions. Existing Plus Project delay calculation worksheets are provided in Appendix C. Existing Plus Project morning and evening peak hour intersection turning movement volumes are shown on Figures 10 and 11, respectively.

Opening Year (2023) Without Project

To derive Opening Year (2023) Without Project traffic volumes, existing traffic volumes were increased by an areawide growth rate of 2.0 percent per year over a five-year period. Additionally, future trips forecast to be generated by other developments were calculated and assigned to the study area, as applicable. The current Economic Development New Development Activity Map from the City of Moreno Valley website was utilized to determine the list of cumulative development in the study area. In order to provide a "conservative" analysis, the other development have been added to obtain Opening Year (2023) traffic conditions. Table 6 shows the other development daily and peak hour trip generation. Other development morning and evening peak hour intersection turning movement volumes are shown on Figures 12 and 13, respectively.

The intersection delay and Levels of Service for Opening Year (2023) Without Project conditions have been calculated and are shown in Table 7. As shown in Table 7, the study intersections are forecast to operate within acceptable Levels of Service during the peak hours for Opening Year (2023) Without Project conditions. Opening Year (2023) Without Project with project delay calculation worksheets are provided in Appendix C. Opening Year (2023) Without Project with project morning and evening peak hour intersection turning movement volumes are shown on Figures 14 and 15, respectively.

Opening Year (2023) With Project

The traffic volumes for Opening Year (2023) With Project conditions have been derived by adding the project generated trips to Opening Year (2023) Without Project traffic volumes.

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Mr. Garrett Gossett
GOSSETT DEVELOPMENT, INC.
February 13, 2018

The intersection delay and Levels of Service for Opening Year (2023) With Project conditions have been calculated and are shown in Table 8. As shown in Table 8, the study intersections are forecast to operate within acceptable Levels of Service during the peak hours for Opening Year (2023) With Project traffic conditions. Opening Year (2023) With Project with project delay calculation worksheets are provided in Appendix C. Opening Year (2023) With Project with project morning and evening peak hour intersection turning movement volumes are shown on Figures 16 and 17, respectively.

QUEUING ANALYSIS

Pursuant to the scoping discussions with City of Moreno Valley staff, the study area includes analysis of the following queuing areas (see Appendix B):

Study Intersection	Queuing Movement
Project West Access (NS) at:	Eastbound Right Turn
John F. Kennedy Drive (EW) - #2	Westbound Left Turn
Perris Boulevard (NS) at:	
John F. Kennedy Drive (EW) - #4	Eastbound Left Turn

The potential for vehicles to queue while entering the project gate was also evaluated.

Vehicle Queuing Storage Lengths

Table 9 summarizes the results of a queuing analysis derived from the Vistro software for the forecast 95th percentile queue lengths shown in the delay calculation worksheets (see Appendix C). The queuing at the project gate was calculated using methodology found in Transportation and Land Development, Institute of Transportation Engineers, 1988 and the output can be found in Appendix D. The existing vehicle queuing storage lengths have been measured using aerial photographs and are shown in the summary table.

Queuing Storage Mitigation

When the queueing length is forecast to exceed the existing storage length, modification to increase the storage length is recommended, so that the turning movement volume does not spill back onto the through lanes creating additional delay.

Generally, for signalized intersections, a left turn lane is recommended when the turning volume exceeds 100 vehicles per hour, and dual turn lanes are recommended when the turn volume exceeds 300 vehicles per hour[1]. In general, right turning movement delays are less critical than left turning movement delays; however, right turn storage lanes can be justified based on capacity analysis and accident records.

As shown in Table 9 no queuing demands are projected to exceed existing vehicle queuing storage areas.

[1] Source: Highway Capacity Manual 2010 (HCM2010) by Transportation Research Board, 2010.

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Mr. Garrett Gossett
GOSSETT DEVELOPMENT, INC.
February 13, 2018

MITIGATION MEASURES

No off-site mitigation measures were identified since the proposed project is forecast to result in no significant traffic impacts at the study intersections for the scenarios analyzed.

CONCLUSIONS

No off-site mitigation measures were identified since the proposed project is forecast to result in no significant traffic impacts at the study intersections for the scenarios analyzed.

Sufficient on-site parking shall be provided to meet City of Moreno Valley parking code requirements.

On-site traffic signing/striping shall be implemented in conjunction with detailed construction plans for the project site.

As is the case for any roadway design, the City of Moreno Valley should periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.

It has been a pleasure to service your needs on this project. Should you have any questions or if we can be of further assistance, please do not hesitate to call at (714) 973-8383.

Sincerely,

KUNZMAN ASSOCIATES , INC.

Chris Pylant

Chris Pylant
Associate

JN 7280

KUNZMAN ASSOCIATES, INC.

William Kunzman

William Kunzman, P.E.
Principal

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Table 1

Existing Intersection Delay and Level of Service

Intersection	Traffic Control[3]	Intersection Approach Lanes[1]												Peak Hour Delay-LOS[2]	
		Northbound			Southbound			Eastbound			Westbound				
		L	T	R	L	T	R	L	T	R	L	T	R	Morning	Evening
Indian Street (NS) at:															
John F. Kennedy Drive (EW) - #1	TS	1	1.5	0.5	1	1.5	0.5	1	1.5	0.5	1	1.5	0.5	21.4-C	20.2-C
Perris Boulevard (NS) at:															
John F. Kennedy Drive (EW) - #4	TS	1	2.5	0.5	1	2.5	0.5	1	1.5	0.5	1	1.5	0.5	21.2-C	21.2-C

[1] When a right turn lane is designated, the lane can either be striped or unstriped (i.e., de facto). To function as a right turn lane, there must be sufficient width for right turning vehicles to travel outside the through lanes.
L = Left; T = Through; R = Right

[2] LOS = Level of Service
Delay and Level of Service have been calculated using the Vistro (Version 5.0-00) software. Per the Highway Capacity Manual, Level of Service is determined by delay of the worst individual movement for intersections with cross street stop control.

[3] TS = Traffic Signal

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Table 2

Existing Zoning Use Trip Generation[1]

Land Use	Quantity[2]	Units[3]	Peak Hour						Daily
			Morning			Evening			
			Inbound	Outbound	Total	Inbound	Outbound	Total	
Trip Generation Rates									
Shopping Center[4]		TSF	1.52	0.94	2.46	2.79	3.02	5.81	65.12
Trips Generated									
Shopping Center	77.885	TSF	118	73	191	217	235	452	5,072

[1] Source: Institute of Transportation Engineers, Trip Generation Manual, 10th Edition, 2017, Land Use Code 820.

[2] Quantity was calculated by mukltiplying the site acreage (4.47 acres) by the assumed floor area ratio (0.40) for Neighborhood Commercial zoning.

[3] TSF = Thousand Square Feet

[4] A shopping center land use was chosen to represent the allowable land use with the most likely trip generation.

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Table 3

Proposed Project Trip Generation[1]

Land Use	Quantity	Units[2]	Peak Hour						Daily
			Morning			Evening			
			Inbound	Outbound	Total	Inbound	Outbound	Total	
Trip Generation Rates									
Mini Warehouse		TSF	0.06	0.04	0.10	0.08	0.09	0.17	1.51
Trips Generated									
Mini Warehouse	90.565	TSF	5	4	9	7	8	15	137

[1] Source: Institute of Transportation Engineers, Trip Generation Manual, 10th Edition, 2017, Land Use Code 151.

[2] TSF = Thousand Square Feet

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Table 4

Trip Generation Comparison

Land Use	Peak Hour						Daily
	Morning			Evening			
	Inbound	Outbound	Total	Inbound	Outbound	Total	
Existing Zoning							
Neighborhood Commercial (FAR = 0.40)[1]	118	73	191	217	235	452	5,072
Proposed Project							
Mini Warehouse[2]	5	4	9	7	8	15	137
Difference	-113	-69	-182	-210	-227	-437	-4,935

[1] See Table 2.

[2] See Table 3.

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Table 5

Existing Plus Project Intersection Delay and Level of Service

Intersection	Traffic Control[3]	Intersection Approach Lanes[1]												Peak Hour Delay-LOS[2]	
		Northbound			Southbound			Eastbound			Westbound				
		L	T	R	L	T	R	L	T	R	L	T	R	Morning	Evening
Indian Street (NS) at:															
John F. Kennedy Drive (EW) - #1	TS	1	1.5	0.5	1	1.5	0.5	1	1.5	0.5	1	1.5	0.5	21.4-C	20.3-C
Project West Access (NS) at:															
John F. Kennedy Drive (EW) - #2	CSS	0.5	0	0.5	0	0	0	0	1.5	0.5	1	2	0	12.6-B	14.8-B
Project East Access (NS) at:															
John F. Kennedy Drive (EW) - #3	CSS	0	0	1	0	0	0	0	1.5	0.5	0	2	0	9.6-A	10.4-B
Perris Boulevard (NS) at:															
John F. Kennedy Drive (EW) - #4	TS	1	2.5	0.5	1	2.5	0.5	1	1.5	0.5	1	1.5	0.5	21.8-C	21.3-C

[1] When a right turn lane is designated, the lane can either be striped or unstriped (i.e., de facto). To function as a right turn lane, there must be sufficient width for right turning vehicles to travel outside the through lanes.
L = Left; T = Through; R = Right

[2] LOS = Level of Service
Delay and Level of Service have been calculated using the Vistro (Version 5.0-00) software. Per the Highway Capacity Manual, Level of Service is determined by delay of the worst individual movement for intersections with cross street stop control.

[3] CSS = Cross Street Stop; TS = Traffic Signal

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Table 6

Other Development Trip Generation[1]

Traffic Analysis Zone	Project Name	Land Use	Quantity	Units[2]	Peak Hour						Daily
					Morning			Evening			
					Inbound	Outbound	Total	Inbound	Outbound	Total	
1	Modular Logistics Center[3]	High-Cube Warehouse	1,109.378		206	149	355	609	631	1,240	13,164
2	Moreno Valley Logistics Center[4]	General Light Industrial	385.748	TSF	397	54	451	59	416	475	3,412
		High-Cube Warehouse	1,351.770	TSF	144	65	209	168	243	411	3,563
3	First Nandina Logistics Center[5]	High-Cube Warehouse	1,450.000	TSF	163	61	224	81	163	244	3,423
4	World Logistics Center[6]	High-Cube Warehouse	41,400.000	TSF	3,142	1,412	4,554	1,540	3,428	4,968	69,552
		Warehouse	200.000		47	13	60	16	48	64	712
		Gas Station	12		5	5	10	10	10	20	219
		Convenience Store	3.000		11	11	22	13	12	25	354
5	Moreno Valley Walmart[7]	Discount Superstore	189.520	TSF	182	138	320	363	380	743	8,656
		Gas Station	16	FP	36	32	68	48	43	91	968
6	RSI	Single-Family Residential	140	DU	26	78	104	87	51	138	1,322
7	Mission Pacific Land Co.	Single-Family Residential	221	DU	41	123	164	138	81	219	2,086
8	Invermex, Inc.	Single-Family Residential	32	DU	6	18	24	20	12	32	302
9	Rados	Single-Family Residential	135	DU	25	75	100	84	49	133	1,274
10	Adam Wisler	Single-Family Residential	8	DU	1	4	5	5	3	8	76
11	Bob Rogers	Single-Family Residential	57	DU	11	32	43	36	21	57	538
12	SKG Pacific Enterprises Inc.	Single-Family Residential	63	DU	12	35	47	39	23	62	595
13	Nova Homes	Apartments	122	DU	13	43	56	43	25	68	893
14	Mo Ghiassi TL Group	Apartments	52	DU	6	18	24	18	11	29	381
15	Latco SC Inc.	Apartments	272	DU	29	96	125	96	56	152	1,991
Total					4,503	2,462	6,965	3,473	5,706	9,179	113,481

[1] Source (unless otherwise noted): Institute of Transportation Engineers, Trip Generation Manual, 10th Edition, 2017, Land Use Codes 210 and 220.

[2] TSF = Thousand Square Feet; DU = Dwelling Units; FP = Fueling Positions

[3] Source: Modular Logistics Center Traffic Impact Analysis, Urban Crossroads, March 2014.

[4] Source: Moreno Valley Logistics Center Traffic Impact Analysis, Urban Crossroads, June 2016.

[5] Source: First Nandina Logistics Center Traffic Impact Analysis, Urban Crossroads, June 2014.

[6] Source: The World Logistics Center Traffic Impact Analysis Report, Parsons Brinkerhoff, Inc., January 2013.

[7] Source: Moreno Valley Walmart Traffic Impact Analysis (Revised), Urban Crossroads, March 2015.

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Table 7

Opening Year (2023) Without Project Intersection Delay and Level of Service

Intersection	Traffic Control[3]	Intersection Approach Lanes[1]												Peak Hour Delay-LOS[2]	
		Northbound			Southbound			Eastbound			Westbound				
		L	T	R	L	T	R	L	T	R	L	T	R	Morning	Evening
Indian Street (NS) at:															
John F. Kennedy Drive (EW) - #1	TS	1	1.5	0.5	1	1.5	0.5	1	1.5	0.5	1	1.5	0.5	22.9-C	22.3-C
Perris Boulevard (NS) at:															
John F. Kennedy Drive (EW) - #4	TS	1	2.5	0.5	1	2.5	0.5	1	1.5	0.5	1	1.5	0.5	30.9-C	33.1-C

[1] When a right turn lane is designated, the lane can either be striped or unstriped (i.e., de facto). To function as a right turn lane, there must be sufficient width for right turning vehicles to travel outside the through lanes.
L = Left; T = Through; R = Right

[2] LOS = Level of Service
Delay and Level of Service have been calculated using the Vistro (Version 5.0-00) software. Per the Highway Capacity Manual, Level of Service is determined by delay of the worst individual movement for intersections with cross street stop control.

[3] CSS = Cross Street Stop; TS = Traffic Signal

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Table 8

Opening Year (2023) With Project Intersection Delay and Level of Service

Intersection	Traffic Control[3]	Intersection Approach Lanes[1]												Peak Hour Delay-LOS[2]	
		Northbound			Southbound			Eastbound			Westbound				
		L	T	R	L	T	R	L	T	R	L	T	R	Morning	Evening
Indian Street (NS) at:															
John F. Kennedy Drive (EW) - #1	TS	1	1.5	0.5	1	1.5	0.5	1	1.5	0.5	1	1.5	0.5	22.9-C	22.3-C
Project West Access (NS) at:															
John F. Kennedy Drive (EW) - #2	CSS	0.5	0	0.5	0	0	0	0	1.5	0.5	1	2	0	14.2-B	17.7-C
Project East Access (NS) at:															
John F. Kennedy Drive (EW) - #3	CSS	0	0	1	0	0	0	0	1.5	0.5	0	2	0	10.1-B	11.0-B
Perris Boulevard (NS) at:															
John F. Kennedy Drive (EW) - #4	TS	1	2.5	0.5	1	2.5	0.5	1	1.5	0.5	1	1.5	0.5	30.9-C	33.3-C

1 When a right turn lane is designated, the lane can either be striped or unstriped (i.e., de facto). To function as a right turn lane, there must be sufficient width for right turning vehicles to travel outside the through lanes.
L = Left; T = Through; R = Right

2 LOS = Level of Service
Delay and Level of Service have been calculated using the Vistro (Version 5.0-00) software. Per the Highway Capacity Manual, Level of Service is determined by delay of the worst individual movement for intersections with cross street stop control.

3 CSS = Cross Street Stop; TS = Traffic Signal

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Table 9

Queuing Analysis Summary

Intersection	Movement[1]	Storage Length (Feet)	95th Percentile Queue Length (Feet)				
			Existing Plus Project		Opening Year (2023) With Project		Adequate Storage Provided
			Morning	Evening	Morning	Evening	
Moreno Beach Drive (NS) at:							
Project West Access (EW) - #2	EB Through-Right	390	<25	<25	<25	<25	Yes
	WB Left Turn	95	<25	<25	<25	<25	Yes
John F. Kennedy Drive (EW) - #4	EB Left Turn	120	48	54	83	81	Yes
Vehicles Entering Project Gate[3]	SB Through	65	<25	<25	<25	<25	Yes

[1] NB = Northbound, SB = Southbound, EB = Eastbound, WB = Westbound.

[2] <25 = Queue length of less than 25 feet is rounded up to 25 feet to allow for one standard car length.

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Figure 1
Project Location Map

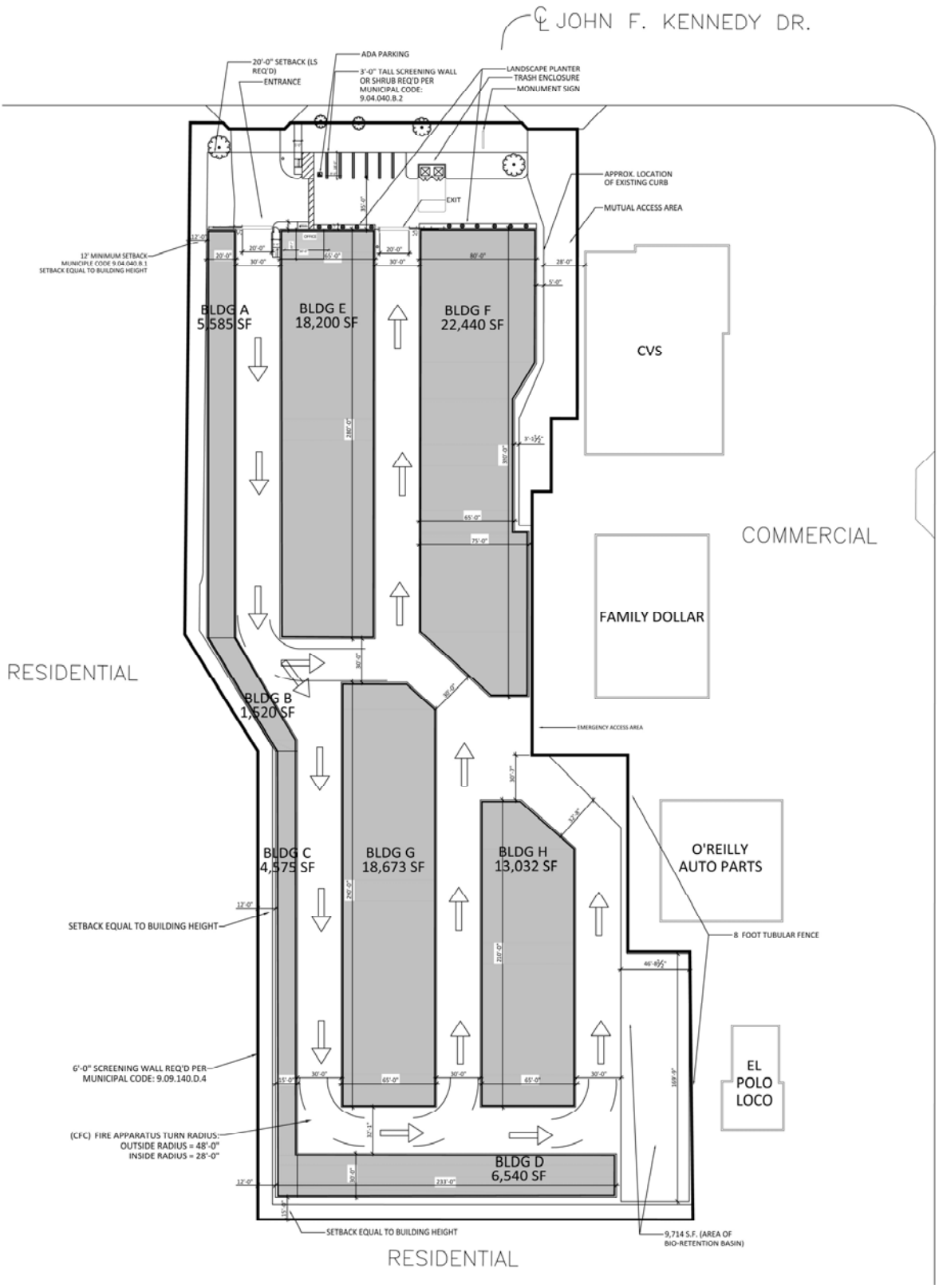
KUNZMAN ASSOCIATES, INC.

OVER 40 YEARS OF EXCELLENT SERVICE

JN 7280

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

Figure 2
Site Plan



KUNZMAN ASSOCIATES, INC.

OVER 40 YEARS OF EXCELLENT SERVICE

JN 7280

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Figure 3
Existing Through Travel Lanes and Intersection Controls

KUNZMAN ASSOCIATES, INC.

OVER 40 YEARS OF EXCELLENT SERVICE

JN 7280

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

Figure 4
Existing Morning Peak Hour Intersection Turning Movement Volumes

KUNZMAN ASSOCIATES, INC.
OVER 40 YEARS OF EXCELLENT SERVICE

JN 7280

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

Figure 5
Existing Evening Peak Hour Intersection Turning Movement Volumes

KUNZMAN ASSOCIATES, INC.

OVER 40 YEARS OF EXCELLENT SERVICE

JN 7280

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

Figure 6
Project Outbound Trip Distribution

KUNZMAN ASSOCIATES, INC.

OVER 40 YEARS OF EXCELLENT SERVICE

JN 7280

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

Figure 7
Project Inbound Trip Distribution

KUNZMAN ASSOCIATES, INC.

OVER 40 YEARS OF EXCELLENT SERVICE

JN 7280

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

Figure 8
Project Morning Peak Hour Intersection Turning Movement Volumes

KUNZMAN ASSOCIATES, INC.

OVER 40 YEARS OF EXCELLENT SERVICE

JN 7280

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

Figure 9
Project Evening Peak Hour Intersection Turning Movement Volumes

KUNZMAN ASSOCIATES, INC.

OVER 40 YEARS OF EXCELLENT SERVICE

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Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

Figure 10
Existing Plus Project
Morning Peak Hour Intersection Turning Movement Volumes

KUNZMAN ASSOCIATES, INC.

OVER 40 YEARS OF EXCELLENT SERVICE

JN 7280

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

Figure 11
Existing Plus Project
Evening Peak Hour Intersection Turning Movement Volumes

KUNZMAN ASSOCIATES, INC.

OVER 40 YEARS OF EXCELLENT SERVICE

JN 7280

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

Figure 12
Other Development
Morning Peak Hour Intersection Turning Movement Volumes

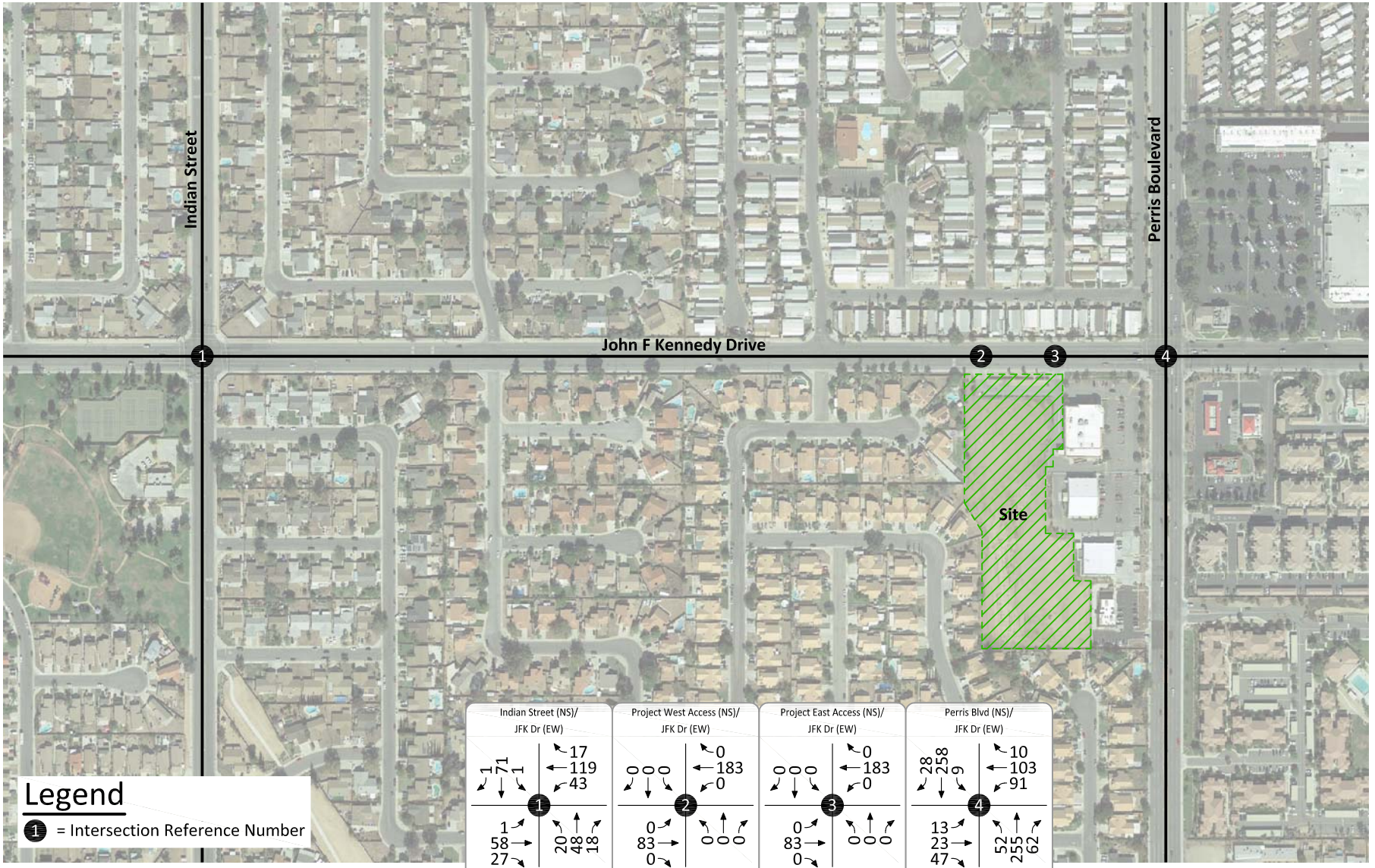
KUNZMAN ASSOCIATES, INC.

OVER 40 YEARS OF EXCELLENT SERVICE

JN 7280

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

Figure 13
Other Development
Evening Peak Hour Intersection Turning Movement Volumes



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OVER 40 YEARS OF EXCELLENT SERVICE

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Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

Figure 14
Opening Year (2023) Without Project
Morning Peak Hour Intersection Turning Movement Volumes

KUNZMAN ASSOCIATES, INC.

OVER 40 YEARS OF EXCELLENT SERVICE

JN 7280

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

Figure 15
Opening Year (2023) Without Project
Evening Peak Hour Intersection Turning Movement Volumes

KUNZMAN ASSOCIATES, INC.

OVER 40 YEARS OF EXCELLENT SERVICE

JN 7280

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

Figure 16
Opening Year (2023) With Project
Morning Peak Hour Intersection Turning Movement Volumes

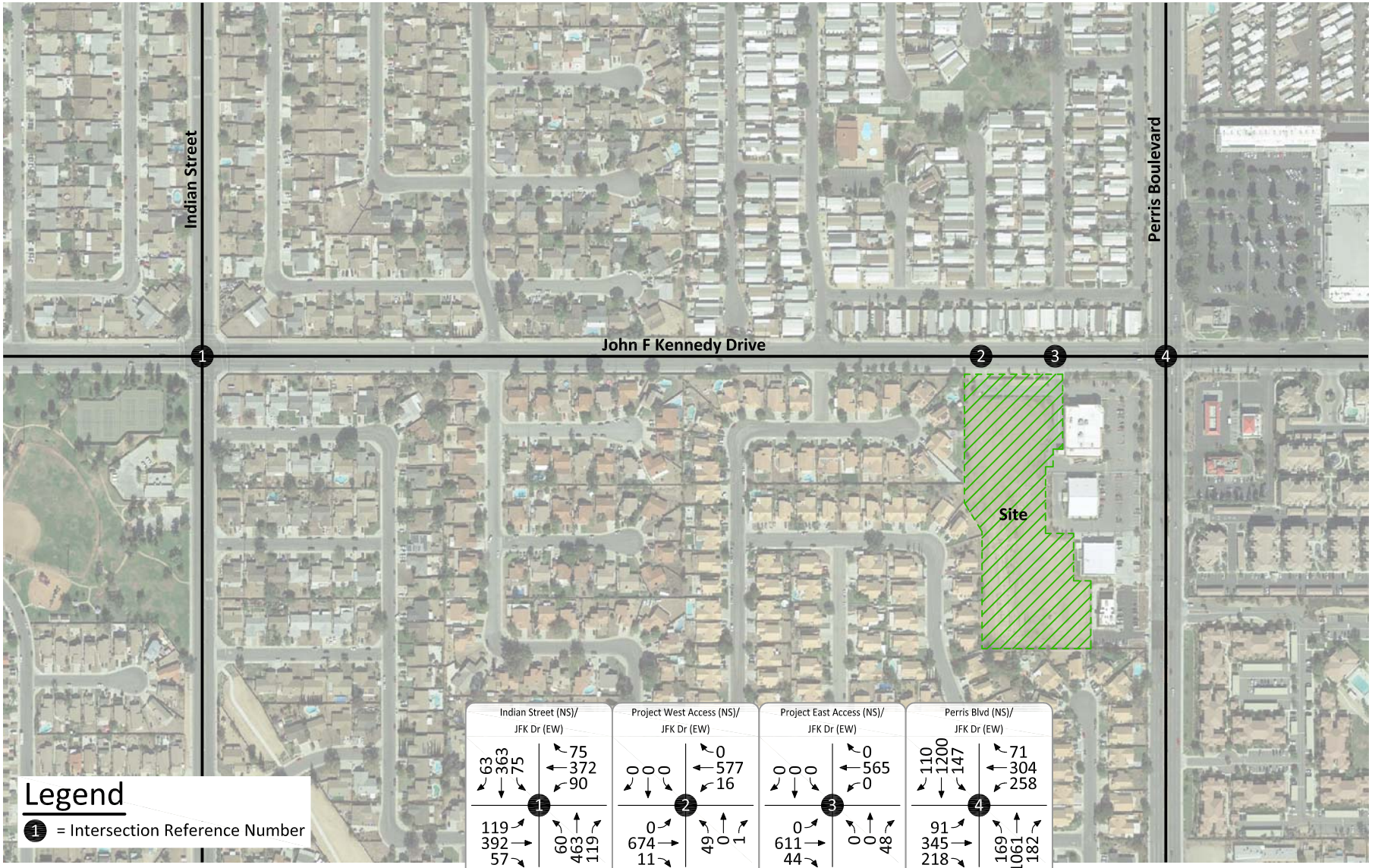
KUNZMAN ASSOCIATES, INC.

OVER 40 YEARS OF EXCELLENT SERVICE

JN 7280

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

Figure 17
Opening Year (2023) With Project
Evening Peak Hour Intersection Turning Movement Volumes



KUNZMAN ASSOCIATES, INC.

OVER 40 YEARS OF EXCELLENT SERVICE

JN 7280

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

APPENDIX A

Glossary of Transportation Terms

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

GLOSSARY OF TRANSPORTATION TERMS

COMMON ABBREVIATIONS

AC:	Acres
ADT:	Average Daily Traffic
Caltrans:	California Department of Transportation
DU:	Dwelling Unit
ICU:	Intersection Capacity Utilization
LOS:	Level of Service
TSF:	Thousand Square Feet
V/C:	Volume/Capacity
VMT:	Vehicle Miles Traveled

TERMS

AVERAGE DAILY TRAFFIC: The total volume during a year divided by the number of days in a year. Usually only weekdays are included.

BANDWIDTH: The number of seconds of green time available for through traffic in a signal progression.

BOTTLENECK: A constriction along a travelway that limits the amount of traffic that can proceed downstream from its location.

CAPACITY: The maximum number of vehicles that can be reasonably expected to pass over a given section of a lane or a roadway in a given time period.

CHANNELIZATION: The separation or regulation of conflicting traffic movements into definite paths of travel by the use of pavement markings, raised islands, or other suitable means to facilitate the safe and orderly movements of both vehicles and pedestrians.

CLEARANCE INTERVAL: Nearly same as yellow time. If there is an all red interval after the end of a yellow, then that is also added into the clearance interval.

CORDON: An imaginary line around an area across which vehicles, persons, or other items are counted (in and out).

CYCLE LENGTH: The time period in seconds required for one complete signal cycle.

CUL-DE-SAC STREET: A local street open at one end only, and with special provisions for turning around.

DAILY CAPACITY: The daily volume of traffic that will result in a volume during the peak hour equal to the capacity of the roadway.

DELAY: The time consumed while traffic is impeded in its movement by some element over which it has no control, usually expressed in seconds per vehicle.

DEMAND RESPONSIVE SIGNAL: Same as traffic-actuated signal.

DENSITY: The number of vehicles occupying in a unit length of the through traffic lanes of a roadway at any given instant. Usually expressed in vehicles per mile.

DETECTOR: A device that responds to a physical stimulus and transmits a resulting impulse to the signal controller.

DESIGN SPEED: A speed selected for purposes of design. Features of a highway, such as curvature, superelevation, and sight distance (upon which the safe operation of vehicles is dependent) are correlated to design speed.

DIRECTIONAL SPLIT: The percent of traffic in the peak direction at any point in time.

DIVERSION: The rerouting of peak hour traffic to avoid congestion.

FORCED FLOW: Opposite of free flow.

FREE FLOW: Volumes are well below capacity. Vehicles can maneuver freely and travel is unimpeded by other traffic.

GAP: Time or distance between successive vehicles in a traffic stream, rear bumper to front bumper.

HEADWAY: Time or distance spacing between successive vehicles in a traffic stream, front bumper to front bumper.

INTERCONNECTED SIGNAL SYSTEM: A number of intersections that are connected to achieve signal progression.

LEVEL OF SERVICE: A qualitative measure of a number of factors, which include speed and travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience, and operating costs.

LOOP DETECTOR: A vehicle detector consisting of a loop of wire embedded in the roadway, energized by alternating current and producing an output circuit closure when passed over by a vehicle.

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

MINIMUM ACCEPTABLE GAP: Smallest time headway between successive vehicles in a traffic stream into which another vehicle is willing and able to cross or merge.

MULTI-MODAL: More than one mode; such as automobile, bus transit, rail rapid transit, and bicycle transportation modes.

OFFSET: The time interval in seconds between the beginning of green at one intersection and the beginning of green at an adjacent intersection.

PLATOON: A closely grouped component of traffic that is composed of several vehicles moving, or standing ready to move, with clear spaces ahead and behind.

ORIGIN-DESTINATION SURVEY: A survey to determine the point of origin and the point of destination for a given vehicle trip.

PASSENGER CAR EQUIVALENTS: One car is one Passenger Car Equivalent. A truck is equal to 2 or 3 Passenger Car Equivalents in that a truck requires longer to start, goes slower, and accelerates slower. Loaded trucks have a higher Passenger Car Equivalent than empty trucks.

PEAK HOUR: The 60 consecutive minutes with the highest number of vehicles.

PRETIMED SIGNAL: A type of traffic signal that directs traffic to stop and go on a predetermined time schedule without regard to traffic conditions. Also, fixed time signal.

PROGRESSION: A term used to describe the progressive movement of traffic through several signalized intersections.

SCREEN-LINE: An imaginary line or physical feature across which all trips are counted, normally to verify the validity of mathematical traffic models.

SIGNAL CYCLE: The time period in seconds required for one complete sequence of signal indications.

SIGNAL PHASE: The part of the signal cycle allocated to one or more traffic movements.

STARTING DELAY: The delay experienced in initiating the movement of queued traffic from a stop to an average running speed through a signalized intersection.

TRAFFIC-ACTUATED SIGNAL: A type of traffic signal that directs traffic to stop and go in accordance with the demands of traffic, as registered by the actuation of detectors.

TRIP: The movement of a person or vehicle from one location (origin) to another

(destination). For example, from home to store to home is two trips, not one.

TRIP-END: One end of a trip at either the origin or destination (i.e., each trip has two trip-ends). A trip-end occurs when a person, object, or message is transferred to or from a vehicle.

TRIP GENERATION RATE: The quantity of trips produced and/or attracted by a specific land use stated in terms of units such as per dwelling, per acre, and per 1,000 square feet of floor space.

TRUCK: A vehicle having dual tires on one or more axles, or having more than two axles.

UNBALANCED FLOW: Heavier traffic flow in one direction than the other. On a daily basis, most facilities have balanced flow. During the peak hours, flow is seldom balanced in an urban area.

VEHICLE MILES OF TRAVEL: A measure of the amount of usage of a section of highway, obtained by multiplying the average daily traffic by length of facility in miles.

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

APPENDIX B

Intersection Turning Movement Count Worksheets

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
(951) 268-6268

City of Moreno Valley
N/S: Indian Street
E/W: John F. Kennedy Drive
Weather: Clear

File Name : MRVINJFKAM
Site Code : 07518090
Start Date : 2/1/2018
Page No : 1

Groups Printed- Total Volume

	Indian Street Southbound				John F. Kennedy Drive Westbound				Indian Street Northbound				John F. Kennedy Drive Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	5	72	5	82	12	49	10	71	2	33	7	42	4	30	2	36	231
07:15 AM	15	75	11	101	10	74	15	99	7	49	10	66	16	37	3	56	322
07:30 AM	24	71	13	108	10	81	41	132	7	90	14	111	29	54	4	87	438
07:45 AM	28	92	37	157	28	94	35	157	5	68	9	82	46	33	10	89	485
Total	72	310	66	448	60	298	101	459	21	240	40	301	95	154	19	268	1476
08:00 AM	28	82	40	150	11	56	10	77	11	46	11	68	13	56	10	79	374
08:15 AM	9	61	13	83	9	47	11	67	7	35	9	51	14	38	10	62	263
08:30 AM	4	49	11	64	6	47	19	72	7	49	7	63	16	39	15	70	269
08:45 AM	10	52	12	74	12	37	13	62	10	31	7	48	22	37	14	73	257
Total	51	244	76	371	38	187	53	278	35	161	34	230	65	170	49	284	1163
Grand Total	123	554	142	819	98	485	154	737	56	401	74	531	160	324	68	552	2639
Apprch %	15	67.6	17.3		13.3	65.8	20.9		10.5	75.5	13.9		29	58.7	12.3		
Total %	4.7	21	5.4	31	3.7	18.4	5.8	27.9	2.1	15.2	2.8	20.1	6.1	12.3	2.6	20.9	

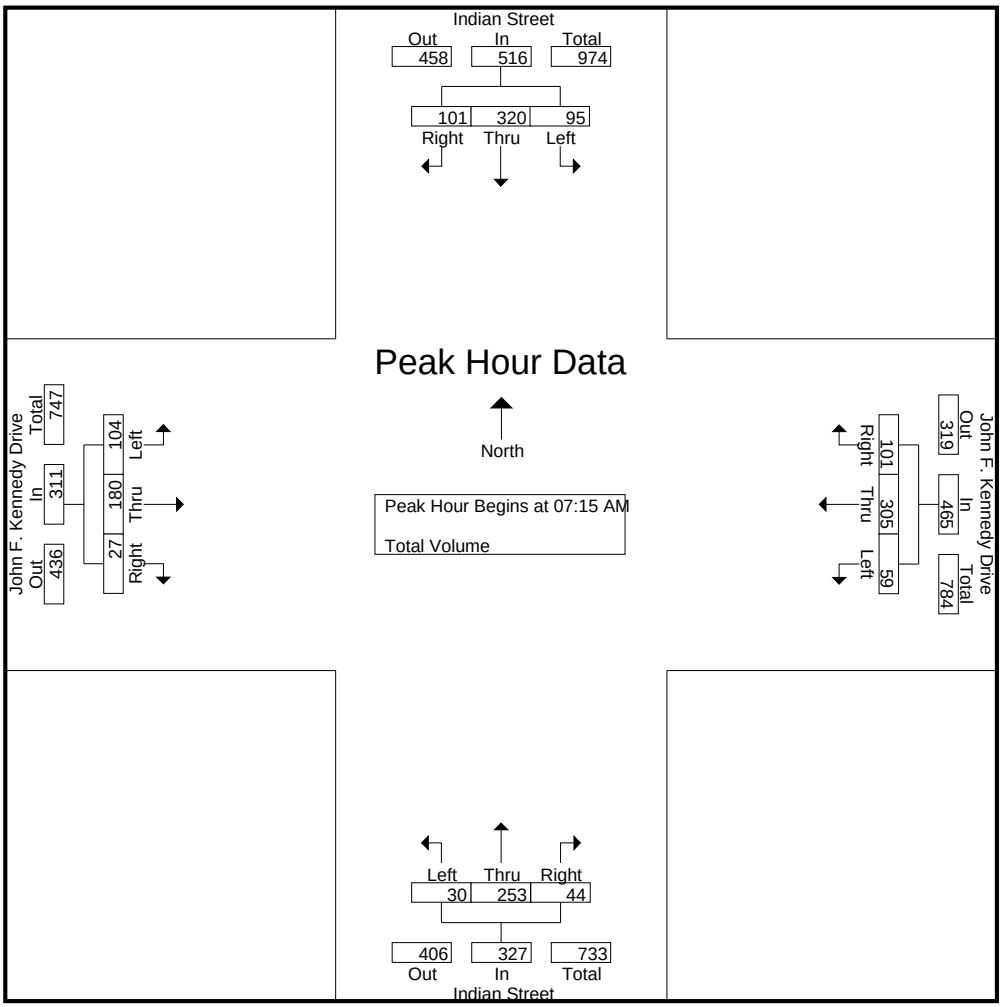
	Indian Street Southbound				John F. Kennedy Drive Westbound				Indian Street Northbound				John F. Kennedy Drive Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	15	75	11	101	10	74	15	99	7	49	10	66	16	37	3	56	322
07:30 AM	24	71	13	108	10	81	**41**	132	7	**90**	**14**	**111**	29	54	4	87	438
07:45 AM	**28**	**92**	37	**157**	**28**	**94**	35	**157**	5	68	9	82	**46**	33	**10**	**89**	**485**
08:00 AM	28	82	**40**	150	11	56	10	77	**11**	46	11	68	13	**56**	10	79	374
Total Volume	95	320	101	516	59	305	101	465	30	253	44	327	104	180	27	311	1619
% App. Total	18.4	62	19.6		12.7	65.6	21.7		9.2	77.4	13.5		33.4	57.9	8.7		
PHF	.848	.870	.631	.822	.527	.811	.616	.740	.682	.703	.786	.736	.565	.804	.675	.874	.835

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
(951) 268-6268

City of Moreno Valley
N/S: Indian Street
E/W: John F. Kennedy Drive
Weather: Clear

File Name : MRVINJFKAM
Site Code : 07518090
Start Date : 2/1/2018
Page No : 2



Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	07:15 AM				07:15 AM				07:15 AM				07:30 AM			
+0 mins.	15	75	11	101	10	74	15	99	7	49	10	66	29	54	4	87
+15 mins.	24	71	13	108	10	81	**41**	132	7	**90**	**14**	**111**	**46**	33	**10**	**89**
+30 mins.	**28**	**92**	37	**157**	**28**	**94**	35	**157**	5	68	9	82	13	**56**	10	79
+45 mins.	28	82	**40**	150	11	56	10	77	**11**	46	11	68	14	38	10	62
Total Volume	95	320	101	516	59	305	101	465	30	253	44	327	102	181	34	317
% App. Total	18.4	62	19.6		12.7	65.6	21.7		9.2	77.4	13.5		32.2	57.1	10.7	
PHF	.848	.870	.631	.822	.527	.811	.616	.740	.682	.703	.786	.736	.554	.808	.850	.890

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
(951) 268-6268

City of Moreno Valley
N/S: Indian Street
E/W: John F. Kennedy Drive
Weather: Clear

File Name : MRVINJFKPM
Site Code : 07518090
Start Date : 2/1/2018
Page No : 1

Groups Printed- Total Volume

	Indian Street Southbound				John F. Kennedy Drive Westbound				Indian Street Northbound				John F. Kennedy Drive Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
04:00 PM	18	66	16	100	13	34	12	59	6	97	18	121	24	41	9	74	354
04:15 PM	14	68	8	90	9	58	9	76	9	90	17	116	24	83	14	121	403
04:30 PM	14	84	17	115	10	76	18	104	12	112	20	144	21	66	8	95	458
04:45 PM	16	51	11	78	12	60	15	87	7	81	19	107	25	75	8	108	380
Total	62	269	52	383	44	228	54	326	34	380	74	488	94	265	39	398	1595
05:00 PM	16	70	13	99	11	53	6	70	9	72	19	100	37	85	5	127	396
05:15 PM	20	60	15	95	10	39	13	62	10	112	32	154	24	77	6	107	418
05:30 PM	18	54	10	82	11	41	16	68	4	69	21	94	26	88	8	122	366
05:45 PM	20	59	21	100	9	49	9	67	5	106	20	131	29	83	6	118	416
Total	74	243	59	376	41	182	44	267	28	359	92	479	116	333	25	474	1596
Grand Total	136	512	111	759	85	410	98	593	62	739	166	967	210	598	64	872	3191
Apprch %	17.9	67.5	14.6		14.3	69.1	16.5		6.4	76.4	17.2		24.1	68.6	7.3		
Total %	4.3	16	3.5	23.8	2.7	12.8	3.1	18.6	1.9	23.2	5.2	30.3	6.6	18.7	2	27.3	

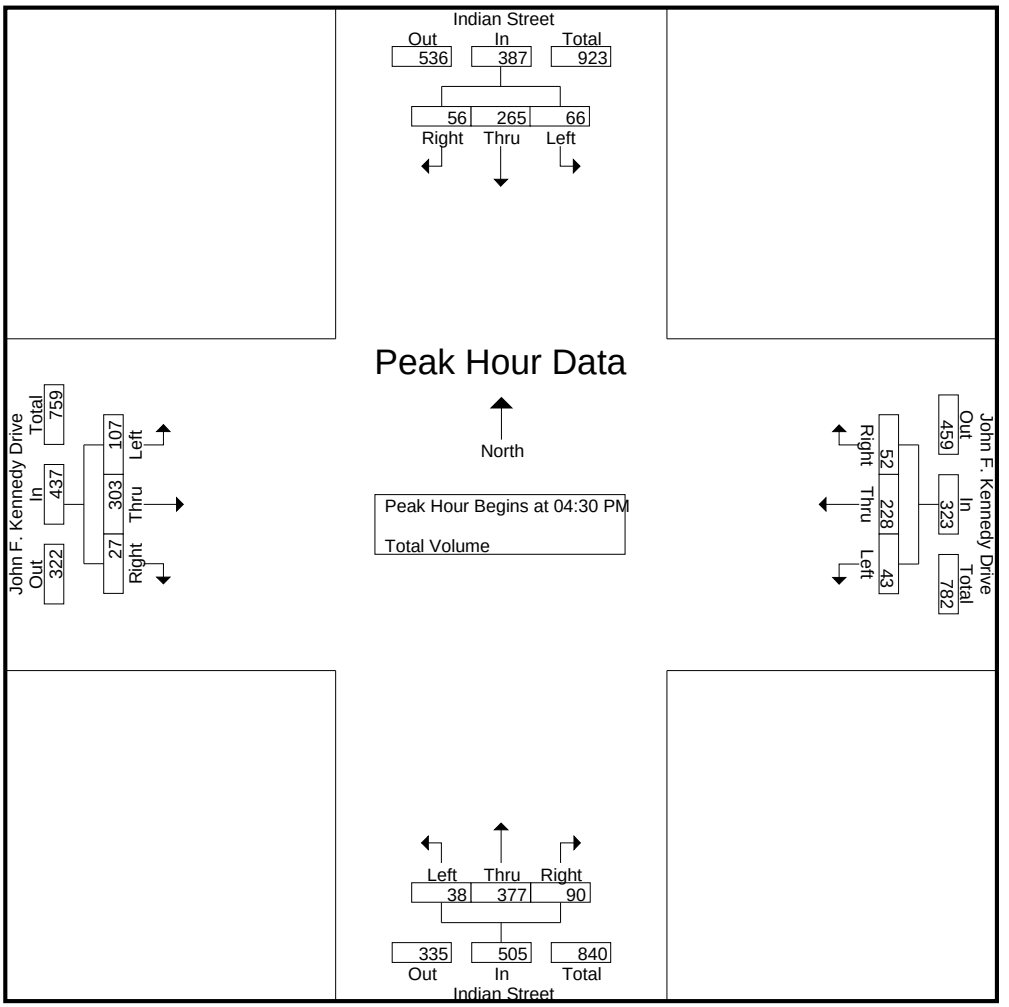
	Indian Street Southbound				John F. Kennedy Drive Westbound				Indian Street Northbound				John F. Kennedy Drive Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	14	**84**	**17**	**115**	10	**76**	**18**	**104**	**12**	**112**	20	144	21	66	**8**	95	**458**
04:45 PM	16	51	11	78	**12**	60	15	87	7	81	19	107	25	75	8	108	380
05:00 PM	16	70	13	99	11	53	6	70	9	72	19	100	**37**	**85**	5	**127**	396
05:15 PM	**20**	60	15	95	10	39	13	62	10	112	**32**	**154**	24	77	6	107	418
Total Volume	66	265	56	387	43	228	52	323	38	377	90	505	107	303	27	437	1652
% App. Total	17.1	68.5	14.5		13.3	70.6	16.1		7.5	74.7	17.8		24.5	69.3	6.2		
PHF	.825	.789	.824	.841	.896	.750	.722	.776	.792	.842	.703	.820	.723	.891	.844	.860	.902

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
(951) 268-6268

City of Moreno Valley
N/S: Indian Street
E/W: John F. Kennedy Drive
Weather: Clear

File Name : MRVINJFKPM
Site Code : 07518090
Start Date : 2/1/2018
Page No : 2



Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	04:30 PM				04:15 PM				04:30 PM				05:00 PM			
+0 mins.	14	**84**	**17**	**115**	9	58	9	76	**12**	**112**	20	144	**37**	85	5	**127**
+15 mins.	16	51	11	78	10	**76**	**18**	**104**	7	81	19	107	24	77	6	107
+30 mins.	16	70	13	99	**12**	60	15	87	9	72	19	100	26	**88**	**8**	122
+45 mins.	**20**	60	15	95	11	53	6	70	10	112	**32**	**154**	29	83	6	118
Total Volume	66	265	56	387	42	247	48	337	38	377	90	505	116	333	25	474
% App. Total	17.1	68.5	14.5		12.5	73.3	14.2		7.5	74.7	17.8		24.5	70.3	5.3	
PHF	.825	.789	.824	.841	.875	.813	.667	.810	.792	.842	.703	.820	.784	.946	.781	.933

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Counts Unlimited
PO Box 1178
Corona, CA 92878
(951) 268-6268

City of Moreno Valley
N/S: CVS West Driveway
E/W: John F Kennedy Drive
Weather: Clear

File Name : 02_MRV_CVS West DW_John F Kennedy AM
Site Code : 0751802
Start Date : 1/10/2018
Page No : 1

Groups Printed- Total Volume

	John F Kennedy Drive Westbound			CVS West Driveway Northbound			John F Kennedy Drive Eastbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
07:00 AM	0	60	60	0	0	0	41	0	41	101
07:15 AM	0	61	61	0	0	0	64	0	64	125
07:30 AM	0	86	86	0	0	0	78	1	79	165
07:45 AM	2	94	96	1	0	1	106	0	106	203
Total	2	301	303	1	0	1	289	1	290	594
08:00 AM	2	94	96	1	0	1	65	1	66	163
08:15 AM	0	75	75	4	0	4	72	0	72	151
08:30 AM	1	70	71	5	0	5	116	0	116	192
08:45 AM	2	111	113	1	0	1	142	2	144	258
Total	5	350	355	11	0	11	395	3	398	764
Grand Total	7	651	658	12	0	12	684	4	688	1358
Apprch %	1.1	98.9		100	0		99.4	0.6		
Total %	0.5	47.9	48.5	0.9	0	0.9	50.4	0.3	50.7	

	John F Kennedy Drive Westbound			CVS West Driveway Northbound			John F Kennedy Drive Eastbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 08:00 AM										
08:00 AM	**2**	94	96	1	0	1	65	1	66	163
08:15 AM	0	75	75	4	0	4	72	0	72	151
08:30 AM	1	70	71	**5**	0	**5**	116	0	116	192
08:45 AM	2	**111**	**113**	1	0	1	**142**	**2**	**144**	**258**
Total Volume	5	350	355	11	0	11	395	3	398	764
% App. Total	1.4	98.6		100	0		99.2	0.8		
PHF	.625	.788	.785	.550	.000	.550	.695	.375	.691	.740

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Counts Unlimited
PO Box 1178
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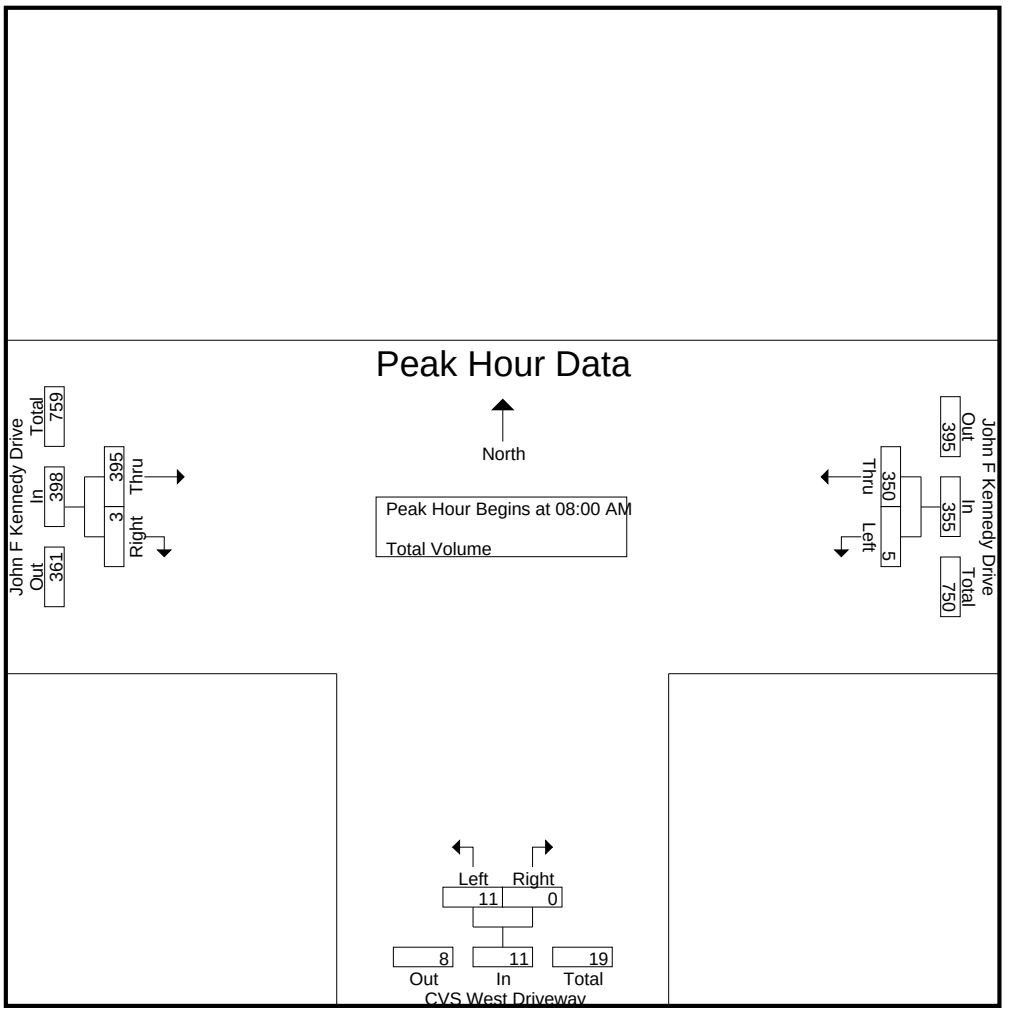
City of Moreno Valley
N/S: CVS West Driveway
E/W: John F Kennedy Drive
Weather: Clear

File Name : 02_MRV_CVS West DW_John F Kennedy AM
Site Code : 0751802
Start Date : 1/10/2018
Page No : 2



Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	08:00 AM			07:45 AM			08:00 AM		
+0 mins.	**2**	94	96	1	0	1	65	1	66
+15 mins.	0	75	75	1	0	1	72	0	72
+30 mins.	1	70	71	4	0	4	116	0	116
+45 mins.	2	**111**	**113**	**5**	0	**5**	**142**	**2**	**144**
Total Volume	5	350	355	11	0	11	395	3	398
% App. Total	1.4	98.6		100	0		99.2	0.8	
PHF	.625	.788	.785	.550	.000	.550	.695	.375	.691

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Counts Unlimited
PO Box 1178
Corona, CA 92878
(951) 268-6268

City of Moreno Valley
N/S: CVS West Driveway
E/W: John F Kennedy Drive
Weather: Clear

File Name : 02_MRV_CVS West DW_John F Kennedy PM
Site Code : 0751802
Start Date : 1/10/2018
Page No : 1

Groups Printed- Total Volume

	John F Kennedy Drive Westbound			CVS West Driveway Northbound			John F Kennedy Drive Eastbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
04:00 PM	1	81	82	5	2	7	106	0	106	195
04:15 PM	1	71	72	9	0	9	100	1	101	182
04:30 PM	1	71	72	6	0	6	130	0	130	208
04:45 PM	3	80	83	4	0	4	117	0	117	204
Total	6	303	309	24	2	26	453	1	454	789
05:00 PM	0	109	109	9	0	9	138	5	143	261
05:15 PM	0	79	79	9	0	9	136	1	137	225
05:30 PM	0	85	85	7	0	7	124	3	127	219
05:45 PM	1	85	86	10	0	10	139	0	139	235
Total	1	358	359	35	0	35	537	9	546	940
Grand Total	7	661	668	59	2	61	990	10	1000	1729
Apprch %	1	99		96.7	3.3		99	1		
Total %	0.4	38.2	38.6	3.4	0.1	3.5	57.3	0.6	57.8	

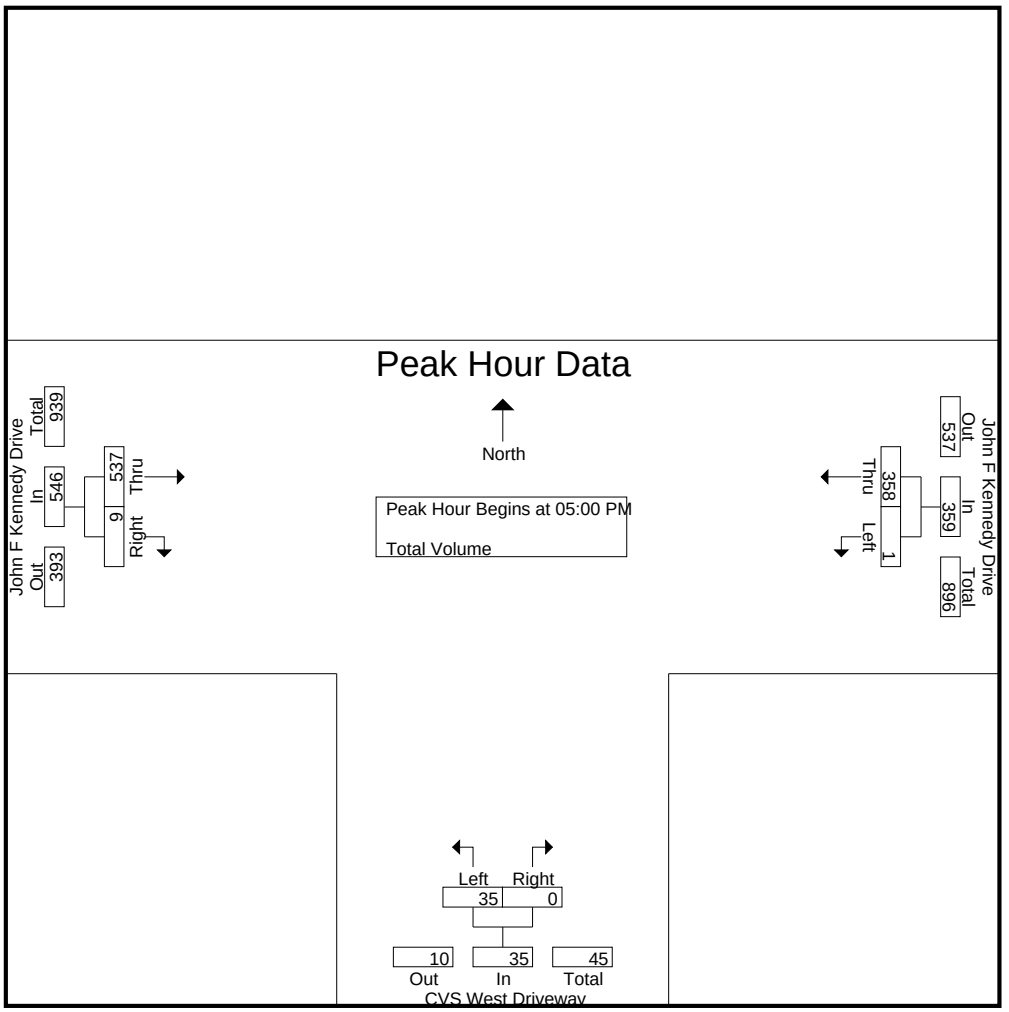
	John F Kennedy Drive Westbound			CVS West Driveway Northbound			John F Kennedy Drive Eastbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 05:00 PM										
05:00 PM	0	**109**	**109**	9	0	9	138	**5**	**143**	**261**
05:15 PM	0	79	79	9	0	9	136	1	137	225
05:30 PM	0	85	85	7	0	7	124	3	127	219
05:45 PM	**1**	85	86	**10**	0	**10**	**139**	0	139	235
Total Volume	1	358	359	35	0	35	537	9	546	940
% App. Total	0.3	99.7		100	0		98.4	1.6		
PHF	.250	.821	.823	.875	.000	.875	.966	.450	.955	.900

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Counts Unlimited
PO Box 1178
Corona, CA 92878
(951) 268-6268

City of Moreno Valley
N/S: CVS West Driveway
E/W: John F Kennedy Drive
Weather: Clear

File Name : 02_MRV_CVS West DW_John F Kennedy PM
Site Code : 0751802
Start Date : 1/10/2018
Page No : 2



Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	05:00 PM			05:00 PM			05:00 PM		
+0 mins.	0	**109**	**109**	9	0	9	138	**5**	**143**
+15 mins.	0	79	79	9	0	9	136	1	137
+30 mins.	0	85	85	7	0	7	124	3	127
+45 mins.	**1**	85	86	**10**	0	**10**	**139**	0	139
Total Volume	1	358	359	35	0	35	537	9	546
% App. Total	0.3	99.7		100	0		98.4	1.6	
PHF	.250	.821	.823	.875	.000	.875	.966	.450	.955

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Counts Unlimited
PO Box 1178
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(951) 268-6268

City of Moreno Valley
N/S: CVS East Driveway
E/W: John F Kennedy Drive
Weather: Clear

File Name : 03_MRV_CVS East DW_John F Kennedy AM
Site Code : 0751802
Start Date : 1/10/2018
Page No : 1

Groups Printed- Total Volume

	John F Kennedy Drive Westbound			CVS East Driveway Northbound			John F Kennedy Drive Eastbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
07:00 AM	1	57	58	0	0	0	41	1	42	100
07:15 AM	0	67	67	0	0	0	63	0	63	130
07:30 AM	0	81	81	0	0	0	78	1	79	160
07:45 AM	3	97	100	0	3	3	103	2	105	208
Total	4	302	306	0	3	3	285	4	289	598
08:00 AM	2	97	99	1	1	2	64	2	66	167
08:15 AM	2	74	76	1	0	1	66	2	68	145
08:30 AM	3	70	73	0	1	1	118	0	118	192
08:45 AM	2	108	110	1	3	4	143	3	146	260
Total	9	349	358	3	5	8	391	7	398	764
Grand Total	13	651	664	3	8	11	676	11	687	1362
Apprch %	2	98		27.3	72.7		98.4	1.6		
Total %	1	47.8	48.8	0.2	0.6	0.8	49.6	0.8	50.4	

	John F Kennedy Drive Westbound			CVS East Driveway Northbound			John F Kennedy Drive Eastbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 08:00 AM										
08:00 AM	2	97	99	**1**	1	2	64	2	66	167
08:15 AM	2	74	76	1	0	1	66	2	68	145
08:30 AM	**3**	70	73	0	1	1	118	0	118	192
08:45 AM	2	**108**	**110**	1	**3**	**4**	**143**	**3**	**146**	**260**
Total Volume	9	349	358	3	5	8	391	7	398	764
% App. Total	2.5	97.5		37.5	62.5		98.2	1.8		
PHF	.750	.808	.814	.750	.417	.500	.684	.583	.682	.735

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Counts Unlimited
PO Box 1178
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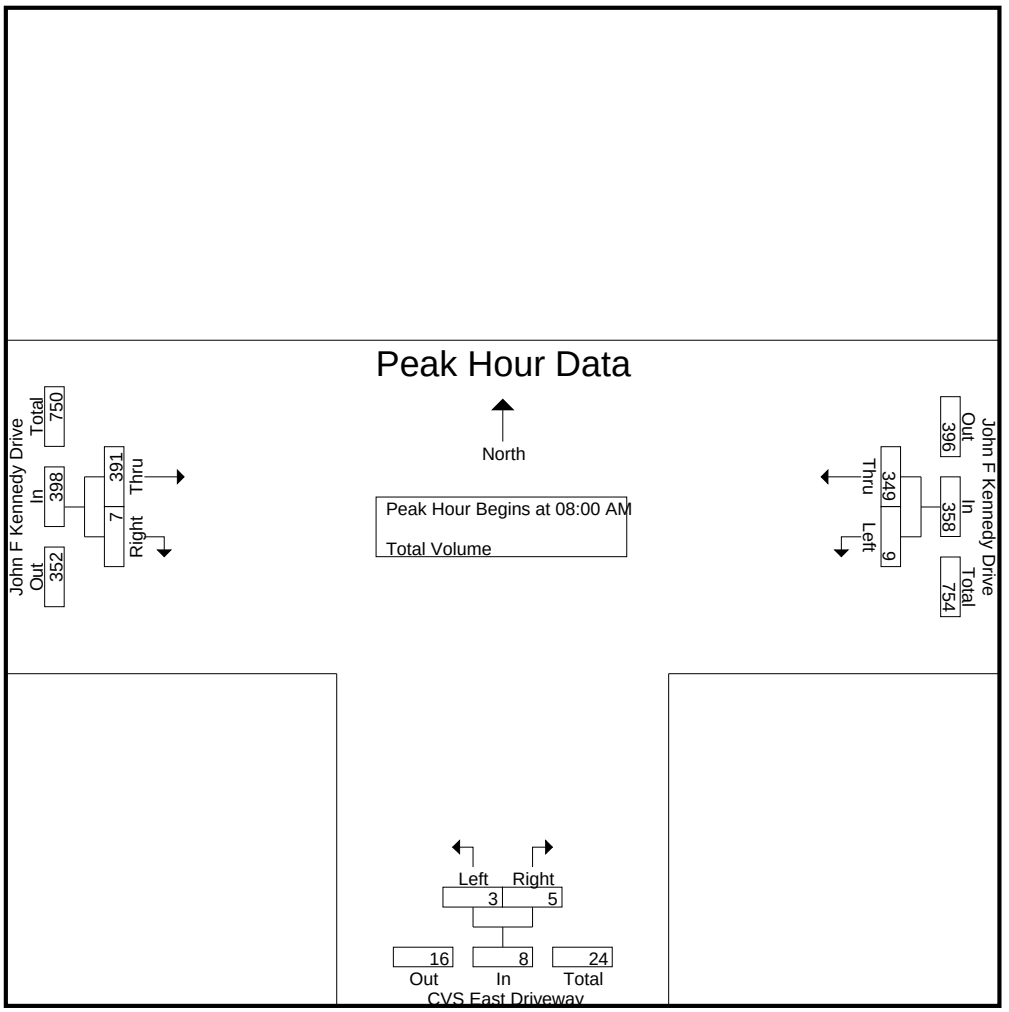
(951) 268-6268

City of Moreno Valley
N/S: CVS East Driveway
E/W: John F Kennedy Drive
Weather: Clear

File Name : 03_MRV_CVS East DW_John F Kennedy AM
Site Code : 0751802
Start Date : 1/10/2018
Page No : 2



Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	08:00 AM			08:00 AM			08:00 AM		
+0 mins.	2	97	99	**1**	1	2	64	2	66
+15 mins.	2	74	76	1	0	1	66	2	68
+30 mins.	**3**	70	73	0	1	1	118	0	118
+45 mins.	2	**108**	**110**	1	**3**	**4**	**143**	**3**	**146**
Total Volume	9	349	358	3	5	8	391	7	398
% App. Total	2.5	97.5		37.5	62.5		98.2	1.8	
PHF	.750	.808	.814	.750	.417	.500	.684	.583	.682

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Counts Unlimited
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City of Moreno Valley
N/S: CVS East Driveway
E/W: John F Kennedy Drive
Weather: Clear

File Name : 03_MRV_CVS East DW_John F Kennedy PM
Site Code : 0751802
Start Date : 1/10/2018
Page No : 1

Groups Printed- Total Volume

	John F Kennedy Drive Westbound			CVS East Driveway Northbound			John F Kennedy Drive Eastbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
04:00 PM	3	79	82	1	9	10	99	11	110	202
04:15 PM	2	68	70	1	11	12	82	16	98	180
04:30 PM	4	74	78	1	11	12	120	7	127	217
04:45 PM	5	78	83	1	11	12	114	5	119	214
Total	14	299	313	4	42	46	415	39	454	813
05:00 PM	2	104	106	2	9	11	118	14	132	249
05:15 PM	6	80	86	1	12	13	125	13	138	237
05:30 PM	2	80	82	4	12	16	113	7	120	218
05:45 PM	1	80	81	4	11	15	123	10	133	229
Total	11	344	355	11	44	55	479	44	523	933
Grand Total	25	643	668	15	86	101	894	83	977	1746
Apprch %	3.7	96.3		14.9	85.1		91.5	8.5		
Total %	1.4	36.8	38.3	0.9	4.9	5.8	51.2	4.8	56	

	John F Kennedy Drive Westbound			CVS East Driveway Northbound			John F Kennedy Drive Eastbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 05:00 PM										
05:00 PM	2	**104**	**106**	2	9	11	118	**14**	132	**249**
05:15 PM	**6**	80	86	1	**12**	13	**125**	13	**138**	237
05:30 PM	2	80	82	**4**	12	**16**	113	7	120	218
05:45 PM	1	80	81	4	11	15	123	10	133	229
Total Volume	11	344	355	11	44	55	479	44	523	933
% App. Total	3.1	96.9		20	80		91.6	8.4		
PHF	.458	.827	.837	.688	.917	.859	.958	.786	.947	.937

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

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City of Moreno Valley
N/S: CVS East Driveway
E/W: John F Kennedy Drive
Weather: Clear

File Name : 03_MRV_CVS East DW_John F Kennedy PM
Site Code : 0751802
Start Date : 1/10/2018
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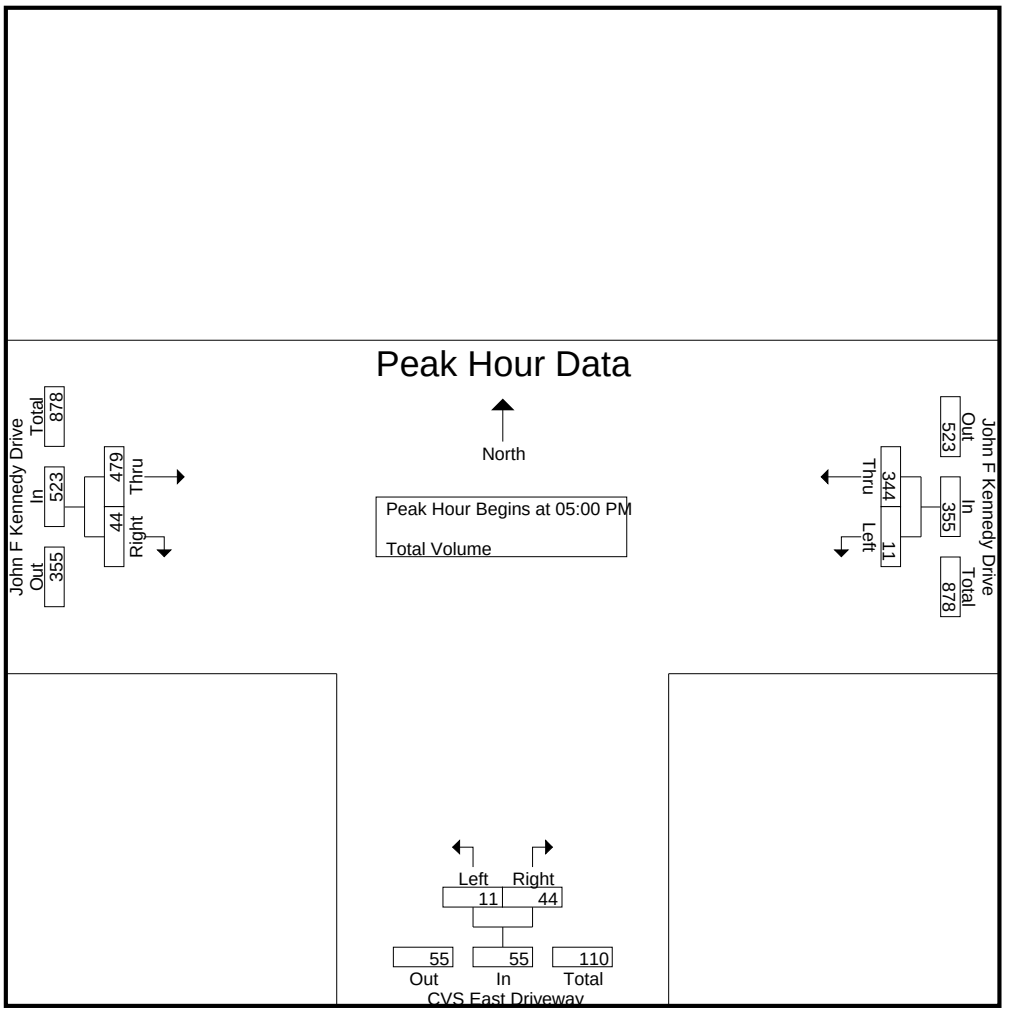

Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	04:45 PM			05:00 PM			05:00 PM		
+0 mins.	5	78	83	2	9	11	118	**14**	132
+15 mins.	2	**104**	**106**	1	**12**	13	**125**	13	**138**
+30 mins.	**6**	80	86	**4**	12	**16**	113	7	120
+45 mins.	2	80	82	4	11	15	123	10	133
Total Volume	15	342	357	11	44	55	479	44	523
% App. Total	4.2	95.8		20	80		91.6	8.4	
PHF	.625	.822	.842	.688	.917	.859	.958	.786	.947

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City of Moreno Valley
N/S: Perris Boulevard
E/W: John F Kennedy Drive
Weather: Clear

File Name : 01_MRV_Perris_John F Kennedy AM
Site Code : 0751802
Start Date : 1/10/2018
Page No : 1

Groups Printed- Total Volume

	Perris Boulevard Southbound				John F Kennedy Drive Westbound				Perris Boulevard Northbound				John F Kennedy Drive Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	14	77	4	95	16	30	16	62	23	208	16	247	6	25	8	39	443
07:15 AM	28	78	6	112	13	41	19	73	16	251	28	295	6	36	20	62	542
07:30 AM	40	94	20	154	23	37	26	86	22	278	52	352	12	52	9	73	665
07:45 AM	45	96	8	149	38	68	35	141	28	238	80	346	22	70	16	108	744
Total	127	345	38	510	90	176	96	362	89	975	176	1240	46	183	53	282	2394
08:00 AM	27	108	13	148	45	56	30	131	25	262	29	316	12	33	23	68	663
08:15 AM	21	100	8	129	28	44	14	86	28	215	17	260	10	28	20	58	533
08:30 AM	45	97	11	153	16	39	26	81	25	184	45	254	8	90	17	115	603
08:45 AM	51	94	8	153	27	82	27	136	18	170	30	218	8	123	20	151	658
Total	144	399	40	583	116	221	97	434	96	831	121	1048	38	274	80	392	2457
Grand Total	271	744	78	1093	206	397	193	796	185	1806	297	2288	84	457	133	674	4851
Apprch %	24.8	68.1	7.1		25.9	49.9	24.2		8.1	78.9	13		12.5	67.8	19.7		
Total %	5.6	15.3	1.6	22.5	4.2	8.2	4	16.4	3.8	37.2	6.1	47.2	1.7	9.4	2.7	13.9	

	Perris Boulevard Southbound				John F Kennedy Drive Westbound				Perris Boulevard Northbound				John F Kennedy Drive Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	28	78	6	112	13	41	19	73	16	251	28	295	6	36	20	62	542
07:30 AM	40	94	**20**	**154**	23	37	26	86	22	**278**	52	**352**	12	52	9	73	665
07:45 AM	**45**	96	8	149	38	**68**	**35**	**141**	**28**	238	**80**	346	**22**	**70**	16	**108**	**744**
08:00 AM	27	**108**	13	148	**45**	56	30	131	25	262	29	316	12	33	**23**	68	663
Total Volume	140	376	47	563	119	202	110	431	91	1029	189	1309	52	191	68	311	2614
% App. Total	24.9	66.8	8.3		27.6	46.9	25.5		7	78.6	14.4		16.7	61.4	21.9		
PHF	.778	.870	.588	.914	.661	.743	.786	.764	.813	.925	.591	.930	.591	.682	.739	.720	.878

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Weather: Clear

File Name : 01_MRV_Perris_John F Kennedy AM
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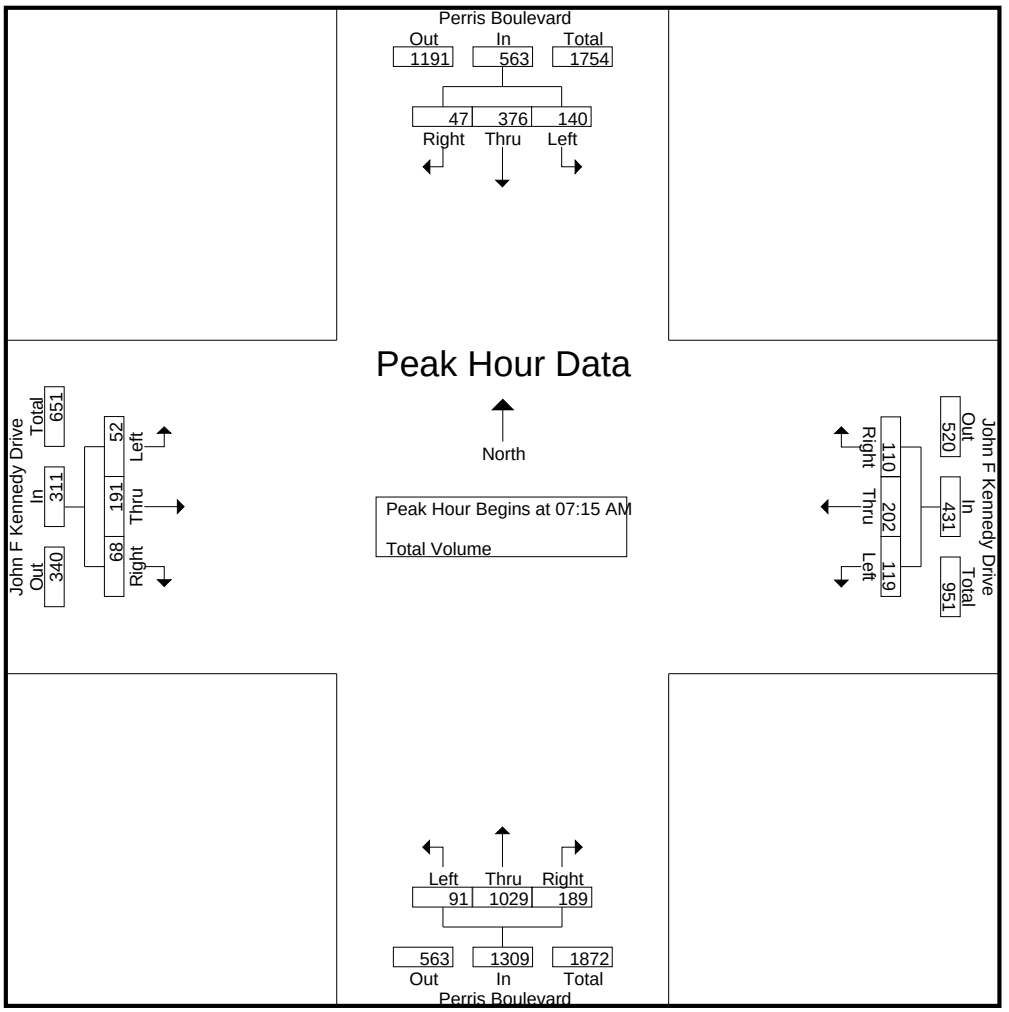

Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	08:00 AM				07:30 AM				07:15 AM				08:00 AM			
+0 mins.	27	**108**	**13**	148	23	37	26	86	16	251	28	295	**12**	33	**23**	68
+15 mins.	21	100	8	129	38	**68**	**35**	**141**	22	**278**	52	**352**	10	28	20	58
+30 mins.	45	97	11	**153**	**45**	56	30	131	**28**	238	**80**	346	8	90	17	115
+45 mins.	**51**	94	8	153	28	44	14	86	25	262	29	316	8	**123**	20	**151**
Total Volume	144	399	40	583	134	205	105	444	91	1029	189	1309	38	274	80	392
% App. Total	24.7	68.4	6.9		30.2	46.2	23.6		7	78.6	14.4		9.7	69.9	20.4	
PHF	.706	.924	.769	.953	.744	.754	.750	.787	.813	.925	.591	.930	.792	.557	.870	.649

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File Name : 01_MRV_Perris_John F Kennedy PM
Site Code : 0751802
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Groups Printed- Total Volume

	Perris Boulevard Southbound				John F Kennedy Drive Westbound				Perris Boulevard Northbound				John F Kennedy Drive Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
04:00 PM	34	188	14	236	40	55	16	111	21	154	17	192	15	57	31	103	642
04:15 PM	34	166	15	215	38	30	10	78	26	170	21	217	14	52	31	97	607
04:30 PM	28	199	14	241	29	44	17	90	21	172	28	221	14	68	46	128	680
04:45 PM	33	218	16	267	24	44	10	78	25	221	39	285	17	72	35	124	754
Total	129	771	59	959	131	173	53	357	93	717	105	915	60	249	143	452	2683
05:00 PM	33	170	22	225	40	47	16	103	34	179	26	239	16	75	33	124	691
05:15 PM	29	223	22	274	41	43	11	95	24	162	24	210	19	70	47	136	715
05:30 PM	30	245	13	288	47	48	18	113	22	171	20	213	17	75	39	131	745
05:45 PM	23	182	21	226	47	51	15	113	15	175	19	209	21	71	43	135	683
Total	115	820	78	1013	175	189	60	424	95	687	89	871	73	291	162	526	2834
Grand Total	244	1591	137	1972	306	362	113	781	188	1404	194	1786	133	540	305	978	5517
Apprch %	12.4	80.7	6.9		39.2	46.4	14.5		10.5	78.6	10.9		13.6	55.2	31.2		
Total %	4.4	28.8	2.5	35.7	5.5	6.6	2	14.2	3.4	25.4	3.5	32.4	2.4	9.8	5.5	17.7	

	Perris Boulevard Southbound				John F Kennedy Drive Westbound				Perris Boulevard Northbound				John F Kennedy Drive Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	**33**	218	16	267	24	44	10	78	25	**221**	**39**	**285**	17	72	35	124	**754**
05:00 PM	33	170	**22**	225	40	47	16	103	**34**	179	26	239	16	**75**	33	124	691
05:15 PM	29	223	22	274	41	43	11	95	24	162	24	210	**19**	70	**47**	**136**	715
05:30 PM	30	**245**	13	**288**	**47**	**48**	**18**	**113**	22	171	20	213	17	75	39	131	745
Total Volume	125	856	73	1054	152	182	55	389	105	733	109	947	69	292	154	515	2905
% App. Total	11.9	81.2	6.9		39.1	46.8	14.1		11.1	77.4	11.5		13.4	56.7	29.9		
PHF	.947	.873	.830	.915	.809	.948	.764	.861	.772	.829	.699	.831	.908	.973	.819	.947	.963

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File Name : 01_MRV_Perris_John F Kennedy PM
Site Code : 0751802
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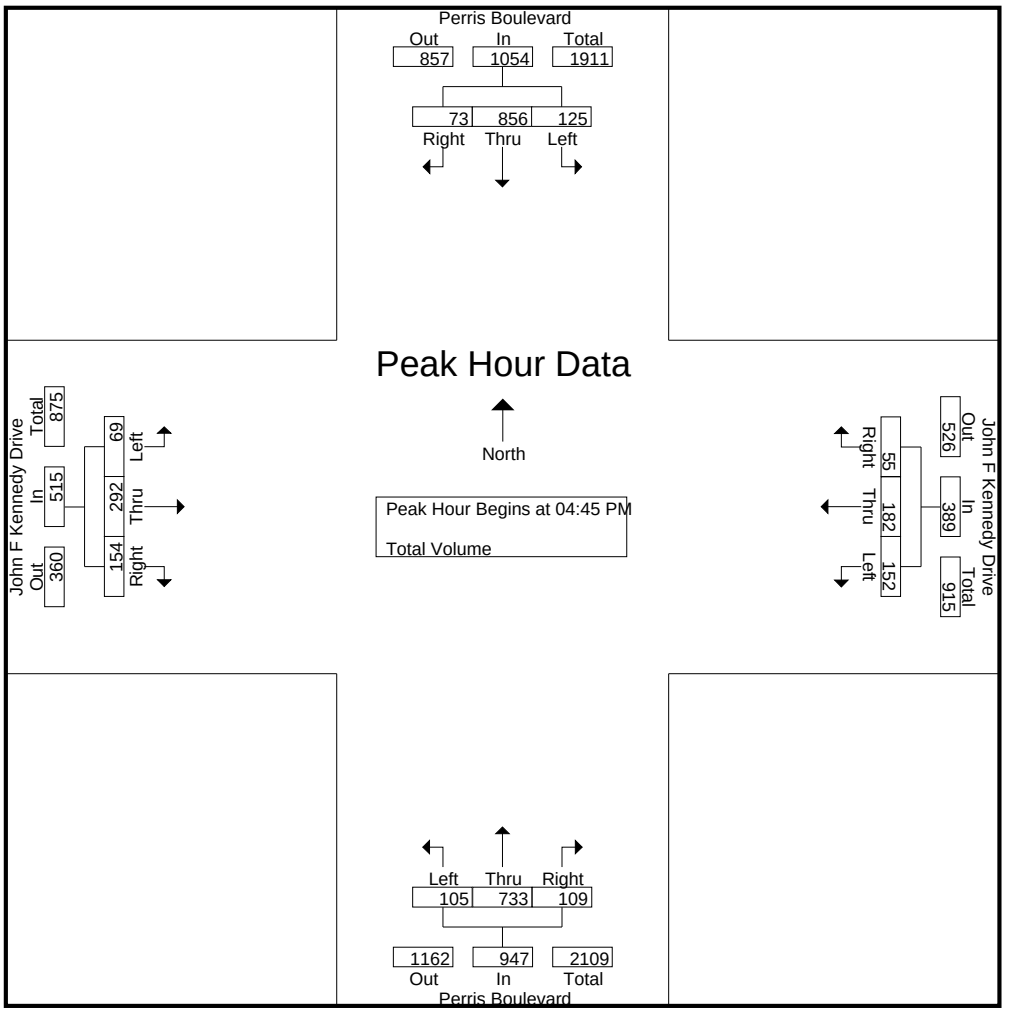


Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	04:45 PM				05:00 PM				04:15 PM				05:00 PM			
+0 mins.	**33**	218	16	267	40	47	16	103	26	170	21	217	16	**75**	33	124
+15 mins.	33	170	**22**	225	41	43	11	95	21	172	28	221	19	70	**47**	**136**
+30 mins.	29	223	22	274	**47**	48	**18**	**113**	25	**221**	**39**	**285**	17	75	39	131
+45 mins.	30	**245**	13	**288**	47	**51**	15	113	**34**	179	26	239	**21**	71	43	135
Total Volume	125	856	73	1054	175	189	60	424	106	742	114	962	73	291	162	526
% App. Total	11.9	81.2	6.9		41.3	44.6	14.2		11	77.1	11.9		13.9	55.3	30.8	
PHF	.947	.873	.830	.915	.931	.926	.833	.938	.779	.839	.731	.844	.869	.970	.862	.967

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

APPENDIX C

Explanation and Calculation of Intersection Delay

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

EXPLANATION AND CALCULATION OF INTERSECTION LEVEL OF SERVICE USING DELAY METHODOLOGY

The levels of service at the unsignalized and signalized intersections are calculated using the delay methodology in the Highway Capacity Manual. This methodology views an intersection as consisting of several lane groups. A lane group is a set of lanes serving a movement. If there are two northbound left turn lanes, then the lane group serving the northbound left turn movement has two lanes. Similarly, there may be three lanes in the lane group serving the northbound through movement, one lane in the lane group serving the northbound right turn movement, and so forth. It is also possible for one lane to serve two lane groups. A shared lane might result in there being 1.5 lanes in the northbound left turn lane group and 2.5 lanes in the northbound through lane group.

For each lane group, there is a capacity. That capacity is calculated by multiplying the number of lanes in the lane group times a theoretical maximum lane capacity per lane time's 12 adjustment factors.

Each of the 12 adjustment factors has a value of approximately 1.00. A value less than 1.00 is generally assigned when a less than desirable condition occurs.

The 12 adjustment factors are as follows:

1. Peak hour factor (to account for peaking within the peak hour)
2. Lane utilization factor (to account for not all lanes loading equally)
3. Lane width
4. Percent of heavy trucks
5. Approach grade
6. Parking
7. Bus stops at intersections
8. Area type (CBD or other)
9. Right turns
10. Left turns
11. Pedestrian activity
12. Signal progression

The maximum theoretical lane capacity and the 12 adjustment factors for it are all unknowns for which approximate estimates have been recommended in the Highway Capacity Manual. For the most part, the recommended values are not based on statistical analysis but rather on educated estimates. However, it is possible to use the delay method and get reasonable results as will be discussed below.

Once the lane group volume is known and the lane group capacity is known, a volume to capacity ratio can be calculated for the lane group.

With a volume to capacity ratio calculated, average delay per vehicle in a lane group can be estimated. The average delay per vehicle in a lane group is calculated using a complex formula provided by the Highway Capacity Manual, which can be simplified and described as follows:

Delay per vehicle in a lane group is a function of the following:

1. Cycle length
2. Amount of red time faced by a lane group
3. Amount of yellow time for that lane group
4. The volume to capacity ratio of the lane group

The average delay per vehicle for each lane group is calculated, and eventually an overall average delay for all vehicles entering the intersection is calculated. This average delay per vehicle is then used to judge Level of Service. The Level of Services are defined in the table that follows this discussion.

Experience has shown that when a maximum lane capacity of 1,900 vehicles per hour is used (as recommended in the Highway Capacity Manual), little or no yellow time penalty is used, and none of the 12 penalty factors are applied, calculated delay is realistic. The delay calculation for instance assumes that yellow time is totally unused. Yet experience shows that most of the yellow time is used.

An idiosyncrasy of the delay methodology is that it is possible to add traffic to an intersection and reduce the average total delay per vehicle. If the average total delay is 30 seconds per vehicle for all vehicles traveling through an intersection, and traffic is added to a movement that has an average total delay of 15 seconds per vehicle, then the overall average total delay is reduced.

The delay calculation for a lane group is based on a concept that the delay is a function of the amount of unused capacity available. As the volume approaches capacity and there is no more unused capacity available, then the delay rapidly increases. Delay is not proportional to volume, but rather increases rapidly as the unused capacity approaches zero.

Because delay is not linearly related to volumes, the delay does not reflect how close an intersection is to overloading. If an intersection is operating at Level of Service C and has an average total delay of 18 seconds per vehicle, you know very little as to what percent the traffic can increase before Level of Service E is reached.

LEVEL OF SERVICE DESCRIPTION[1]

Level of Service	Description	Average Total Delay per Vehicle (Seconds)	
		Signalized	Unsignalized
A	Level of Service A occurs when progression is extremely favorable and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.	0 to 10.00	0 to 10.00
B	Level of Service B generally occurs with good progression and/or short cycle lengths. More vehicles stop than for Level of Service A, causing higher levels of average total delay.	10.01 to 20.00	10.01 to 15.00
C	Level of Service C generally results when there is fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear in this level. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping.	20.01 to 35.00	15.01 to 25.00
D	Level of Service D generally results in noticeable congestion. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high volume to capacity ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.	35.01 to 55.00	25.01 to 35.00
E	Level of Service E is considered to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths, and high volume to capacity ratios. Individual cycle failures are frequent occurrences.	55.01 to 80.00	35.01 to 50.00
F	Level of Service F is considered to be unacceptable to most drivers. This condition often occurs with oversaturation, i.e., when arrival flow rates exceed the capacity of the intersection. It may also occur at high volume to capacity ratios below 1.00 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.	80.01 and up	50.01 and up

[1] Source: Highway Capacity Manual Special Report 209, Transportation Research Board, National Research Council, Washington, D.C., 2010.

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Existing

Self Storage Facility

Vistro File: J:\...\amE.vistro
Report File: J:\...\amE.pdf

Scenario 1 Existing
2/13/2018

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	Indian Street (NS) at JFK Dr (EW)	Signalized	HCM 6th Edition	WB Left	0.503	21.4	C
4	Perris Blvd (NS) at JFK Dr (EW)	Signalized	HCM 6th Edition	NB Left	0.698	21.2	C

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. for all other control types, they are taken for the whole intersection.

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Level Of Service Report
Intersection 1: Indian Street (NS) at JFK Dr (EW)

Control Type:	Signalized	Delay (sec / veh):	21.4
Analysis Method:	HCM 6th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.503

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	1	0	0	1	0	0	1	0	0	1	0	0
Pocket Length [ft]	135.00	100.00	100.00	55.00	100.00	100.00	125.00	100.00	100.00	120.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	30	253	44	95	320	101	104	180	27	59	305	101
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right-Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	30	253	44	95	320	101	104	180	27	59	305	101
Peak Hour Factor	0.8350	0.8350	0.8350	0.8350	0.8350	0.8350	0.8350	0.8350	0.8350	0.8350	0.8350	0.8350
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	9	76	13	28	96	30	31	54	8	18	91	30
Total Analysis Volume [veh/h]	36	303	53	114	383	121	125	216	32	71	365	121
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	60
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	LeadGreen
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal group	5	2	0	1	6	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	5	5	0	5	5	0	5	5	0	5	5	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	9	19	0	10	20	0	12	19	0	12	19	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Lane Group Calculations

Lane Group	L	C	C	L	C	C	L	C	C	L	C	C
C, Cycle Length [s]	60	60	60	60	60	60	60	60	60	60	60	60
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	2	23	23	5	26	26	6	13	13	4	11	11
g / C, Green / Cycle	0.04	0.38	0.38	0.08	0.43	0.43	0.09	0.21	0.21	0.06	0.18	0.18
(v / s)_i Volume / Saturation Flow Rate	0.02	0.10	0.10	0.06	0.14	0.14	0.07	0.07	0.07	0.04	0.13	0.14
s, saturation flow rate [veh/h]	1781	1870	1775	1781	1870	1719	1781	1870	1787	1781	1870	1714
c, Capacity [veh/h]	71	708	672	151	792	728	166	394	377	107	333	305
d1, Uniform Delay [s]	28.35	12.88	12.91	26.98	11.65	11.67	26.67	20.13	20.15	27.73	23.54	23.59
k, delay calibration	0.11	0.50	0.50	0.11	0.50	0.50	0.11	0.11	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	5.40	0.87	0.94	7.44	1.12	1.23	6.80	0.46	0.49	6.79	3.51	4.06
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.50	0.26	0.26	0.76	0.33	0.33	0.75	0.32	0.32	0.66	0.76	0.77
d, Delay for Lane Group [s/veh]	33.75	13.75	13.85	34.42	12.76	12.90	33.48	20.59	20.65	34.52	27.04	27.65
Lane Group LOS	C	B	B	C	B	B	C	C	C	C	C	C
Critical Lane Group	No	No	Yes	Yes	No	No	Yes	No	No	No	No	Yes
50th-Percentile Queue Length [veh]	0.59	1.66	1.62	1.83	2.28	2.15	1.97	1.44	1.41	1.15	3.48	3.29
50th-Percentile Queue Length [ft]	14.78	41.61	40.55	45.65	57.06	53.64	49.14	36.02	35.13	28.79	87.05	82.24
95th-Percentile Queue Length [veh]	1.06	3.00	2.92	3.29	4.11	3.86	3.54	2.59	2.53	2.07	6.27	5.92
95th-Percentile Queue Length [ft]	26.60	74.91	72.99	82.17	102.72	96.55	88.46	64.84	63.23	51.82	156.70	148.04

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	33.75	13.79	13.85	34.42	12.81	12.90	33.48	20.62	20.65	34.52	27.23	27.65
Movement LOS	C	B	B	C	B	B	C	C	C	C	C	C
d_A, Approach Delay [s/veh]	15.63			16.81			24.93			28.25		
Approach LOS	B			B			C			C		
d_I, Intersection Delay [s/veh]	21.42											
Intersection LOS	C											
Intersection V/C	0.503											

Other Modes

g_Walk,mi, Effective Walk Time [s]	9.0	9.0	9.0	9.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	21.68	21.68	21.68	21.68
l_p,int, Pedestrian LOS Score for Intersection	2.452	2.508	2.455	2.464
Crosswalk LOS	B	B	B	B
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	500	533	500	500
d_b, Bicycle Delay [s]	16.88	16.13	16.88	16.88
l_b,int, Bicycle LOS Score for Intersection	1.883	2.069	1.867	2.019
Bicycle LOS	A	B	A	B

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Level Of Service Report
Intersection 4: Perris Blvd (NS) at JFK Dr (EW)

Control Type:	Signalized	Delay (sec / veh):	21.2
Analysis Method:	HCM 6th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.698

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	1	0	0	1	0	0	1	0	0	1	0	0
Pocket Length [ft]	165.00	100.00	100.00	165.00	100.00	100.00	120.00	100.00	100.00	165.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	91	1029	189	140	376	47	52	191	68	119	202	110
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right-Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	91	1029	189	140	376	47	52	191	68	119	202	110
Peak Hour Factor	0.8780	0.8780	0.8780	0.8780	0.8780	0.8780	0.8780	0.8780	0.8780	0.8780	0.8780	0.8780
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	26	293	54	40	107	13	15	54	19	34	58	31
Total Analysis Volume [veh/h]	104	1172	215	159	428	54	59	218	77	136	230	125
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	60
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	LeadGreen
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal group	5	2	0	1	6	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	5	5	0	5	5	0	5	5	0	5	5	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	12	20	0	11	19	0	9	19	0	10	20	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Lane Group Calculations

Lane Group	L	C	C	L	C	C	L	C	C	L	C	C
C, Cycle Length [s]	60	60	60	60	60	60	60	60	60	60	60	60
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	5	24	24	7	26	26	3	7	7	6	10	10
g / C, Green / Cycle	0.08	0.40	0.40	0.11	0.44	0.44	0.05	0.12	0.12	0.10	0.17	0.17
(v / s)_i Volume / Saturation Flow Rate	0.06	0.26	0.26	0.09	0.09	0.09	0.03	0.08	0.08	0.08	0.10	0.10
s, saturation flow rate [veh/h]	1781	3560	1725	1781	3560	1766	1781	1870	1708	1781	1870	1654
c, Capacity [veh/h]	139	1421	688	204	1549	768	97	228	208	177	312	276
d1, Uniform Delay [s]	27.20	14.76	14.77	25.96	10.57	10.59	27.87	25.29	25.37	26.48	23.25	23.32
k, delay calibration	0.11	0.50	0.50	0.11	0.50	0.50	0.11	0.11	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	7.69	2.40	4.87	6.37	0.30	0.62	5.96	3.30	4.00	6.89	1.83	2.21
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.75	0.66	0.66	0.78	0.21	0.21	0.61	0.66	0.69	0.77	0.60	0.61
d, Delay for Lane Group [s/veh]	34.89	17.16	19.64	32.33	10.87	11.21	33.83	28.59	29.37	33.38	25.07	25.54
Lane Group LOS	C	B	B	C	B	B	C	C	C	C	C	C
Critical Lane Group	No	No	Yes	Yes	No	No	No	No	Yes	Yes	No	No
50th-Percentile Queue Length [veh]	1.68	4.98	5.30	2.44	1.21	1.29	0.95	2.15	2.08	2.13	2.44	2.25
50th-Percentile Queue Length [ft]	42.06	124.57	132.56	61.09	30.28	32.30	23.75	53.86	51.98	53.31	60.94	56.29
95th-Percentile Queue Length [veh]	3.03	8.64	9.08	4.40	2.18	2.33	1.71	3.88	3.74	3.84	4.39	4.05
95th-Percentile Queue Length [ft]	75.72	216.09	226.97	109.96	54.50	58.15	42.76	96.94	93.56	95.95	109.70	101.33

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	34.89	17.66	19.64	32.33	10.96	11.21	33.83	28.83	29.37	33.38	25.16	25.54
Movement LOS	C	B	B	C	B	B	C	C	C	C	C	C
d_A, Approach Delay [s/veh]	19.15			16.28			29.78			27.53		
Approach LOS	B			B			C			C		
d_I, Intersection Delay [s/veh]	21.18											
Intersection LOS	C											
Intersection V/C	0.698											

Other Modes

g_Walk,mi, Effective Walk Time [s]	9.0	9.0	9.0	9.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	21.68	21.68	21.68	21.68
l_p,int, Pedestrian LOS Score for Intersection	2.872	2.853	2.425	2.492
Crosswalk LOS	C	C	B	B
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	533	500	500	533
d_b, Bicycle Delay [s]	16.13	16.88	16.88	16.13
l_b,int, Bicycle LOS Score for Intersection	2.380	1.912	1.852	1.965
Bicycle LOS	B	A	A	A

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Self Storage Facility

Vistro File: J:\...\pmE.vistro
Report File: J:\...\pmE.pdf

Scenario 1 Existing
2/13/2018

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	Indian Street (NS) at JFK Dr (EW)	Signalized	HCM 6th Edition	SB Left	0.462	20.2	C
4	Perris Blvd (NS) at JFK Dr (EW)	Signalized	HCM 6th Edition	EB Left	0.631	21.2	C

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. for all other control types, they are taken for the whole intersection.

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Level Of Service Report
Intersection 1: Indian Street (NS) at JFK Dr (EW)

Control Type:	Signalized	Delay (sec / veh):	20.2
Analysis Method:	HCM 6th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.462

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	1	0	0	1	0	0	1	0	0	1	0	0
Pocket Length [ft]	135.00	100.00	100.00	55.00	100.00	100.00	125.00	100.00	100.00	120.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	38	377	90	66	265	56	107	303	27	43	228	52
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right-Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	38	377	90	66	265	56	107	303	27	43	228	52
Peak Hour Factor	0.9020	0.9020	0.9020	0.9020	0.9020	0.9020	0.9020	0.9020	0.9020	0.9020	0.9020	0.9020
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	11	104	25	18	73	16	30	84	7	12	63	14
Total Analysis Volume [veh/h]	42	418	100	73	294	62	119	336	30	48	253	58
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	60
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	LeadGreen
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal group	5	2	0	1	6	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	5	5	0	5	5	0	5	5	0	5	5	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	9	19	0	12	22	0	10	20	0	9	19	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Lane Group Calculations

Lane Group	L	C	C	L	C	C	L	C	C	L	C	C
C, Cycle Length [s]	60	60	60	60	60	60	60	60	60	60	60	60
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	3	28	28	4	29	29	5	10	10	3	8	8
g / C, Green / Cycle	0.04	0.46	0.46	0.06	0.48	0.48	0.09	0.16	0.16	0.05	0.12	0.12
(v / s)_i Volume / Saturation Flow Rate	0.02	0.14	0.14	0.04	0.10	0.10	0.07	0.10	0.10	0.03	0.08	0.09
s, saturation flow rate [veh/h]	1781	1870	1747	1781	1870	1759	1781	1870	1817	1781	1870	1752
c, Capacity [veh/h]	79	860	803	109	891	838	157	309	301	86	235	220
d1, Uniform Delay [s]	28.19	10.26	10.28	27.71	9.16	9.17	26.86	23.31	23.32	28.06	25.18	25.24
k, delay calibration	0.11	0.50	0.50	0.11	0.50	0.50	0.11	0.11	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	5.41	0.94	1.02	6.97	0.52	0.56	7.27	1.85	1.94	5.52	3.36	3.87
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.53	0.31	0.31	0.67	0.20	0.21	0.76	0.60	0.60	0.56	0.67	0.69
d, Delay for Lane Group [s/veh]	33.60	11.20	11.30	34.69	9.67	9.74	34.13	25.16	25.26	33.58	28.54	29.11
Lane Group LOS	C	B	B	C	A	A	C	C	C	C	C	C
Critical Lane Group	No	No	Yes	Yes	No	No	Yes	No	No	No	No	Yes
50th-Percentile Queue Length [veh]	0.68	2.12	2.02	1.19	1.30	1.26	1.89	2.43	2.39	0.78	2.25	2.20
50th-Percentile Queue Length [ft]	17.06	52.94	50.55	29.67	32.51	31.43	47.37	60.81	59.71	19.38	56.32	54.89
95th-Percentile Queue Length [veh]	1.23	3.81	3.64	2.14	2.34	2.26	3.41	4.38	4.30	1.40	4.05	3.95
95th-Percentile Queue Length [ft]	30.71	95.28	90.99	53.40	58.51	56.57	85.27	109.46	107.47	34.88	101.37	98.80

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	33.60	11.23	11.30	34.69	9.70	9.74	34.13	25.21	25.26	33.58	28.76	29.11
Movement LOS	C	B	B	C	A	A	C	C	C	C	C	C
d_A, Approach Delay [s/veh]	12.92			13.96			27.40			29.46		
Approach LOS	B			B			C			C		
d_I, Intersection Delay [s/veh]	20.23											
Intersection LOS	C											
Intersection V/C	0.462											

Other Modes

g_Walk,mi, Effective Walk Time [s]	9.0	9.0	9.0	9.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	21.68	21.68	21.68	21.68
l_p,int, Pedestrian LOS Score for Intersection	2.462	2.480	2.445	2.450
Crosswalk LOS	B	B	B	B
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	500	600	533	500
d_b, Bicycle Delay [s]	16.88	14.70	16.13	16.88
l_b,int, Bicycle LOS Score for Intersection	2.022	1.914	1.960	1.856
Bicycle LOS	B	A	A	A

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Level Of Service Report
Intersection 4: Perris Blvd (NS) at JFK Dr (EW)

Control Type:	Signalized	Delay (sec / veh):	21.2
Analysis Method:	HCM 6th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.631

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	1	0	0	1	0	0	1	0	0	1	0	0
Pocket Length [ft]	165.00	100.00	100.00	165.00	100.00	100.00	120.00	100.00	100.00	165.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	105	733	109	125	856	73	69	292	154	152	182	55
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right-Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	105	733	109	125	856	73	69	292	154	152	182	55
Peak Hour Factor	0.9630	0.9630	0.9630	0.9630	0.9630	0.9630	0.9630	0.9630	0.9630	0.9630	0.9630	0.9630
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	27	190	28	32	222	19	18	76	40	39	47	14
Total Analysis Volume [veh/h]	109	761	113	130	889	76	72	303	160	158	189	57
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	60
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	LeadGreen
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal group	5	2	0	1	6	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	5	5	0	5	5	0	5	5	0	5	5	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	11	20	0	10	19	0	11	19	0	11	19	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Lane Group Calculations

Lane Group	L	C	C	L	C	C	L	C	C	L	C	C
C, Cycle Length [s]	60	60	60	60	60	60	60	60	60	60	60	60
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	5	21	21	6	22	22	4	10	10	7	14	14
g / C, Green / Cycle	0.08	0.36	0.36	0.09	0.37	0.37	0.06	0.17	0.17	0.11	0.22	0.22
(v / s)_i Volume / Saturation Flow Rate	0.06	0.16	0.17	0.07	0.18	0.18	0.04	0.13	0.13	0.09	0.07	0.07
s, saturation flow rate [veh/h]	1781	3560	1749	1781	3560	1796	1781	1870	1657	1781	1870	1725
c, Capacity [veh/h]	145	1259	618	170	1308	660	108	321	285	203	421	388
d1, Uniform Delay [s]	27.09	15.08	15.10	26.61	14.72	14.72	27.72	23.76	23.84	25.98	19.42	19.46
k, delay calibration	0.11	0.50	0.50	0.11	0.50	0.50	0.11	0.11	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	7.52	1.23	2.53	6.97	1.32	2.61	6.88	3.62	4.46	6.37	0.40	0.45
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.75	0.46	0.47	0.76	0.49	0.49	0.67	0.76	0.77	0.78	0.30	0.31
d, Delay for Lane Group [s/veh]	34.60	16.31	17.63	33.58	16.03	17.33	34.60	27.38	28.30	32.35	19.81	19.90
Lane Group LOS	C	B	B	C	B	B	C	C	C	C	B	B
Critical Lane Group	Yes	No	No	No	No	Yes	No	No	Yes	Yes	No	No
50th-Percentile Queue Length [veh]	1.75	2.97	3.17	2.05	3.23	3.50	1.17	3.38	3.14	2.43	1.41	1.34
50th-Percentile Queue Length [ft]	43.82	74.34	79.18	51.17	80.71	87.55	29.23	84.50	78.40	60.73	35.26	33.58
95th-Percentile Queue Length [veh]	3.16	5.35	5.70	3.68	5.81	6.30	2.10	6.08	5.64	4.37	2.54	2.42
95th-Percentile Queue Length [ft]	78.88	133.81	142.53	92.11	145.28	157.59	52.61	152.09	141.12	109.31	63.46	60.44

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	34.60	16.62	17.63	33.58	16.39	17.33	34.60	27.56	28.30	32.35	19.84	19.90
Movement LOS	C	B	B	C	B	B	C	C	C	C	B	B
d_A, Approach Delay [s/veh]	18.73			18.50			28.73			24.74		
Approach LOS	B			B			C			C		
d_I, Intersection Delay [s/veh]	21.22											
Intersection LOS	C											
Intersection V/C	0.631											

Other Modes

g_Walk,mi, Effective Walk Time [s]	9.0	9.0	9.0	9.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	21.68	21.68	21.68	21.68
l_p,int, Pedestrian LOS Score for Intersection	2.880	2.851	2.458	2.466
Crosswalk LOS	C	C	B	B
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	533	500	500	500
d_b, Bicycle Delay [s]	16.13	16.88	16.88	16.88
l_b,int, Bicycle LOS Score for Intersection	2.100	2.162	2.001	1.893
Bicycle LOS	B	B	B	A

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Existing Plus Project

Self Storage Facility

Vistro File: J:\...\amE.vistro
Report File: J:\...\amEP.pdf

Scenario 2 Existing Plus Project
2/13/2018

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	Indian Street (NS) at JFK Dr (EW)	Signalized	HCM 6th Edition	WB Left	0.505	21.4	C
2	Project West Access (NS) at JFK Dr (EW)	Two-way stop	HCM 6th Edition	NB Left	0.034	12.6	B
3	Project East Access (NS) at JFK Dr (EW)	Two-way stop	HCM 6th Edition	NB Right	0.009	9.6	A
4	Perris Blvd (NS) at JFK Dr (EW)	Signalized	HCM 6th Edition	EB Left	0.680	21.8	C

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. for all other control types, they are taken for the whole intersection.

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Level Of Service Report
Intersection 1: Indian Street (NS) at JFK Dr (EW)

Control Type:	Signalized	Delay (sec / veh):	21.4
Analysis Method:	HCM 6th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.505

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	1	0	0	1	0	0	1	0	0	1	0	0
Pocket Length [ft]	135.00	100.00	100.00	55.00	100.00	100.00	125.00	100.00	100.00	120.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	30	253	44	95	320	101	104	180	27	59	305	101
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	1	0	0	0	1	0	0	1	1
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right-Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	30	253	44	96	320	101	104	181	27	59	306	102
Peak Hour Factor	0.8350	0.8350	0.8350	0.8350	0.8350	0.8350	0.8350	0.8350	0.8350	0.8350	0.8350	0.8350
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	9	76	13	29	96	30	31	54	8	18	92	31
Total Analysis Volume [veh/h]	36	303	53	115	383	121	125	217	32	71	366	122
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	60
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	LeadGreen
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal group	5	2	0	1	6	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	5	5	0	5	5	0	5	5	0	5	5	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	9	19	0	10	20	0	10	19	0	12	21	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Lane Group Calculations

Lane Group	L	C	C	L	C	C	L	C	C	L	C	C
C, Cycle Length [s]	60	60	60	60	60	60	60	60	60	60	60	60
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	2	23	23	5	26	26	5	13	13	4	11	11
g / C, Green / Cycle	0.04	0.38	0.38	0.08	0.43	0.43	0.09	0.21	0.21	0.06	0.18	0.18
(v / s)_i Volume / Saturation Flow Rate	0.02	0.10	0.10	0.06	0.14	0.14	0.07	0.07	0.07	0.04	0.14	0.14
s, saturation flow rate [veh/h]	1781	1870	1775	1781	1870	1719	1781	1870	1788	1781	1870	1713
c, Capacity [veh/h]	71	707	671	152	792	728	164	394	377	107	334	306
d1, Uniform Delay [s]	28.35	12.91	12.93	26.96	11.65	11.67	26.72	20.14	20.16	27.73	23.51	23.56
k, delay calibration	0.11	0.50	0.50	0.11	0.50	0.50	0.11	0.11	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	5.40	0.87	0.94	7.40	1.12	1.23	7.08	0.46	0.50	6.79	3.49	4.04
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.50	0.26	0.26	0.76	0.33	0.33	0.76	0.32	0.33	0.66	0.76	0.77
d, Delay for Lane Group [s/veh]	33.75	13.78	13.88	34.36	12.76	12.90	33.80	20.60	20.66	34.52	27.00	27.60
Lane Group LOS	C	B	B	C	B	B	C	C	C	C	C	C
Critical Lane Group	No	No	Yes	Yes	No	No	Yes	No	No	No	No	Yes
50th-Percentile Queue Length [veh]	0.59	1.67	1.62	1.84	2.28	2.15	1.98	1.45	1.41	1.15	3.49	3.30
50th-Percentile Queue Length [ft]	14.78	41.68	40.62	45.99	57.07	53.64	49.43	36.18	35.28	28.79	87.36	82.49
95th-Percentile Queue Length [veh]	1.06	3.00	2.92	3.31	4.11	3.86	3.56	2.60	2.54	2.07	6.29	5.94
95th-Percentile Queue Length [ft]	26.60	75.03	73.11	82.79	102.73	96.55	88.98	65.12	63.51	51.82	157.25	148.49

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	33.75	13.82	13.88	34.36	12.81	12.90	33.80	20.62	20.66	34.52	27.18	27.60
Movement LOS	C	B	B	C	B	B	C	C	C	C	C	C
d_A, Approach Delay [s/veh]	15.66			16.83			25.03			28.21		
Approach LOS	B			B			C			C		
d_I, Intersection Delay [s/veh]	21.44											
Intersection LOS	C											
Intersection V/C	0.505											

Other Modes

g_Walk,mi, Effective Walk Time [s]	9.0	9.0	9.0	9.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	21.68	21.68	21.68	21.68
l_p,int, Pedestrian LOS Score for Intersection	2.452	2.508	2.455	2.465
Crosswalk LOS	B	B	B	B
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	500	533	500	567
d_b, Bicycle Delay [s]	16.88	16.13	16.88	15.41
l_b,int, Bicycle LOS Score for Intersection	1.883	2.070	1.868	2.021
Bicycle LOS	A	B	A	B

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Level Of Service Report
Intersection 2: Project West Access (NS) at JFK Dr (EW)

Control Type:	Two-way stop	Delay (sec / veh):	12.6
Analysis Method:	HCM 6th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.034

Intersection Setup

Name						
Approach	Northbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name						
Base Volume Input [veh/h]	14	0	395	3	14	350
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	2	0	0	2	4	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	16	0	395	5	18	350
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	4	0	104	1	5	92
Total Analysis Volume [veh/h]	17	0	416	5	19	368
Pedestrian Volume [ped/h]	0		0		0	

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	Yes		
Number of Storage Spaces in Median	1	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.03	0.00	0.00	0.00	0.02	0.00
d_M, Delay for Movement [s/veh]	12.56	9.79	0.00	0.00	8.23	0.00
Movement LOS	B	A	A	A	A	A
95th-Percentile Queue Length [veh]	0.11	0.11	0.00	0.00	0.05	0.00
95th-Percentile Queue Length [ft]	2.67	2.67	0.00	0.00	1.28	0.00
d_A, Approach Delay [s/veh]	12.56		0.00		0.40	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	0.45					
Intersection LOS	B					

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Level Of Service Report
Intersection 3: Project East Access (NS) at JFK Dr (EW)

Control Type:	Two-way stop	Delay (sec / veh):	9.6
Analysis Method:	HCM 6th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.009

Intersection Setup

Name						
Approach	Northbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name						
Base Volume Input [veh/h]	0	5	391	7	0	349
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	2	0	0	0	4
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	0	7	391	7	0	353
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	2	103	2	0	93
Total Analysis Volume [veh/h]	0	7	412	7	0	372
Pedestrian Volume [ped/h]	0		0		0	

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane			
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.01	0.00	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	0.00	9.56	0.00	0.00	0.00	0.00
Movement LOS		A	A	A		A
95th-Percentile Queue Length [veh]	0.00	0.03	0.00	0.00	0.00	0.00
95th-Percentile Queue Length [ft]	0.00	0.67	0.00	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	9.56		0.00		0.00	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	0.08					
Intersection LOS	A					

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Level Of Service Report
Intersection 4: Perris Blvd (NS) at JFK Dr (EW)

Control Type:	Signalized	Delay (sec / veh):	21.8
Analysis Method:	HCM 6th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.680

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	1	0	0	1	0	0	1	0	0	1	0	0
Pocket Length [ft]	165.00	100.00	100.00	165.00	100.00	100.00	120.00	100.00	100.00	165.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	91	1029	189	140	376	47	52	191	68	119	202	110
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	1	0	0	0	0	2	1	0	1	0	1	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right-Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	92	1029	189	140	376	49	53	191	69	119	203	110
Peak Hour Factor	0.8780	0.8780	0.8780	0.8780	0.8780	0.8780	0.8780	0.8780	0.8780	0.8780	0.8780	0.8780
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	26	293	54	40	107	14	15	54	20	34	58	31
Total Analysis Volume [veh/h]	105	1172	215	159	428	56	60	218	79	136	231	125
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	65
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	LeadGreen
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal group	5	2	0	1	6	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	5	5	0	5	5	0	5	5	0	5	5	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	16	19	0	16	19	0	9	19	0	11	21	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Lane Group Calculations

Lane Group	L	C	C	L	C	C	L	C	C	L	C	C
C, Cycle Length [s]	65	65	65	65	65	65	65	65	65	65	65	65
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	5	28	28	7	30	30	3	8	8	6	11	11
g / C, Green / Cycle	0.08	0.42	0.42	0.11	0.46	0.46	0.05	0.12	0.12	0.10	0.17	0.17
(v / s)_i Volume / Saturation Flow Rate	0.06	0.26	0.26	0.09	0.09	0.09	0.03	0.08	0.08	0.08	0.10	0.10
s, saturation flow rate [veh/h]	1781	3560	1725	1781	3560	1763	1781	1870	1705	1781	1870	1655
c, Capacity [veh/h]	141	1497	726	206	1627	805	94	224	204	176	310	274
d1, Uniform Delay [s]	29.41	14.86	14.86	28.04	10.58	10.60	30.29	27.53	27.62	28.69	25.23	25.31
k, delay calibration	0.11	0.50	0.50	0.11	0.50	0.50	0.11	0.11	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	7.58	1.97	4.02	6.07	0.27	0.56	6.88	3.61	4.42	6.98	1.87	2.27
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.75	0.62	0.62	0.77	0.20	0.20	0.64	0.68	0.71	0.77	0.60	0.62
d, Delay for Lane Group [s/veh]	36.99	16.83	18.88	34.11	10.86	11.16	37.17	31.14	32.03	35.67	27.09	27.57
Lane Group LOS	D	B	B	C	B	B	D	C	C	D	C	C
Critical Lane Group	No	No	Yes	Yes	No	No	No	No	Yes	Yes	No	No
50th-Percentile Queue Length [veh]	1.84	5.20	5.45	2.64	1.28	1.36	1.07	2.39	2.31	2.32	2.69	2.48
50th-Percentile Queue Length [ft]	45.91	129.91	136.24	66.04	32.05	33.96	26.66	59.86	57.71	58.02	67.26	62.08
95th-Percentile Queue Length [veh]	3.31	8.93	9.28	4.75	2.31	2.45	1.92	4.31	4.16	4.18	4.84	4.47
95th-Percentile Queue Length [ft]	82.64	223.37	231.95	118.86	57.68	61.13	47.99	107.75	103.88	104.44	121.07	111.74

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	36.99	17.25	18.88	34.11	10.93	11.16	37.17	31.41	32.03	35.67	27.19	27.57
Movement LOS	D	B	B	C	B	B	D	C	C	D	C	C
d_A, Approach Delay [s/veh]	18.87			16.68			32.51			29.63		
Approach LOS	B			B			C			C		
d_I, Intersection Delay [s/veh]	21.81											
Intersection LOS	C											
Intersection V/C	0.680											

Other Modes

g_Walk,mi, Effective Walk Time [s]	9.0	9.0	9.0	9.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	24.12	24.12	24.12	24.12
l_p,int, Pedestrian LOS Score for Intersection	2.876	2.857	2.431	2.496
Crosswalk LOS	C	C	B	B
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	462	462	462	523
d_b, Bicycle Delay [s]	19.23	19.23	19.23	17.72
l_b,int, Bicycle LOS Score for Intersection	2.380	1.913	1.854	1.966
Bicycle LOS	B	A	A	A

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Self Storage Facility

Vistro File: J:\...\pmE.vistro
Report File: J:\...\pmEP.pdf

Scenario 2 Existing Plus Project
2/13/2018

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	Indian Street (NS) at JFK Dr (EW)	Signalized	HCM 6th Edition	SB Left	0.464	20.3	C
2	Project West Access (NS) at JFK Dr (EW)	Two-way stop	HCM 6th Edition	NB Left	0.124	14.8	B
3	Project East Access (NS) at JFK Dr (EW)	Two-way stop	HCM 6th Edition	NB Right	0.071	10.4	B
4	Perris Blvd (NS) at JFK Dr (EW)	Signalized	HCM 6th Edition	EB Left	0.634	21.3	C

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. for all other control types, they are taken for the whole intersection.

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Level Of Service Report
Intersection 1: Indian Street (NS) at JFK Dr (EW)

Control Type:	Signalized	Delay (sec / veh):	20.3
Analysis Method:	HCM 6th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.464

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	1	0	0	1	0	0	1	0	0	1	0	0
Pocket Length [ft]	135.00	100.00	100.00	55.00	100.00	100.00	125.00	100.00	100.00	120.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	38	377	90	66	265	56	107	303	27	43	228	52
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	1	0	0	0	1	0	0	2	1
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right-Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	38	377	90	67	265	56	107	304	27	43	230	53
Peak Hour Factor	0.9020	0.9020	0.9020	0.9020	0.9020	0.9020	0.9020	0.9020	0.9020	0.9020	0.9020	0.9020
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	11	104	25	19	73	16	30	84	7	12	64	15
Total Analysis Volume [veh/h]	42	418	100	74	294	62	119	337	30	48	255	59
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	60
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	LeadGreen
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal group	5	2	0	1	6	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	5	5	0	5	5	0	5	5	0	5	5	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	9	19	0	12	22	0	10	20	0	9	19	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Lane Group Calculations

Lane Group	L	C	C	L	C	C	L	C	C	L	C	C
C, Cycle Length [s]	60	60	60	60	60	60	60	60	60	60	60	60
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	3	28	28	4	29	29	5	10	10	3	8	8
g / C, Green / Cycle	0.04	0.46	0.46	0.06	0.48	0.48	0.09	0.17	0.17	0.05	0.13	0.13
(v / s)_i Volume / Saturation Flow Rate	0.02	0.14	0.14	0.04	0.10	0.10	0.07	0.10	0.10	0.03	0.09	0.09
s, saturation flow rate [veh/h]	1781	1870	1747	1781	1870	1759	1781	1870	1817	1781	1870	1751
c, Capacity [veh/h]	79	857	801	109	889	837	157	311	302	86	237	222
d1, Uniform Delay [s]	28.19	10.31	10.33	27.71	9.19	9.21	26.86	23.26	23.28	28.06	25.15	25.22
k, delay calibration	0.11	0.50	0.50	0.11	0.50	0.50	0.11	0.11	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	5.41	0.94	1.03	7.07	0.52	0.57	7.27	1.83	1.92	5.52	3.36	3.87
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.53	0.31	0.31	0.68	0.20	0.21	0.76	0.60	0.60	0.56	0.68	0.69
d, Delay for Lane Group [s/veh]	33.60	11.25	11.36	34.77	9.71	9.77	34.13	25.09	25.20	33.58	28.52	29.09
Lane Group LOS	C	B	B	C	A	A	C	C	C	C	C	C
Critical Lane Group	No	No	Yes	Yes	No	No	Yes	No	No	No	No	Yes
50th-Percentile Queue Length [veh]	0.68	2.13	2.03	1.20	1.30	1.26	1.89	2.44	2.39	0.78	2.27	2.22
50th-Percentile Queue Length [ft]	17.06	53.13	50.73	30.11	32.59	31.51	47.37	60.88	59.77	19.38	56.85	55.38
95th-Percentile Queue Length [veh]	1.23	3.83	3.65	2.17	2.35	2.27	3.41	4.38	4.30	1.40	4.09	3.99
95th-Percentile Queue Length [ft]	30.71	95.64	91.32	54.20	58.66	56.71	85.27	109.58	107.59	34.88	102.32	99.68

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	33.60	11.29	11.36	34.77	9.73	9.77	34.13	25.14	25.20	33.58	28.73	29.09
Movement LOS	C	B	B	C	A	A	C	C	C	C	C	C
d_A, Approach Delay [s/veh]	12.97			14.05			27.34			29.43		
Approach LOS	B			B			C			C		
d_I, Intersection Delay [s/veh]	20.27											
Intersection LOS	C											
Intersection V/C	0.464											

Other Modes

g_Walk,mi, Effective Walk Time [s]	9.0	9.0	9.0	9.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	21.68	21.68	21.68	21.68
l_p,int, Pedestrian LOS Score for Intersection	2.462	2.481	2.445	2.451
Crosswalk LOS	B	B	B	B
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	500	600	533	500
d_b, Bicycle Delay [s]	16.88	14.70	16.13	16.88
l_b,int, Bicycle LOS Score for Intersection	2.022	1.914	1.961	1.858
Bicycle LOS	B	A	A	A

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Level Of Service Report
Intersection 2: Project West Access (NS) at JFK Dr (EW)

Control Type:	Two-way stop	Delay (sec / veh):	14.8
Analysis Method:	HCM 6th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.124

Intersection Setup

Name						
Approach	Northbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name						
Base Volume Input [veh/h]	46	0	537	9	12	358
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	3	1	0	2	4	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	49	1	537	11	16	358
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	13	0	141	3	4	94
Total Analysis Volume [veh/h]	52	1	565	12	17	377
Pedestrian Volume [ped/h]	0		0		0	

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	Yes		
Number of Storage Spaces in Median	1	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.12	0.00	0.01	0.00	0.02	0.00
d_M, Delay for Movement [s/veh]	14.81	11.30	0.00	0.00	8.69	0.00
Movement LOS	B	B	A	A	A	A
95th-Percentile Queue Length [veh]	0.43	0.43	0.00	0.00	0.05	0.00
95th-Percentile Queue Length [ft]	10.66	10.66	0.00	0.00	1.31	0.00
d_A, Approach Delay [s/veh]	14.74		0.00		0.37	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	0.91					
Intersection LOS	B					

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Level Of Service Report
Intersection 3: Project East Access (NS) at JFK Dr (EW)

Control Type:	Two-way stop	Delay (sec / veh):	10.4
Analysis Method:	HCM 6th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.071

Intersection Setup

Name						
Approach	Northbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name						
Base Volume Input [veh/h]	0	44	479	44	0	344
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	4	1	0	0	4
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	0	48	480	44	0	348
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	13	126	12	0	92
Total Analysis Volume [veh/h]	0	51	505	46	0	366
Pedestrian Volume [ped/h]	0		0		0	

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane			
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.07	0.01	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	0.00	10.37	0.00	0.00	0.00	0.00
Movement LOS		B	A	A		A
95th-Percentile Queue Length [veh]	0.00	0.23	0.00	0.00	0.00	0.00
95th-Percentile Queue Length [ft]	0.00	5.69	0.00	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	10.37		0.00		0.00	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	0.55					
Intersection LOS	B					

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Level Of Service Report
Intersection 4: Perris Blvd (NS) at JFK Dr (EW)

Control Type:	Signalized	Delay (sec / veh):	21.3
Analysis Method:	HCM 6th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.634

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	1	0	0	1	0	0	1	0	0	1	0	0
Pocket Length [ft]	165.00	100.00	100.00	165.00	100.00	100.00	120.00	100.00	100.00	165.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	105	733	109	125	856	73	69	292	154	152	182	55
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	1	0	0	0	0	2	2	1	2	0	1	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right-Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	106	733	109	125	856	75	71	293	156	152	183	55
Peak Hour Factor	0.9630	0.9630	0.9630	0.9630	0.9630	0.9630	0.9630	0.9630	0.9630	0.9630	0.9630	0.9630
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	28	190	28	32	222	19	18	76	40	39	48	14
Total Analysis Volume [veh/h]	110	761	113	130	889	78	74	304	162	158	190	57
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	60
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	LeadGreen
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal group	5	2	0	1	6	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	5	5	0	5	5	0	5	5	0	5	5	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	10	19	0	10	19	0	12	20	0	11	19	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Lane Group Calculations

Lane Group	L	C	C	L	C	C	L	C	C	L	C	C
C, Cycle Length [s]	60	60	60	60	60	60	60	60	60	60	60	60
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	5	21	21	6	22	22	4	10	10	7	14	14
g / C, Green / Cycle	0.08	0.35	0.35	0.09	0.37	0.37	0.06	0.17	0.17	0.11	0.23	0.23
(v / s)_i Volume / Saturation Flow Rate	0.06	0.16	0.17	0.07	0.18	0.18	0.04	0.13	0.13	0.09	0.07	0.07
s, saturation flow rate [veh/h]	1781	3560	1749	1781	3560	1794	1781	1870	1656	1781	1870	1726
c, Capacity [veh/h]	146	1251	615	170	1299	654	109	325	288	203	423	391
d1, Uniform Delay [s]	27.08	15.18	15.20	26.61	14.84	14.85	27.71	23.66	23.75	25.98	19.36	19.40
k, delay calibration	0.11	0.50	0.50	0.11	0.50	0.50	0.11	0.11	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	7.60	1.26	2.58	6.97	1.35	2.67	7.07	3.50	4.31	6.37	0.39	0.44
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.75	0.47	0.47	0.76	0.49	0.50	0.68	0.75	0.77	0.78	0.30	0.31
d, Delay for Lane Group [s/veh]	34.68	16.43	17.77	33.58	16.19	17.52	34.77	27.17	28.06	32.35	19.75	19.84
Lane Group LOS	C	B	B	C	B	B	C	C	C	C	B	B
Critical Lane Group	Yes	No	No	No	No	Yes	No	No	Yes	Yes	No	No
50th-Percentile Queue Length [veh]	1.77	2.99	3.18	2.05	3.26	3.53	1.20	3.39	3.14	2.43	1.41	1.35
50th-Percentile Queue Length [ft]	44.28	74.69	79.59	51.17	81.43	88.31	30.11	84.72	78.47	60.73	35.33	33.66
95th-Percentile Queue Length [veh]	3.19	5.38	5.73	3.68	5.86	6.36	2.17	6.10	5.65	4.37	2.54	2.42
95th-Percentile Queue Length [ft]	79.71	134.45	143.27	92.11	146.58	158.97	54.20	152.50	141.25	109.31	63.60	60.58

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	34.68	16.74	17.77	33.58	16.56	17.52	34.77	27.34	28.06	32.35	19.78	19.84
Movement LOS	C	B	B	C	B	B	C	C	C	C	B	B
d_A, Approach Delay [s/veh]	18.87			18.64			28.57			24.69		
Approach LOS	B			B			C			C		
d_I, Intersection Delay [s/veh]	21.30											
Intersection LOS	C											
Intersection V/C	0.634											

Other Modes

g_Walk,mi, Effective Walk Time [s]	9.0	9.0	9.0	9.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	21.68	21.68	21.68	21.68
l_p,int, Pedestrian LOS Score for Intersection	2.880	2.852	2.460	2.466
Crosswalk LOS	C	C	B	B
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	500	500	533	500
d_b, Bicycle Delay [s]	16.88	16.88	16.13	16.88
l_b,int, Bicycle LOS Score for Intersection	2.101	2.163	2.005	1.894
Bicycle LOS	B	B	B	A

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Opening Year (2023) Without Project

Self Storage Facility

Vistro File: J:\...\amOY.vistro
Report File: J:\...\amOY.pdf
Scenario 1 Opening Year (2023) Without Project
2/13/2018

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	Indian Street (NS) at JFK Dr (EW)	Signalized	HCM 6th Edition	WB Left	0.623	22.9	C
4	Perris Blvd (NS) at JFK Dr (EW)	Signalized	HCM 6th Edition	EB Left	0.847	30.9	C

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. for all other control types, they are taken for the whole intersection.

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Level Of Service Report
Intersection 1: Indian Street (NS) at JFK Dr (EW)

Control Type:	Signalized	Delay (sec / veh):	22.9
Analysis Method:	HCM 6th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.623

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	1	0	0	1	0	0	1	0	0	1	0	0
Pocket Length [ft]	135.00	100.00	100.00	55.00	100.00	100.00	125.00	100.00	100.00	120.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	30	253	44	95	320	101	104	180	27	59	305	101
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
In-Process Volume [veh/h]	0	0	9	8	0	0	0	35	0	3	14	3
Site-Generated Trips [veh/h]	23	64	15	0	27	0	1	31	12	10	34	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right-Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	56	342	72	113	379	111	115	264	42	78	384	114
Peak Hour Factor	0.8350	0.8350	0.8350	0.8350	0.8350	0.8350	0.8350	0.8350	0.8350	0.8350	0.8350	0.8350
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	17	102	22	34	113	33	34	79	13	23	115	34
Total Analysis Volume [veh/h]	67	410	86	135	454	133	138	316	50	93	460	137
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	60
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	LeadGreen
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal group	5	2	0	1	6	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	5	5	0	5	5	0	5	5	0	5	5	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	9	19	0	10	20	0	10	19	0	12	21	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Lane Group Calculations

Lane Group	L	C	C	L	C	C	L	C	C	L	C	C
C, Cycle Length [s]	60	60	60	60	60	60	60	60	60	60	60	60
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	3	20	20	6	22	22	6	14	14	4	12	12
g / C, Green / Cycle	0.06	0.33	0.33	0.10	0.37	0.37	0.10	0.24	0.24	0.07	0.21	0.21
(v / s)_i Volume / Saturation Flow Rate	0.04	0.14	0.14	0.08	0.16	0.16	0.08	0.10	0.10	0.05	0.17	0.17
s, saturation flow rate [veh/h]	1781	1870	1760	1781	1870	1727	1781	1870	1782	1781	1870	1725
c, Capacity [veh/h]	104	615	578	176	690	637	179	443	423	125	387	357
d1, Uniform Delay [s]	27.77	15.73	15.75	26.50	14.35	14.36	26.45	19.49	19.51	27.50	22.72	22.75
k, delay calibration	0.11	0.50	0.50	0.11	0.50	0.50	0.11	0.11	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	6.47	2.05	2.22	6.90	2.05	2.23	6.92	0.63	0.68	8.39	3.84	4.28
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.64	0.41	0.42	0.77	0.44	0.44	0.77	0.42	0.42	0.74	0.80	0.80
d, Delay for Lane Group [s/veh]	34.24	17.78	17.97	33.40	16.39	16.60	33.37	20.12	20.19	35.89	26.56	27.03
Lane Group LOS	C	B	B	C	B	B	C	C	C	D	C	C
Critical Lane Group	No	No	Yes	Yes	No	No	Yes	No	No	No	No	Yes
50th-Percentile Queue Length [veh]	1.08	2.79	2.68	2.12	3.17	2.97	2.16	2.12	2.05	1.54	4.26	4.00
50th-Percentile Queue Length [ft]	27.07	69.84	67.10	52.95	79.20	74.36	54.07	52.98	51.22	38.38	106.50	100.03
95th-Percentile Queue Length [veh]	1.95	5.03	4.83	3.81	5.70	5.35	3.89	3.81	3.69	2.76	7.65	7.20
95th-Percentile Queue Length [ft]	48.73	125.72	120.77	95.30	142.57	133.84	97.32	95.36	92.20	69.09	191.13	180.06

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	34.24	17.85	17.97	33.40	16.46	16.60	33.37	20.15	20.19	35.89	26.72	27.03
Movement LOS	C	B	B	C	B	B	C	C	C	D	C	C
d_A, Approach Delay [s/veh]	19.82			19.65			23.77			28.02		
Approach LOS	B			B			C			C		
d_I, Intersection Delay [s/veh]	22.86											
Intersection LOS	C											
Intersection V/C	0.623											

Other Modes

g_Walk,mi, Effective Walk Time [s]	9.0	9.0	9.0	9.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	21.68	21.68	21.68	21.68
l_p,int, Pedestrian LOS Score for Intersection	2.507	2.555	2.507	2.520
Crosswalk LOS	B	B	B	B
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	500	533	500	567
d_b, Bicycle Delay [s]	16.88	16.13	16.88	15.41
l_b,int, Bicycle LOS Score for Intersection	2.024	2.155	1.975	2.129
Bicycle LOS	B	B	A	B

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Level Of Service Report
Intersection 4: Perris Blvd (NS) at JFK Dr (EW)

Control Type:	Signalized	Delay (sec / veh):	30.9
Analysis Method:	HCM 6th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.847

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	1	0	0	1	0	0	1	0	0	1	0	0
Pocket Length [ft]	165.00	100.00	100.00	165.00	100.00	100.00	120.00	100.00	100.00	165.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	91	1029	189	140	376	47	52	191	68	119	202	110
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
In-Process Volume [veh/h]	6	42	16	11	13	5	8	33	11	10	9	11
Site-Generated Trips [veh/h]	24	119	42	3	138	4	6	18	24	34	17	1
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right-Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	130	1293	266	168	565	61	71	261	110	175	248	133
Peak Hour Factor	0.8780	0.8780	0.8780	0.8780	0.8780	0.8780	0.8780	0.8780	0.8780	0.8780	0.8780	0.8780
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	37	368	76	48	161	17	20	74	31	50	71	38
Total Analysis Volume [veh/h]	148	1473	303	191	644	69	81	297	125	199	282	151
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	80
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	LeadGreen
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal group	5	2	0	1	6	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	5	5	0	5	5	0	5	5	0	5	5	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	14	19	0	14	19	0	28	33	0	14	19	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Lane Group Calculations

Lane Group	L	C	C	L	C	C	L	C	C	L	C	C
C, Cycle Length [s]	80	80	80	80	80	80	80	80	80	80	80	80
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	8	32	32	10	33	33	5	12	12	10	17	17
g / C, Green / Cycle	0.10	0.40	0.40	0.13	0.42	0.42	0.06	0.15	0.15	0.13	0.22	0.22
(v / s)_i Volume / Saturation Flow Rate	0.08	0.34	0.34	0.11	0.13	0.13	0.05	0.12	0.12	0.11	0.12	0.12
s, saturation flow rate [veh/h]	1781	3560	1712	1781	3560	1779	1781	1870	1686	1781	1870	1655
c, Capacity [veh/h]	186	1408	677	224	1483	741	109	288	259	224	408	361
d1, Uniform Delay [s]	35.07	22.07	22.17	34.35	15.75	15.77	37.02	32.54	32.64	34.52	27.93	27.99
k, delay calibration	0.11	0.50	0.50	0.11	0.50	0.50	0.11	0.11	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	7.47	6.57	13.19	8.93	0.57	1.15	9.45	4.19	5.08	11.38	1.20	1.40
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.79	0.85	0.86	0.85	0.32	0.32	0.74	0.76	0.78	0.89	0.56	0.57
d, Delay for Lane Group [s/veh]	42.54	28.64	35.36	43.28	16.32	16.92	46.47	36.73	37.73	45.90	29.13	29.39
Lane Group LOS	D	C	D	D	B	B	D	D	D	D	C	C
Critical Lane Group	No	No	Yes	Yes	No	No	No	No	Yes	Yes	No	No
50th-Percentile Queue Length [veh]	3.14	10.78	11.73	4.10	2.87	3.01	1.82	4.30	4.04	4.42	3.91	3.53
50th-Percentile Queue Length [ft]	78.50	269.47	293.27	102.55	71.78	75.28	45.40	107.59	101.01	110.54	97.75	88.37
95th-Percentile Queue Length [veh]	5.65	16.16	17.35	7.38	5.17	5.42	3.27	7.71	7.27	7.87	7.04	6.36
95th-Percentile Queue Length [ft]	141.31	404.08	433.70	184.59	129.20	135.51	81.72	192.64	181.83	196.75	175.95	159.06

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	42.54	29.90	35.36	43.28	16.48	16.92	46.47	36.99	37.73	45.90	29.18	29.39
Movement LOS	D	C	D	D	B	B	D	D	D	D	C	C
d_A, Approach Delay [s/veh]	31.74			22.18			38.70			34.50		
Approach LOS	C			C			D			C		
d_I, Intersection Delay [s/veh]	30.88											
Intersection LOS	C											
Intersection V/C	0.847											

Other Modes

g_Walk,mi, Effective Walk Time [s]	9.0	9.0	9.0	9.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	31.51	31.51	31.51	31.51
l_p,int, Pedestrian LOS Score for Intersection	2.992	2.953	2.491	2.573
Crosswalk LOS	C	C	B	B
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	375	375	725	375
d_b, Bicycle Delay [s]	26.41	26.41	16.26	26.41
l_b,int, Bicycle LOS Score for Intersection	2.618	2.057	1.975	2.081
Bicycle LOS	B	B	A	B

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Self Storage Facility

Vistro File: J:\...\pmE.vistro
Report File: J:\...\pmOY.pdf
Scenario 1 Opening Year (2023) Without Project
2/13/2018

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	Indian Street (NS) at JFK Dr (EW)	Signalized	HCM 6th Edition	SB Left	0.593	22.3	C
4	Perris Blvd (NS) at JFK Dr (EW)	Signalized	HCM 6th Edition	EB Left	0.836	33.1	C

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. for all other control types, they are taken for the whole intersection.

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Level Of Service Report
Intersection 1: Indian Street (NS) at JFK Dr (EW)

Control Type:	Signalized	Delay (sec / veh):	22.3
Analysis Method:	HCM 6th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.593

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	1	0	0	1	0	0	1	0	0	1	0	0
Pocket Length [ft]	135.00	100.00	100.00	55.00	100.00	100.00	125.00	100.00	100.00	120.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	38	377	90	66	265	56	107	303	27	43	228	52
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
In-Process Volume [veh/h]	0	0	2	1	0	0	0	13	0	23	80	17
Site-Generated Trips [veh/h]	18	48	18	0	71	1	1	45	27	20	39	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right-Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	60	463	119	74	363	63	119	391	57	90	370	74
Peak Hour Factor	0.9020	0.9020	0.9020	0.9020	0.9020	0.9020	0.9020	0.9020	0.9020	0.9020	0.9020	0.9020
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	17	128	33	21	101	17	33	108	16	25	103	21
Total Analysis Volume [veh/h]	67	513	132	82	402	70	132	433	63	100	410	82
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	60
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	LeadGreen
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal group	5	2	0	1	6	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	5	5	0	5	5	0	5	5	0	5	5	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	12	19	0	12	19	0	10	19	0	10	19	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Lane Group Calculations

Lane Group	L	C	C	L	C	C	L	C	C	L	C	C
C, Cycle Length [s]	60	60	60	60	60	60	60	60	60	60	60	60
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	3	24	24	4	24	24	6	12	12	4	11	11
g / C, Green / Cycle	0.06	0.40	0.40	0.06	0.41	0.41	0.10	0.20	0.20	0.07	0.17	0.17
(v / s)_i Volume / Saturation Flow Rate	0.04	0.18	0.18	0.05	0.13	0.13	0.07	0.14	0.14	0.06	0.13	0.14
s, saturation flow rate [veh/h]	1781	1870	1740	1781	1870	1775	1781	1870	1788	1781	1870	1764
c, Capacity [veh/h]	104	745	693	115	756	718	172	368	352	134	327	309
d1, Uniform Delay [s]	27.77	13.28	13.30	27.65	12.28	12.29	26.56	22.49	22.51	27.33	23.72	23.75
k, delay calibration	0.11	0.50	0.50	0.11	0.50	0.50	0.11	0.11	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	6.47	1.94	2.10	7.92	1.11	1.18	6.93	2.28	2.43	8.11	3.85	4.22
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.64	0.45	0.45	0.71	0.32	0.32	0.77	0.69	0.69	0.75	0.77	0.78
d, Delay for Lane Group [s/veh]	34.24	15.22	15.40	35.58	13.39	13.48	33.49	24.78	24.94	35.44	27.57	27.97
Lane Group LOS	C	B	B	D	B	B	C	C	C	D	C	C
Critical Lane Group	No	No	Yes	Yes	No	No	Yes	No	No	No	No	Yes
50th-Percentile Queue Length [veh]	1.08	3.30	3.11	1.35	2.18	2.10	2.07	3.31	3.20	1.64	3.53	3.39
50th-Percentile Queue Length [ft]	27.07	82.40	77.87	33.76	54.49	52.60	51.87	82.86	80.06	40.88	88.19	84.73
95th-Percentile Queue Length [veh]	1.95	5.93	5.61	2.43	3.92	3.79	3.73	5.97	5.76	2.94	6.35	6.10
95th-Percentile Queue Length [ft]	48.73	148.33	140.16	60.76	98.08	94.69	93.36	149.15	144.11	73.58	158.74	152.52

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	34.24	15.28	15.40	35.58	13.42	13.48	33.49	24.84	24.94	35.44	27.72	27.97
Movement LOS	C	B	B	D	B	B	C	C	C	D	C	C
d_A, Approach Delay [s/veh]	17.09			16.71			26.67			29.06		
Approach LOS	B			B			C			C		
d_I, Intersection Delay [s/veh]	22.28											
Intersection LOS	C											
Intersection V/C	0.593											

Other Modes

g_Walk,mi, Effective Walk Time [s]	9.0	9.0	9.0	9.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	21.68	21.68	21.68	21.68
l_p,int, Pedestrian LOS Score for Intersection	2.530	2.530	2.510	2.522
Crosswalk LOS	B	B	B	B
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	500	500	500	500
d_b, Bicycle Delay [s]	16.88	16.88	16.88	16.88
l_b,int, Bicycle LOS Score for Intersection	2.147	2.017	2.078	2.048
Bicycle LOS	B	B	B	B

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Level Of Service Report
Intersection 4: Perris Blvd (NS) at JFK Dr (EW)

Control Type:	Signalized	Delay (sec / veh):	33.1
Analysis Method:	HCM 6th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.836

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	1	0	0	1	0	0	1	0	0	1	0	0
Pocket Length [ft]	165.00	100.00	100.00	165.00	100.00	100.00	120.00	100.00	100.00	165.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	105	733	109	125	856	73	69	292	154	152	182	55
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
In-Process Volume [veh/h]	15	21	2	7	31	21	7	0	9	21	84	7
Site-Generated Trips [veh/h]	37	234	60	2	227	7	6	23	38	70	19	3
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right-Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	168	1061	182	147	1200	108	89	344	216	258	303	71
Peak Hour Factor	0.9630	0.9630	0.9630	0.9630	0.9630	0.9630	0.9630	0.9630	0.9630	0.9630	0.9630	0.9630
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	44	275	47	38	312	28	23	89	56	67	79	18
Total Analysis Volume [veh/h]	174	1102	189	153	1246	112	92	357	224	268	315	74
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	80
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	LeadGreen
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal group	5	2	0	1	6	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	5	5	0	5	5	0	5	5	0	5	5	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	14	20	0	13	19	0	28	30	0	17	19	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Lane Group Calculations

Lane Group	L	C	C	L	C	C	L	C	C	L	C	C
C, Cycle Length [s]	80	80	80	80	80	80	80	80	80	80	80	80
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	10	26	26	9	25	25	5	16	16	13	24	24
g / C, Green / Cycle	0.12	0.33	0.33	0.11	0.32	0.32	0.07	0.20	0.20	0.16	0.30	0.30
(v / s)_i Volume / Saturation Flow Rate	0.10	0.24	0.24	0.09	0.25	0.25	0.05	0.16	0.17	0.15	0.11	0.11
s, saturation flow rate [veh/h]	1781	3560	1733	1781	3560	1792	1781	1870	1633	1781	1870	1749
c, Capacity [veh/h]	213	1171	570	191	1126	567	123	377	329	290	552	516
d1, Uniform Delay [s]	34.44	23.90	23.90	34.98	25.13	25.13	36.63	30.61	30.68	33.09	22.31	22.33
k, delay calibration	0.11	0.50	0.50	0.11	0.50	0.50	0.11	0.11	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	7.42	4.26	8.45	7.60	6.07	11.42	8.57	4.39	5.31	12.04	0.40	0.43
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.82	0.74	0.74	0.80	0.80	0.80	0.75	0.82	0.83	0.92	0.36	0.37
d, Delay for Lane Group [s/veh]	41.87	28.15	32.35	42.58	31.20	36.55	45.20	35.00	35.99	45.12	22.71	22.76
Lane Group LOS	D	C	C	D	C	D	D	D	D	D	C	C
Critical Lane Group	Yes	No	No	No	No	Yes	No	No	Yes	Yes	No	No
50th-Percentile Queue Length [veh]	3.66	7.59	8.06	3.25	8.39	9.29	2.03	5.96	5.36	5.94	2.93	2.77
50th-Percentile Queue Length [ft]	91.60	189.87	201.46	81.21	209.86	232.33	50.63	149.01	134.00	148.45	73.33	69.22
95th-Percentile Queue Length [veh]	6.60	12.11	12.71	5.85	13.15	14.29	3.65	9.96	9.16	9.93	5.28	4.98
95th-Percentile Queue Length [ft]	164.88	302.86	317.85	146.17	328.65	357.31	91.13	249.11	228.92	248.36	132.00	124.59

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Movement, Approach, & Intersection Results

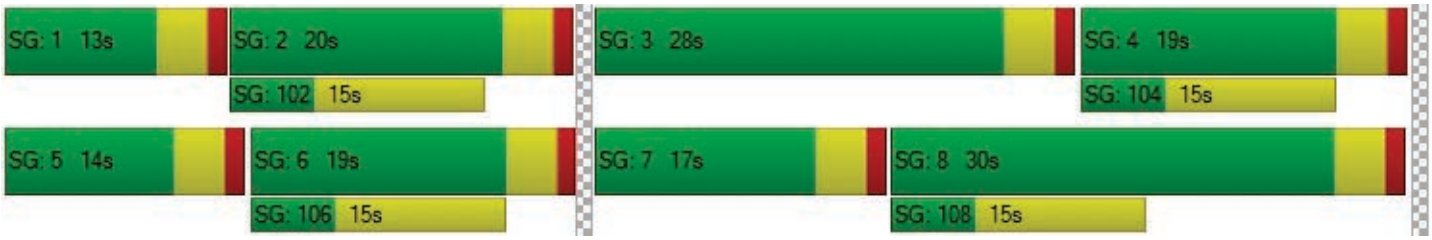
d_M, Delay for Movement [s/veh]	41.87	29.04	32.35	42.58	32.67	36.55	45.20	35.14	35.99	45.12	22.73	22.76
Movement LOS	D	C	C	D	C	D	D	D	D	D	C	C
d_A, Approach Delay [s/veh]	30.99			33.96			36.80			31.87		
Approach LOS	C			C			D			C		
d_I, Intersection Delay [s/veh]	33.07											
Intersection LOS	C											
Intersection V/C	0.836											

Other Modes

g_Walk,mi, Effective Walk Time [s]	9.0	9.0	9.0	9.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	31.51	31.51	31.51	31.51
l_p,int, Pedestrian LOS Score for Intersection	3.036	2.977	2.544	2.560
Crosswalk LOS	C	C	B	B
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	400	375	650	375
d_b, Bicycle Delay [s]	25.60	26.41	18.23	26.41
l_b,int, Bicycle LOS Score for Intersection	2.365	2.391	2.115	2.102
Bicycle LOS	B	B	B	B

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Opening Year (2023) With Project

Self Storage Facility

Vistro File: J:\...\amOY.vistro
Report File: J:\...\amOYP.pdf
Scenario 2 Opening Year (2023) With Project
2/13/2018

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	Indian Street (NS) at JFK Dr (EW)	Signalized	HCM 6th Edition	WB Left	0.625	22.9	C
2	Project West Access (NS) at JFK Dr (EW)	Two-way stop	HCM 6th Edition	NB Left	0.042	14.2	B
3	Project East Access (NS) at JFK Dr (EW)	Two-way stop	HCM 6th Edition	NB Right	0.010	10.1	B
4	Perris Blvd (NS) at JFK Dr (EW)	Signalized	HCM 6th Edition	EB Left	0.847	30.9	C

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. for all other control types, they are taken for the whole intersection.

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Level Of Service Report
Intersection 1: Indian Street (NS) at JFK Dr (EW)

Control Type:	Signalized	Delay (sec / veh):	22.9
Analysis Method:	HCM 6th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.625

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	1	0	0	1	0	0	1	0	0	1	0	0
Pocket Length [ft]	135.00	100.00	100.00	55.00	100.00	100.00	125.00	100.00	100.00	120.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	30	253	44	95	320	101	104	180	27	59	305	101
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
In-Process Volume [veh/h]	0	0	9	8	0	0	0	35	0	3	14	3
Site-Generated Trips [veh/h]	23	64	15	1	27	0	1	32	12	10	35	1
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right-Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	56	342	72	114	379	111	115	265	42	78	385	115
Peak Hour Factor	0.8350	0.8350	0.8350	0.8350	0.8350	0.8350	0.8350	0.8350	0.8350	0.8350	0.8350	0.8350
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	17	102	22	34	113	33	34	79	13	23	115	34
Total Analysis Volume [veh/h]	67	410	86	137	454	133	138	317	50	93	461	138
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	60
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	LeadGreen
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal group	5	2	0	1	6	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	5	5	0	5	5	0	5	5	0	5	5	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	9	19	0	10	20	0	10	19	0	12	21	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Lane Group Calculations

Lane Group	L	C	C	L	C	C	L	C	C	L	C	C
C, Cycle Length [s]	60	60	60	60	60	60	60	60	60	60	60	60
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	3	20	20	6	22	22	6	14	14	4	12	12
g / C, Green / Cycle	0.06	0.33	0.33	0.10	0.37	0.37	0.10	0.24	0.24	0.07	0.21	0.21
(v / s)_i Volume / Saturation Flow Rate	0.04	0.14	0.14	0.08	0.16	0.16	0.08	0.10	0.10	0.05	0.17	0.17
s, saturation flow rate [veh/h]	1781	1870	1760	1781	1870	1727	1781	1870	1783	1781	1870	1724
c, Capacity [veh/h]	104	611	575	178	689	636	179	444	424	125	388	358
d1, Uniform Delay [s]	27.77	15.81	15.83	26.47	14.37	14.39	26.45	19.47	19.49	27.50	22.70	22.73
k, delay calibration	0.11	0.50	0.50	0.11	0.50	0.50	0.11	0.11	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	6.47	2.08	2.25	6.90	2.05	2.24	6.92	0.63	0.68	8.39	3.85	4.29
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.64	0.42	0.42	0.77	0.44	0.44	0.77	0.42	0.43	0.74	0.80	0.81
d, Delay for Lane Group [s/veh]	34.24	17.89	18.08	33.36	16.43	16.63	33.37	20.10	20.17	35.89	26.55	27.02
Lane Group LOS	C	B	B	C	B	B	C	C	C	D	C	C
Critical Lane Group	No	No	Yes	Yes	No	No	Yes	No	No	No	No	Yes
50th-Percentile Queue Length [veh]	1.08	2.81	2.70	2.15	3.17	2.98	2.16	2.12	2.05	1.54	4.27	4.01
50th-Percentile Queue Length [ft]	27.07	70.15	67.39	53.68	79.32	74.46	54.07	53.08	51.33	38.38	106.87	100.34
95th-Percentile Queue Length [veh]	1.95	5.05	4.85	3.86	5.71	5.36	3.89	3.82	3.70	2.76	7.67	7.22
95th-Percentile Queue Length [ft]	48.73	126.26	121.30	96.62	142.77	134.02	97.32	95.55	92.39	69.09	191.64	180.61

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	34.24	17.96	18.08	33.36	16.49	16.63	33.37	20.13	20.17	35.89	26.71	27.02
Movement LOS	C	B	B	C	B	B	C	C	C	D	C	C
d_A, Approach Delay [s/veh]	19.92			19.71			23.75			28.00		
Approach LOS	B			B			C			C		
d_I, Intersection Delay [s/veh]	22.89											
Intersection LOS	C											
Intersection V/C	0.625											

Other Modes

g_Walk,mi, Effective Walk Time [s]	9.0	9.0	9.0	9.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	21.68	21.68	21.68	21.68
l_p,int, Pedestrian LOS Score for Intersection	2.507	2.555	2.508	2.521
Crosswalk LOS	B	B	B	B
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	500	533	500	567
d_b, Bicycle Delay [s]	16.88	16.13	16.88	15.41
l_b,int, Bicycle LOS Score for Intersection	2.024	2.157	1.976	2.131
Bicycle LOS	B	B	A	B

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Level Of Service Report
Intersection 2: Project West Access (NS) at JFK Dr (EW)

Control Type:	Two-way stop	Delay (sec / veh):	14.2
Analysis Method:	HCM 6th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.042

Intersection Setup

Name						
Approach	Northbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name						
Base Volume Input [veh/h]	14	0	395	3	14	350
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.10	1.00	1.00	1.10
In-Process Volume [veh/h]	0	0	52	0	0	20
Site-Generated Trips [veh/h]	2	0	48	2	4	46
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	16	0	535	5	18	451
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	4	0	141	1	5	119
Total Analysis Volume [veh/h]	17	0	563	5	19	475
Pedestrian Volume [ped/h]	0		0		0	

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	Yes		
Number of Storage Spaces in Median	1	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.04	0.00	0.01	0.00	0.02	0.00
d_M, Delay for Movement [s/veh]	14.24	10.44	0.00	0.00	8.67	0.00
Movement LOS	B	B	A	A	A	A
95th-Percentile Queue Length [veh]	0.13	0.13	0.00	0.00	0.06	0.00
95th-Percentile Queue Length [ft]	3.26	3.26	0.00	0.00	1.45	0.00
d_A, Approach Delay [s/veh]	14.24		0.00		0.33	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	0.38					
Intersection LOS	B					

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Level Of Service Report
Intersection 3: Project East Access (NS) at JFK Dr (EW)

Control Type:	Two-way stop	Delay (sec / veh):	10.1
Analysis Method:	HCM 6th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.010

Intersection Setup

Name						
Approach	Northbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name						
Base Volume Input [veh/h]	0	5	391	7	0	349
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.10	1.00	1.00	1.10
In-Process Volume [veh/h]	0	0	52	0	0	20
Site-Generated Trips [veh/h]	0	2	48	0	0	50
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	0	7	530	7	0	454
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	2	139	2	0	119
Total Analysis Volume [veh/h]	0	7	558	7	0	478
Pedestrian Volume [ped/h]	0		0		0	

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane			
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.01	0.01	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	0.00	10.09	0.00	0.00	0.00	0.00
Movement LOS		B	A	A		A
95th-Percentile Queue Length [veh]	0.00	0.03	0.00	0.00	0.00	0.00
95th-Percentile Queue Length [ft]	0.00	0.74	0.00	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	10.09		0.00		0.00	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	0.07					
Intersection LOS	B					

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Level Of Service Report
Intersection 4: Perris Blvd (NS) at JFK Dr (EW)

Control Type:	Signalized	Delay (sec / veh):	30.9
Analysis Method:	HCM 6th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.847

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	1	0	0	1	0	0	1	0	0	1	0	0
Pocket Length [ft]	165.00	100.00	100.00	165.00	100.00	100.00	120.00	100.00	100.00	165.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	91	1029	189	140	376	47	52	191	68	119	202	110
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
In-Process Volume [veh/h]	6	42	16	11	13	5	8	33	11	10	9	11
Site-Generated Trips [veh/h]	25	119	42	3	138	6	7	18	25	34	18	1
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right-Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	131	1293	266	168	565	63	72	261	111	175	249	133
Peak Hour Factor	0.8780	0.8780	0.8780	0.8780	0.8780	0.8780	0.8780	0.8780	0.8780	0.8780	0.8780	0.8780
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	37	368	76	48	161	18	21	74	32	50	71	38
Total Analysis Volume [veh/h]	149	1473	303	191	644	72	82	297	126	199	284	151
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	80
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	LeadGreen
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal group	5	2	0	1	6	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	5	5	0	5	5	0	5	5	0	5	5	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	14	19	0	14	19	0	28	33	0	14	19	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Lane Group Calculations

Lane Group	L	C	C	L	C	C	L	C	C	L	C	C
C, Cycle Length [s]	80	80	80	80	80	80	80	80	80	80	80	80
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	8	32	32	10	33	33	5	12	12	10	17	17
g / C, Green / Cycle	0.10	0.40	0.40	0.13	0.42	0.42	0.06	0.15	0.15	0.13	0.22	0.22
(v / s)_i Volume / Saturation Flow Rate	0.08	0.34	0.34	0.11	0.13	0.13	0.05	0.12	0.12	0.11	0.12	0.12
s, saturation flow rate [veh/h]	1781	3560	1712	1781	3560	1776	1781	1870	1685	1781	1870	1656
c, Capacity [veh/h]	187	1407	677	224	1480	738	111	288	260	224	407	360
d1, Uniform Delay [s]	35.05	22.10	22.19	34.35	15.82	15.83	36.99	32.53	32.63	34.52	27.98	28.03
k, delay calibration	0.11	0.50	0.50	0.11	0.50	0.50	0.11	0.11	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	7.46	6.61	13.26	8.93	0.58	1.17	9.35	4.19	5.09	11.38	1.22	1.43
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.80	0.85	0.86	0.85	0.32	0.32	0.74	0.76	0.78	0.89	0.56	0.57
d, Delay for Lane Group [s/veh]	42.51	28.70	35.45	43.28	16.39	17.00	46.34	36.72	37.71	45.90	29.20	29.46
Lane Group LOS	D	C	D	D	B	B	D	D	D	D	C	C
Critical Lane Group	No	No	Yes	Yes	No	No	No	No	Yes	Yes	No	No
50th-Percentile Queue Length [veh]	3.16	10.79	11.75	4.10	2.89	3.03	1.83	4.31	4.05	4.42	3.93	3.56
50th-Percentile Queue Length [ft]	79.00	269.78	293.71	102.55	72.33	75.75	45.87	107.86	101.21	110.54	98.34	88.92
95th-Percentile Queue Length [veh]	5.69	16.18	17.37	7.38	5.21	5.45	3.30	7.72	7.29	7.87	7.08	6.40
95th-Percentile Queue Length [ft]	142.20	404.47	434.24	184.59	130.20	136.36	82.57	193.02	182.18	196.75	177.01	160.06

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	42.51	29.97	35.45	43.28	16.55	17.00	46.34	36.97	37.71	45.90	29.25	29.46
Movement LOS	D	C	D	D	B	B	D	D	D	D	C	C
d_A, Approach Delay [s/veh]	31.80			22.21			38.68			34.53		
Approach LOS	C			C			D			C		
d_I, Intersection Delay [s/veh]	30.92											
Intersection LOS	C											
Intersection V/C	0.847											

Other Modes

g_Walk,mi, Effective Walk Time [s]	9.0	9.0	9.0	9.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	31.51	31.51	31.51	31.51
l_p,int, Pedestrian LOS Score for Intersection	2.993	2.954	2.492	2.573
Crosswalk LOS	C	C	B	B
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	375	375	725	375
d_b, Bicycle Delay [s]	26.41	26.41	16.26	26.41
l_b,int, Bicycle LOS Score for Intersection	2.618	2.058	1.976	2.083
Bicycle LOS	B	B	A	B

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Self Storage Facility

Vistro File: J:\...\pmE.vistro
Report File: J:\...\pmOYP.pdf

Scenario 2 Opening Year (2023) With Project
2/13/2018

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	Indian Street (NS) at JFK Dr (EW)	Signalized	HCM 6th Edition	SB Left	0.595	22.3	C
2	Project West Access (NS) at JFK Dr (EW)	Two-way stop	HCM 6th Edition	NB Left	0.155	17.7	C
3	Project East Access (NS) at JFK Dr (EW)	Two-way stop	HCM 6th Edition	NB Right	0.078	11.0	B
4	Perris Blvd (NS) at JFK Dr (EW)	Signalized	HCM 6th Edition	SB Right	0.869	33.3	C

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. for all other control types, they are taken for the whole intersection.

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Level Of Service Report
Intersection 1: Indian Street (NS) at JFK Dr (EW)

Control Type:	Signalized	Delay (sec / veh):	22.3
Analysis Method:	HCM 6th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.595

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	1	0	0	1	0	0	1	0	0	1	0	0
Pocket Length [ft]	135.00	100.00	100.00	55.00	100.00	100.00	125.00	100.00	100.00	120.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	38	377	90	66	265	56	107	303	27	43	228	52
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
In-Process Volume [veh/h]	0	0	2	1	0	0	0	13	0	23	80	17
Site-Generated Trips [veh/h]	18	48	18	1	71	1	1	46	27	20	41	1
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right-Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	60	463	119	75	363	63	119	392	57	90	372	75
Peak Hour Factor	0.9020	0.9020	0.9020	0.9020	0.9020	0.9020	0.9020	0.9020	0.9020	0.9020	0.9020	0.9020
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	17	128	33	21	101	17	33	109	16	25	103	21
Total Analysis Volume [veh/h]	67	513	132	83	402	70	132	435	63	100	412	83
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	60
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	LeadGreen
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal group	5	2	0	1	6	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	5	5	0	5	5	0	5	5	0	5	5	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	12	19	0	12	19	0	10	19	0	10	19	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Lane Group Calculations

Lane Group	L	C	C	L	C	C	L	C	C	L	C	C
C, Cycle Length [s]	60	60	60	60	60	60	60	60	60	60	60	60
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	3	24	24	4	24	24	6	12	12	4	11	11
g / C, Green / Cycle	0.06	0.40	0.40	0.06	0.41	0.41	0.10	0.20	0.20	0.07	0.18	0.18
(v / s)_i Volume / Saturation Flow Rate	0.04	0.18	0.18	0.05	0.13	0.13	0.07	0.14	0.14	0.06	0.14	0.14
s, saturation flow rate [veh/h]	1781	1870	1740	1781	1870	1775	1781	1870	1789	1781	1870	1763
c, Capacity [veh/h]	104	743	691	116	755	716	172	369	353	134	329	310
d1, Uniform Delay [s]	27.77	13.33	13.35	27.65	12.31	12.33	26.56	22.46	22.48	27.33	23.70	23.73
k, delay calibration	0.11	0.50	0.50	0.11	0.50	0.50	0.11	0.11	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	6.47	1.96	2.12	8.04	1.11	1.19	6.93	2.27	2.42	8.11	3.86	4.23
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.64	0.45	0.45	0.72	0.32	0.32	0.77	0.69	0.69	0.75	0.77	0.78
d, Delay for Lane Group [s/veh]	34.24	15.29	15.47	35.69	13.42	13.52	33.49	24.74	24.90	35.44	27.56	27.96
Lane Group LOS	C	B	B	D	B	B	C	C	C	D	C	C
Critical Lane Group	No	No	Yes	Yes	No	No	Yes	No	No	No	No	Yes
50th-Percentile Queue Length [veh]	1.08	3.31	3.12	1.37	2.18	2.11	2.07	3.32	3.21	1.64	3.55	3.41
50th-Percentile Queue Length [ft]	27.07	82.66	78.11	34.23	54.60	52.71	51.87	83.11	80.31	40.88	88.73	85.22
95th-Percentile Queue Length [veh]	1.95	5.95	5.62	2.46	3.93	3.80	3.73	5.98	5.78	2.94	6.39	6.14
95th-Percentile Queue Length [ft]	48.73	148.78	140.60	61.61	98.28	94.88	93.36	149.60	144.56	73.58	159.72	153.40

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	34.24	15.35	15.47	35.69	13.46	13.52	33.49	24.80	24.90	35.44	27.71	27.96
Movement LOS	C	B	B	D	B	B	C	C	C	D	C	C
d_A, Approach Delay [s/veh]	17.15			16.79			26.63			29.05		
Approach LOS	B			B			C			C		
d_I, Intersection Delay [s/veh]	22.31											
Intersection LOS	C											
Intersection V/C	0.595											

Other Modes

g_Walk,mi, Effective Walk Time [s]	9.0	9.0	9.0	9.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	21.68	21.68	21.68	21.68
l_p,int, Pedestrian LOS Score for Intersection	2.530	2.531	2.510	2.523
Crosswalk LOS	B	B	B	B
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	500	500	500	500
d_b, Bicycle Delay [s]	16.88	16.88	16.88	16.88
l_b,int, Bicycle LOS Score for Intersection	2.147	2.017	2.079	2.050
Bicycle LOS	B	B	B	B

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Level Of Service Report
Intersection 2: Project West Access (NS) at JFK Dr (EW)

Control Type:	Two-way stop	Delay (sec / veh):	17.7
Analysis Method:	HCM 6th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.155

Intersection Setup

Name						
Approach	Northbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name						
Base Volume Input [veh/h]	46	0	537	9	12	358
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.10	1.00	1.00	1.10
In-Process Volume [veh/h]	0	0	16	0	0	120
Site-Generated Trips [veh/h]	3	1	67	2	4	63
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	49	1	674	11	16	577
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	13	0	177	3	4	152
Total Analysis Volume [veh/h]	52	1	709	12	17	607
Pedestrian Volume [ped/h]	0		0		0	

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	Yes		
Number of Storage Spaces in Median	1	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.16	0.00	0.01	0.00	0.02	0.01
d_M, Delay for Movement [s/veh]	17.74	12.64	0.00	0.00	9.19	0.00
Movement LOS	C	B	A	A	A	A
95th-Percentile Queue Length [veh]	0.55	0.55	0.00	0.00	0.06	0.00
95th-Percentile Queue Length [ft]	13.76	13.76	0.00	0.00	1.48	0.00
d_A, Approach Delay [s/veh]	17.64		0.00		0.25	
Approach LOS	C		A		A	
d_I, Intersection Delay [s/veh]	0.78					
Intersection LOS	C					

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Level Of Service Report
Intersection 3: Project East Access (NS) at JFK Dr (EW)

Control Type:	Two-way stop	Delay (sec / veh):	11.0
Analysis Method:	HCM 6th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.078

Intersection Setup

Name						
Approach	Northbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name						
Base Volume Input [veh/h]	0	44	479	44	0	344
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.10	1.00	1.00	1.10
In-Process Volume [veh/h]	0	0	16	0	0	120
Site-Generated Trips [veh/h]	0	4	68	0	0	67
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	0	48	611	44	0	565
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	13	161	12	0	149
Total Analysis Volume [veh/h]	0	51	643	46	0	595
Pedestrian Volume [ped/h]	0		0		0	

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane			
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.08	0.01	0.00	0.00	0.01
d_M, Delay for Movement [s/veh]	0.00	10.99	0.00	0.00	0.00	0.00
Movement LOS		B	A	A		A
95th-Percentile Queue Length [veh]	0.00	0.25	0.00	0.00	0.00	0.00
95th-Percentile Queue Length [ft]	0.00	6.35	0.00	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	10.99		0.00		0.00	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	0.42					
Intersection LOS	B					

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Level Of Service Report
Intersection 4: Perris Blvd (NS) at JFK Dr (EW)

Control Type:	Signalized	Delay (sec / veh):	33.3
Analysis Method:	HCM 6th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.869

Intersection Setup

Name												
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	1	0	0	1	0	0	1	0	0	1	0	0
Pocket Length [ft]	165.00	100.00	100.00	165.00	100.00	100.00	120.00	100.00	100.00	165.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name												
Base Volume Input [veh/h]	105	733	109	125	856	73	69	292	154	152	182	55
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
In-Process Volume [veh/h]	15	21	2	7	31	21	7	0	9	21	84	7
Site-Generated Trips [veh/h]	38	234	60	2	227	9	8	24	40	70	20	3
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right-Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	169	1061	182	147	1200	110	91	345	218	258	304	71
Peak Hour Factor	0.9630	0.9630	0.9630	0.9630	0.9630	0.9630	0.9630	0.9630	0.9630	0.9630	0.9630	0.9630
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	44	275	47	38	312	29	24	90	57	67	79	18
Total Analysis Volume [veh/h]	175	1102	189	153	1246	114	94	358	226	268	316	74
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	70
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	LeadGreen
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal group	5	2	0	1	6	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	5	5	0	5	5	0	5	5	0	5	5	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	12	24	0	11	23	0	16	19	0	16	19	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Lane Group Calculations

Lane Group	L	C	C	L	C	C	L	C	C	L	C	C
C, Cycle Length [s]	70	70	70	70	70	70	70	70	70	70	70	70
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	8	21	21	7	20	20	5	14	14	12	21	21
g / C, Green / Cycle	0.11	0.30	0.30	0.10	0.29	0.29	0.07	0.20	0.20	0.17	0.30	0.30
(v / s)_i Volume / Saturation Flow Rate	0.10	0.24	0.24	0.09	0.25	0.25	0.05	0.17	0.17	0.15	0.11	0.11
s, saturation flow rate [veh/h]	1781	3560	1733	1781	3560	1791	1781	1870	1632	1781	1870	1749
c, Capacity [veh/h]	205	1085	528	180	1035	521	126	364	318	306	553	517
d1, Uniform Delay [s]	30.51	22.45	22.45	31.07	23.70	23.70	32.03	27.31	27.38	28.36	19.52	19.54
k, delay calibration	0.11	0.50	0.50	0.11	0.50	0.50	0.11	0.11	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	9.66	6.20	12.02	10.69	10.24	18.20	8.45	5.66	6.88	7.86	0.40	0.43
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.85	0.80	0.80	0.85	0.87	0.87	0.75	0.85	0.86	0.88	0.36	0.37
d, Delay for Lane Group [s/veh]	40.17	28.65	34.47	41.75	33.94	41.89	40.48	32.97	34.25	36.23	19.92	19.97
Lane Group LOS	D	C	C	D	C	D	D	C	C	D	B	B
Critical Lane Group	Yes	No	No	No	No	Yes	No	No	Yes	Yes	No	No
50th-Percentile Queue Length [veh]	3.34	7.06	7.73	2.98	8.11	9.31	1.81	5.33	4.82	4.85	2.49	2.35
50th-Percentile Queue Length [ft]	83.43	176.47	193.15	74.59	202.73	232.72	45.20	133.19	120.42	121.24	62.32	58.85
95th-Percentile Queue Length [veh]	6.01	11.42	12.28	5.37	12.78	14.31	3.25	9.11	8.42	8.46	4.49	4.24
95th-Percentile Queue Length [ft]	150.18	285.41	307.11	134.27	319.49	357.82	81.36	227.83	210.40	211.52	112.18	105.92

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	40.17	29.89	34.47	41.75	36.11	41.89	40.48	33.14	34.25	36.23	19.94	19.97
Movement LOS	D	C	C	D	D	D	D	C	C	D	B	B
d_A, Approach Delay [s/veh]	31.70			37.12			34.53			26.58		
Approach LOS	C			D			C			C		
d_I, Intersection Delay [s/veh]	33.26											
Intersection LOS	C											
Intersection V/C	0.869											

Other Modes

g_Walk,mi, Effective Walk Time [s]	9.0	9.0	9.0	9.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	26.58	26.58	26.58	26.58
l_p,int, Pedestrian LOS Score for Intersection	3.029	2.970	2.539	2.554
Crosswalk LOS	C	C	B	B
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	571	543	429	429
d_b, Bicycle Delay [s]	17.86	18.58	21.61	21.61
l_b,int, Bicycle LOS Score for Intersection	2.366	2.392	2.119	2.102
Bicycle LOS	B	B	B	B

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

APPENDIX D

Calculation of Queue at Project Entrance (Gate Stacking)

PROJECT:	MV Self Storage - EP AM	DATE:	February 13, 2018
LOCATION:	Vehicles Entering Project Gate (SB)	JN:	7280

DEMAND RATE (q)	5.00		
SERVICE RATE (Q) per channel	30.00		
NO. OF SERVICE POSITIONS (N)	1.00		
NO. OF STORAGE LANES (N1)	1.00		
PROBABILITY OF NOT EXCEEDING (P)	0.05		
UTILIZATION FACTOR (q/N*Q)	0.17		
Q(M) VALUE	0.17		
NO. OF VEHICLES BEING SERVED (N)	1.00		
NO. OF VEHICLES IN QUEUE (M)	-0.33	SAY =	0
TOTAL NUMBER OF VEHICLES (N+M)	0.67	SAY =	1
NO. OF VEHICLES IN EACH LANE PER LANE ((N+M)/N1)	0.67	SAY =	1
LENGTH OF QUEUE (L) FEET	14.78	SAY =	22

NO. OF VEHICLES IN THE QUEUE (NOT INCLUDING THOSE BEING SERVED) = M = ((LN(P) - LN(Q(M))/LN(p)) - 1

Q(M) = TABLED VALUES BASED UPON NUMBER OF SERVICE CHANNELS (N) AND UTILIZATION FACTOR (q/NQ) AS SHOWN ON TABLE 8-11, PG.231, TRANSPORTATION AND LAND DEVELOPMENT, INSTITUTE OF TRANSPORTATION ENGINEERS (ITE), 1988.

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PROJECT:	MV Self Storage - EP PM	DATE:	February 13, 2018
LOCATION:	Vehicles Entering Project Gate (SB)	JN:	7280

DEMAND RATE (q)	7.00		
SERVICE RATE (Q) per channel	30.00		
NO. OF SERVICE POSITIONS (N)	1.00		
NO. OF STORAGE LANES (N1)	1.00		
PROBABILITY OF NOT EXCEEDING (P)	0.05		
UTILIZATION FACTOR (q/N*Q)	0.23		
Q(M) VALUE	0.23		
NO. OF VEHICLES BEING SERVED (N)	1.00		
NO. OF VEHICLES IN QUEUE (M)	0.06	SAY =	0
TOTAL NUMBER OF VEHICLES (N+M)	1.06	SAY =	1
NO. OF VEHICLES IN EACH LANE PER LANE ((N+M)/N1)	1.06	SAY =	1
LENGTH OF QUEUE (L) FEET	23.29	SAY =	22

NO. OF VEHICLES IN THE QUEUE (NOT INCLUDING THOSE BEING SERVED) = M = ((LN(P) - LN(Q(M))/LN(p)) - 1

Q(M) = TABLED VALUES BASED UPON NUMBER OF SERVICE CHANNELS (N) AND UTILIZATION FACTOR (q/NQ) AS SHOWN ON TABLE 8-11, PG.231, TRANSPORTATION AND LAND DEVELOPMENT, INSTITUTE OF TRANSPORTATION ENGINEERS (ITE), 1988.

Attachment: Focused Traffic Analysis (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A

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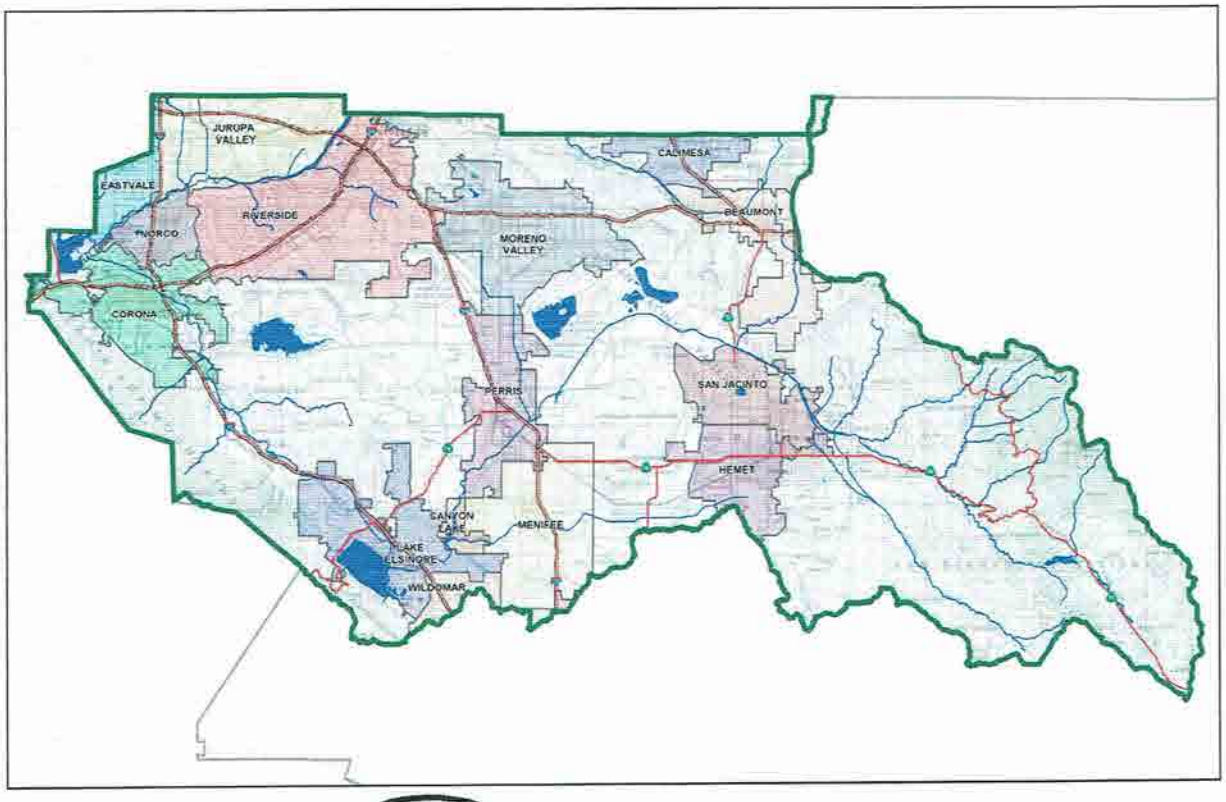
Project Specific Water Quality Management Plan

*A Template for Projects located within the **Santa Ana Watershed** Region of Riverside County*

Project Title: Self Storage JFK Dr & Perris Blvd

Development No: n/a

Design Review/Case No: PEN17-0135



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STATE OF CALIFORNIA

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☒ Preliminary
☐ Final

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Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

OWNER'S CERTIFICATION

This Project-Specific Water Quality Management Plan (WQMP) has been prepared for GOSSETT DEVELOPMENT by WINCHESTER ASSOCIATES, Inc for the SELF STORAGE JFK DR & PERRIS BLVD project.

This WQMP is intended to comply with the requirements of City of Moreno Valley for Ordinance No. 827 which includes the requirement for the preparation and implementation of a Project-Specific WQMP.

The undersigned, while owning the property/project described in the preceding paragraph, shall be responsible for the implementation and funding of this WQMP and will ensure that this WQMP is amended as appropriate to reflect up-to-date conditions on the site. In addition, the property owner accepts responsibility for interim operation and maintenance of Stormwater BMPs until such time as this responsibility is formally transferred to a subsequent owner. This WQMP will be reviewed with the facility operator, facility supervisors, employees, tenants, maintenance and service contractors, or any other party (or parties) having responsibility for implementing portions of this WQMP. At least one copy of this WQMP will be maintained at the project site or project office in perpetuity. The undersigned is authorized to certify and to approve implementation of this WQMP. The undersigned is aware that implementation of this WQMP is enforceable under City of Moreno Valley Water Quality Ordinance (Municipal Code Section 8.10).

"I, the undersigned, certify under penalty of law that the provisions of this WQMP have been reviewed and accepted and that the WQMP will be transferred to future successors in interest."

Owner's Signature	Date
Owner's Printed Name	Owner's Title/Position

PREPARER'S CERTIFICATION

"The selection, sizing and design of stormwater treatment and other stormwater quality and quantity control measures in this plan meet the requirements of Regional Water Quality Control Board Order No. **R8-2010-0033** and any subsequent amendments thereto."

Preparer's Signature	Date
Mariela Anguelov Preparer's Printed Name	Senior Engineer Preparer's Title/Position

Preparer's Licensure: C75563

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Section A: Project and Site Information

PROJECT INFORMATION	
Type of Project:	Commercial
Planning Area:	Parcel 1 of LLA No 1032 and Parcel 2 of Parcel Map 36449
Community Name:	n/a
Development Name:	Self Storage JFK Drive & Perris Blvd
PROJECT LOCATION	
Latitude & Longitude (DMS): Latitude 33.902778°/ Longitude -117.228056°	
Project Watershed and Sub-Watershed: Santa Ana Rivers Watershed; San Jacinto Valley Sub-Watershed	
Gross Acres: 4.78 ac Net Acres: 4.47 ac APN(s): 485-081-036, 037, & 040	
Map Book and Page No.: Map book 234, pages 60-61 Records of Riverside, California	
PROJECT CHARACTERISTICS	
Proposed or Potential Land Use(s)	Self Storage Units
Proposed or Potential SIC Code(s)	1542
Area of Impervious Project Footprint (SF)	163,343 sf
Total Area of proposed Impervious Surfaces within the Project Footprint (SF)/or Replacement	150,525 sf
Does the project consist of offsite road improvements?	☐ Y ☒ N
Does the project propose to construct unpaved roads?	☐ Y ☒ N
Is the project part of a larger common plan of development (phased project)?	☐ Y ☒ N
EXISTING SITE CHARACTERISTICS	
Total area of existing Impervious Surfaces within the Project limits Footprint (SF)	12,818 sf
Is the project located within any MSHCP Criteria Cell?	☐ Y ☒ N
If so, identify the Cell number:	n/a
Are there any natural hydrologic features on the project site?	☐ Y ☒ N
Is a Geotechnical Report attached?	☒ Y ☐ N
If no Geotech. Report, list the NRCS soils type(s) present on the site (A, B, C and/or D)	Soil type B
What is the Water Quality Design Storm Depth for the project?	0.65

A.1 Maps and Site Plans

When completing your Project-Specific WQMP, include a map of the local vicinity and existing site. In addition, include all grading, drainage, landscape/plant palette and other pertinent construction plans in Appendix 2. At a **minimum**, your WQMP Site Plan should include the following:

- Drainage Management Areas
- Proposed Structural BMPs
- Drainage Path
- Drainage Infrastructure, Inlets, Overflows
- Source Control BMPs
- Buildings, Roof Lines, Downspouts
- Impervious Surfaces
- Standard Labeling
- BMP Locations (Lat/Long)

Use your discretion on whether or not you may need to create multiple sheets or can appropriately accommodate these features on one or two sheets. Keep in mind that the Co-Permittee plan reviewer must be able to easily analyze your project utilizing this template and its associated site plans and maps.

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Project Description

The project site is located at the southwest corner of John F Kennedy Drive and Perris Boulevard in the City of Moreno Valley. Existing commercial buildings separate the site from Perris Boulevard. The site's gross acreage is 4.78 ac, 0.31 ac have been developed as perimeter streets. The site's net acreage is 4.47 ac. 0.48 ac of the site are developed and serving the existing neighboring plaza. The topography of the remaining 3.99 ac is generally planar with a gentle fall to the southeast. The project site will be developed as self-storage units. It will consist of 5 irregularly shaped self-storage buildings, parking stalls surfaced with porous asphalt, driveways surfaced with asphalt concrete, landscaped areas around the perimeter of the project site and a water quality bioretention area located at the southeast corner of the site. The project is a portion of Sections 19, T. 3 S., R. 3 W., SBM.
The project site has not been impacted by off-site storm water runoffs.

During the pre-developed conditions the storm water runoff accumulated by the existing driveway/access (0.48 ac) is draining to the CVS store parking lot and discharging onto Perris Boulevard. The storm water runoff accumulated from 3.99 ac sheets southeasterly through the site and is intercepted by an existing temporary detention basin at the southeast corner of the site. The detention basin discharges to an existing 18" RCP which conveys the stormflow to the existing Sunnymead ADP Line M-4 (48" RCP) in Perris Boulevard. The 3.99 ac tributary area generates Q_{10}=4.2 cfs and Q_{100}=6.5 cfs.

During the post-developed conditions the drainage patterns of the existing driveway/access (0.48 ac) to the CVS store will remain the same. The remaining 3.99 ac are proposed to drain to the southeast corner of the property, where the runoff will be routed through a bioretention area and accepted by the existing 18" RCP and discharged into the existing 48" RCP storm drain (Line M-4) in Perris Boulevard.
The 3.99 ac tributary area generates Q_{10}=6.1 cfs and Q_{100}=9.0 cfs.

The project consists of self-treating, self-retaining, and an area draining to a structural LID BMP, located at the southeast corner of the site. The self-treating and self-retaining areas are incorporated into the previously developed 0.48 ac to the maximum extent practicable.

The proposed project does not create any impact to the downstream storm drain system. The existing Sunnymead ADP Line M-4 was sized to accept and convey the peak flow rates for 100-year 1-hour return frequency storm event during post-developed conditions.

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A.2 Identify Receiving Waters

Using Table A.1 below, list in order of upstream to downstream, the receiving waters that the project site is tributary to. Continue to fill each row with the Receiving Water's 303(d) listed impairments (if any), designated beneficial uses, and proximity, if any, to a RARE beneficial use. Include a map of the receiving waters in Appendix 1.

Table A.1 Identification of Receiving Waters

Receiving Waters	EPA Approved 303(d) List Impairments	Designated Beneficial Uses	Proximity to RARE Beneficial Use
San Jacinto River (Reach 3)	None	AGR, GWR, REC1, REC2, WARM, WILD, MUN	Not a water body classified as RARE
Canyon Lake (Aka: San Jacinto River Reach 2)	Nutrients, Pathogens	MUN, AGR, GWR, REC1, REC2, WARM, WILD	Not a water body classified as RARE
San Jacinto River (Reach 1)	None	MUN, AGR, GWR, REC1, REC2, WARM, WILD	Not a water body classified as RARE
Lake Elsinore	Nutrients, Organic Enrichments, Low Dissolved Oxygen, PCBs, Sediment Toxicity, Unknown Toxicity	REC1, REC2, WARM, WILD, MUN	Not a water body classified as RARE
Temescal Creek (Reach 6)	Indicator Bacteria	GWR, REC1, REC2,WARM, WILD, MUN	Not a water body classified as RARE
Temescal Creek (Reach 5)	None	AGR, GWR, REC1, REC2, WARM, WILD, RARE, MUN	22 miles
Temescal Creek (Reach 4)	None	AGR, GWR, REC1, REC2, WARM, WILD, RARE	28 miles
Temescal Creek (Reach 3) – Lee Lake	None	AGR, IND, GWR, REC1, REC2, WARM, WILD, MUN	Not a water body classified as RARE
Temescal Creek (Reach 2)	None	AGR, IND, GWR, REC1, REC2, WARM, WILD, MUN	Not a water body classified as RARE
Temescal Creek (Reach 1)	None	REC1, REC2, WARM, WILD	Not a water body classified as RARE
Santa Ana River (Reach 3)	Copper, Lead, Pathogens	AGR, GWR, REC1,REC2, WARM, WILD, RARE, MUN	47 miles
Prado Basin Management Zone	Pathogens, Nutrients	REC1,REC2, WARM, WILD, RARE, MUN	49 miles
Santa Ana River (Reach 2)	Indicator Bacteria,	AGR, GWR, REC1,REC2, WARM, WILD, RARE, MUN	68 miles
Santa Ana River (Reach 1)	None	REC1,REC2, WARM, WILD, MUN	Not a water body classified as RARE
Tidal Prism of Santa Ana River (to within 1000' of Victoria Street) and Newport Slough	Enterococcus, Fecal Coliform, Total Coliform	REC1,REC2, COMM, WILD, RARE, MAR, MUN	77 miles
Pacific Ocean Nearshore Zone	None	IND, NAV, REC1,REC2, COMM, WILD, RARE, SPWN, MAR, SHEL, MUN	78 miles
Pacific Ocean Offshore Zone	None	IND, NAV, REC1,REC2, COMM, WILD, RARE, SPWN, MAR, MUN	80 miles

A.3 Additional Permits/Approvals required for the Project:

Table A.2 Other Applicable Permits

Agency	Permit Required	
State Department of Fish and Game, 1602 Streambed Alteration Agreement	☐ Y	☒ N
State Water Resources Control Board, Clean Water Act (CWA) Section 401 Water Quality Cert.	☐ Y	☒ N
US Army Corps of Engineers, CWA Section 404 Permit	☐ Y	☒ N
US Fish and Wildlife, Endangered Species Act Section 7 Biological Opinion	☐ Y	☒ N
Statewide Construction General Permit Coverage	☒ Y	☐ N
Statewide Industrial General Permit Coverage	☐ Y	☒ N
Western Riverside MSHCP Consistency Approval (e.g., JPR, DBESP)	☐ Y	☒ N
Other *(please list in the space below as required)* City of Moreno Valley Grading Permit City of Moreno Valley Building Permit	☒ Y	☐ N

If yes is answered to any of the questions above, the Co-Permittee may require proof of approval/coverage from those agencies as applicable including documentation of any associated requirements that may affect this Project-Specific WQMP.

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Section B: Optimize Site Utilization (LID Principles)

Review of the information collected in Section 'A' will aid in identifying the principal constraints on site design and selection of LID BMPs as well as opportunities to reduce imperviousness and incorporate LID Principles into the site and landscape design. For example, constraints might include impermeable soils, high groundwater, groundwater pollution or contaminated soils, steep slopes, geotechnical instability, high-intensity land use, heavy pedestrian or vehicular traffic, utility locations or safety concerns. Opportunities might include existing natural areas, low areas, oddly configured or otherwise unbuildable parcels, easements and landscape amenities including open space and buffers (which can double as locations for bioretention BMPs), and differences in elevation (which can provide hydraulic head). Prepare a brief narrative for each of the site optimization strategies described below. This narrative will help you as you proceed with your LID design and explain your design decisions to others.

The 2010 Santa Ana MS4 Permit further requires that LID Retention BMPs (Infiltration Only or Harvest and Use) be used unless it can be shown that those BMPs are infeasible. Therefore, it is important that your narrative identify and justify if there are any constraints that would prevent the use of those categories of LID BMPs. Similarly, you should also note opportunities that exist which will be utilized during project design. Upon completion of identifying Constraints and Opportunities, include these on your WQMP Site plan in Appendix 1.

Consideration of "highest and best use" of the discharge should also be considered. For example, Lake Elsinore is evaporating faster than runoff from natural precipitation can recharge it. Requiring infiltration of 85% of runoff events for projects tributary to Lake Elsinore would only exacerbate current water quality problems associated with Pollutant concentration due to lake water evaporation. In cases where rainfall events have low potential to recharge Lake Elsinore (i.e. no hydraulic connection between groundwater to Lake Elsinore, or other factors), requiring infiltration of Urban Runoff from projects is counterproductive to the overall watershed goals. Project proponents, in these cases, would be allowed to discharge Urban Runoff, provided they used equally effective filtration-based BMPs.

Site Optimization

The following questions are based upon Section 3.2 of the WQMP Guidance Document. Review of the WQMP Guidance Document will help you determine how best to optimize your site and subsequently identify opportunities and/or constraints, and document compliance.

Did you identify and preserve existing drainage patterns? If so, how? If not, why?

During the post-developed condition the drainage patterns of the project site will remain the same.

Did you identify and protect existing vegetation? If so, how? If not, why?

*There is **no** existing vegetation on the area that is going to be developed.*

Did you identify and preserve natural infiltration capacity? If so, how? If not, why?

The site was previously mass graded, therefore the natural infiltration capacity was previously compromised.

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Did you identify and minimize impervious area? If so, how? If not, why?

16% of the project site shall be landscaped. Porous pavement as LID Principle will be implemented where it is feasible.

Did you identify and disperse runoff to adjacent pervious areas? If so, how? If not, why?

Roof drains shall be directed to landscape areas where is feasible.

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Section C: Delineate Drainage Management Areas (DMAs)

Utilizing the procedure in Section 3.3 of the WQMP Guidance Document which discusses the methods of delineating and mapping your project site into individual DMAs, complete Table C.1 below to appropriately categorize the types of classification (e.g., Type A, Type B, etc.) per DMA for your project site. Upon completion of this table, this information will then be used to populate and tabulate the corresponding tables for their respective DMA classifications.

Table C.1 DMA Classifications

DMA Name or ID	Surface Type(s)[1][2]	Area (Sq. Ft.)	DMA Type
DMA 1	Roofs, Asphalt, Ornamental Landscape	173,705	Type "D"
DMA S1	Porous Asphalt	1,280	Type "B"
DMA L1	Ornamental Landscape	5,030	Type "A"
DMA L2	Ornamental Landscape	1,880	Type "A"
DMA EXIST	Asphalt	12,818	Exist to remain

[1]*Reference Table 2-1 in the WQMP Guidance Document to populate this column*
[2]*If multi-surface provide back-up*

Table C.2 Type 'A', Self-Treating Areas

DMA Name or ID	Area (Sq. Ft.)	Stabilization Type	Irrigation Type (if any)
DMA L1	5,030	Ornamental Landscape	Dripping / Sprinkles
DMA L2	1,880	Ornamental Landscape	Dripping / Sprinkles

Table C.3 Type 'B', Self-Retaining Areas

Self-Retaining Area				**Type 'C' DMAs that are draining to the Self-Retaining Area**		
DMA Name/ ID	Post-project surface type	Area (square feet) [A]	Storm Depth (inches) [B]	DMA Name / ID	[C] from Table C.4 = [C]	Required Retention Depth (inches) [D]
DMA S1	Porous Asphalt	1,280	0.65	-	-	0.65

$$[D] = [B] + \frac{[B] \cdot [C]}{[A]}$$

Permeable pavers were used as a ***sight design concept – LID Principles.***
A cross section detail is shown on the Site Plan in Appendix A. The retention depth of the proposed gravel base is ***2.4"*** *(40% voids x 6" gravel depth= 2.4"), which exceeds the retention depths required for DMA S1.*

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Table C.4 Type 'C', Areas that Drain to Self-Retaining Areas

DMA					Receiving Self-Retaining DMA		
DMA Name/ ID	Area (square feet)	Post-project surface type	Impervious fraction	Product	DMA name /ID	Area (square feet)	Ratio
	[A]		[B]	[C] = [A] x [B]		[D]	[C]/[D]
N/A							

Table C.5 Type 'D', Areas Draining to BMPs

DMA Name or ID	BMP Name or ID
DMA 1	Buoretention w/underdrain

Note: More than one drainage management area can drain to a single LID BMP, however, one drainage management area may not drain to more than one BMP.

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Section D: Implement LID BMPs

D.1 Infiltration Applicability

Is there an approved downstream 'Highest and Best Use' for stormwater runoff (see discussion in Chapter 2.4.4 of the WQMP Guidance Document for further details)? ☐ Y ☒ N

If yes has been checked, Infiltration BMPs shall not be used for the site; proceed to section D.3

If no, continue working through this section to implement your LID BMPs. It is recommended that you contact your Co-Permittee to verify whether or not your project discharges to an approved downstream 'Highest and Best Use' feature.

Geotechnical Report

A Geotechnical Report or Phase I Environmental Site Assessment may be required by the Copermittee to confirm present and past site characteristics that may affect the use of Infiltration BMPs. In addition, the Co-Permittee, at their discretion, may not require a geotechnical report for small projects as described in Chapter 2 of the WQMP Guidance Document. If a geotechnical report has been prepared, include it in Appendix 3. In addition, if a Phase I Environmental Site Assessment has been prepared, include it in Appendix 4.

Is this project classified as a small project consistent with the requirements of Chapter 2 of the WQMP Guidance Document? ☐ Y ☒ N

Infiltration Feasibility

Table D.1 below is meant to provide a simple means of assessing which DMAs on your site support Infiltration BMPs and is discussed in the WQMP Guidance Document in Chapter 2.4.5. Check the appropriate box for each question and then list affected DMAs as applicable. If additional space is needed, add a row below the corresponding answer.

Table D.1 Infiltration Feasibility

Does the project site…	YES	NO
…have any DMAs with a seasonal high groundwater mark shallower than 10 feet?		X
If Yes, list affected DMAs:		
…have any DMAs located within 100 feet of a water supply well?		X
If Yes, list affected DMAs:		
…have any areas identified by the geotechnical report as posing a public safety risk where infiltration of stormwater could have a negative impact?		X
If Yes, list affected DMAs:		
…have measured in-situ infiltration rates of less than 1.6 inches / hour?	X	
If Yes, list affected DMAs:		
…have significant cut and/or fill conditions that would preclude in-situ testing of infiltration rates at the final infiltration surface?		X
If Yes, list affected DMAs:		
…geotechnical report identify other site-specific factors that would preclude effective and safe infiltration?		X
Describe here:		

If you answered "Yes" to any of the questions above for any DMA, Infiltration BMPs should not be used for those DMAs and you should proceed to the assessment for Harvest and Use below.

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D.2 Harvest and Use Assessment

Please check what applies*:*

☐ Reclaimed water will be used for the non-potable water demands for the project.

☐Downstream water rights may be impacted by Harvest and Use as approved by the Regional Board (verify with the Copermittee).

☐The Design Capture Volume will be addressed using Infiltration Only BMPs. In such a case, Harvest and Use BMPs are still encouraged, but it would not be required if the Design Capture Volume will be infiltrated or evapotranspired.

If any of the above boxes have been checked, Harvest and Use BMPs need not be assessed for the site. If none of the above criteria applies, follow the steps below to assess the feasibility of irrigation use, toilet use and other non-potable uses (e.g., industrial use).

Irrigation Use Feasibility

Complete the following steps to determine the feasibility of harvesting stormwater runoff for Irrigation Use BMPs on your site:

Step 1: Identify the total area of irrigated landscape on the site, and the type of landscaping used.

Total Area of Irrigated Landscape: 0.69 ac

Type of Landscaping (Conservation Design or Active Turf): Conservation Design

Step 2: Identify the planned total of all impervious areas on the proposed project from which runoff might be feasibly captured and stored for irrigation use. Depending on the configuration of buildings and other impervious areas on the site, you may consider the site as a whole, or parts of the site, to evaluate reasonable scenarios for capturing and storing runoff and directing the stored runoff to the potential use(s) identified in Step 1 above.

Total Area of Impervious Surfaces: 2.08 ac (roofs)

Step 3: Cross reference the Design Storm depth for the project site (see Exhibit A of the WQMP Guidance Document) with the left column of Table 2-3 in Chapter 2 to determine the minimum area of Effective Irrigated Area per Tributary Impervious Area (EIATIA).

Enter your EIATIA factor: 1.05

Step 4: Multiply the unit value obtained from Step 3 by the total of impervious areas from Step 2 to develop the minimum irrigated area that would be required.

Minimum required irrigated area: 2.08 x 1.05 = 2.18 ac

Step 5: Determine if harvesting stormwater runoff for irrigation use is feasible for the project by comparing the total area of irrigated landscape (Step 1) to the minimum required irrigated area (Step 4).

Minimum required irrigated area (Step 4)	Available Irrigated Landscape (Step 1)
2.18 ac	0.69 ac

The project is **not feasible** for harvesting stormwater runoff for irrigation use.

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Toilet Use Feasibility

Complete the following steps to determine the feasibility of harvesting stormwater runoff for toilet flushing uses on your site:

Step 1: Identify the projected total number of daily toilet users during the wet season, and account for any periodic shut downs or other lapses in occupancy:

Projected Number of Daily Toilet Users: 2

Project Type: commercial

Step 2: Identify the planned total of all impervious areas on the proposed project from which runoff might be feasibly captured and stored for toilet use. Depending on the configuration of buildings and other impervious areas on the site, you may consider the site as a whole, or parts of the site, to evaluate reasonable scenarios for capturing and storing runoff and directing the stored runoff to the potential use(s) identified in Step 1 above.

Total Area of Impervious Surfaces: 0.69

Step 3: Enter the Design Storm depth for the project site (see Exhibit A) into the left column of Table 2-2 in Chapter 2 to determine the minimum number or toilet users per tributary impervious acre (TUTIA).

Enter your TUTIA factor: 141

Step 4: Multiply the unit value obtained from Step 3 by the total of impervious areas from Step 2 to develop the minimum number of toilet users that would be required.

Minimum number of toilet users: 0.69 x 141 = 97.3

Step 5: Determine if harvesting stormwater runoff for toilet flushing use is feasible for the project by comparing the Number of Daily Toilet Users (Step 1) to the minimum required number of toilet users (Step 4).

Minimum required Toilet Users (Step 4)	Projected number of toilet users (Step 1)
97.3	2

The project is **not feasible** for harvesting stormwater runoff for toilet use.

Other Non-Potable Use Feasibility

Are there other non-potable uses for stormwater runoff on the site (e.g. industrial use)? See Chapter 2 of the Guidance for further information. If yes, describe below. If no, write N/A.

N/A

Step 1: Identify the projected average daily non-potable demand, in gallons per day, during the wet season and accounting for any periodic shut downs or other lapses in occupancy or operation.

Average Daily Demand: N/A

Step 2: Identify the planned total of all impervious areas on the proposed project from which runoff might be feasibly captured and stored for the identified non-potable use. Depending on the configuration of buildings and other impervious areas on the site, you may consider the site as a whole, or parts of the site, to evaluate reasonable scenarios for capturing and storing runoff and directing the stored runoff to the potential use(s) identified in Step 1 above.

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Total Area of Impervious Surfaces: N/A

Step 3: Enter the Design Storm depth for the project site (see Exhibit A) into the left column of Table 2-4 in Chapter 2 to determine the minimum demand for non-potable uses per tributary impervious acre.

Enter the factor from Table 2-4: N/A

Step 4: Multiply the unit value obtained from Step 3 by the total of impervious areas from Step 2 to develop the minimum number of gallons per day of non-potable use that would be required.

Minimum required use: N/A

Step 5: Determine if harvesting stormwater runoff for other non-potable use is feasible for the project by comparing the projected average daily use (Step 1) to the minimum required non-potable use (Step 4).

Minimum required non-potable use (Step 4)	Projected average daily use (Step 1)
N/A	N/A

If Irrigation, Toilet and Other Use feasibility anticipated demands are less than the applicable minimum values, Harvest and Use BMPs are not required and you should proceed to utilize LID Bioretention and Biotreatment per Section 3.4.2 of the WQMP Guidance Document.

D.3 Bioretention and Biotreatment Assessment

Other LID Bioretention and Biotreatment BMPs as described in Chapter 2.4.7 of the WQMP Guidance Document are feasible on nearly all development sites with sufficient advance planning.

Select one of the following:

☒ LID Bioretention/Biotreatment BMPs will be used for some or all DMAs of the project as noted below in Section D.4 (note the requirements of Section 3.4.2 in the WQMP Guidance Document).

☐ A site-specific analysis demonstrating the technical infeasibility of all LID BMPs has been performed and is included in Appendix 5. If you plan to submit an analysis demonstrating the technical infeasibility of LID BMPs, request a pre-submittal meeting with the Copermittee to discuss this option. Proceed to Section E to document your alternative compliance measures.

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D.4 Feasibility Assessment Summaries

From the Infiltration, Harvest and Use, Bioretention and Biotreatment Sections above, complete Table D.2 below to summarize which LID BMPs are technically feasible, and which are not, based upon the established hierarchy.

Table D.2 LID Prioritization Summary Matrix

DMA Name/ID	LID BMP Hierarchy				No LID (Alternative Compliance)
	1. Infiltration	2. Harvest and use	3. Bioretention	4. Biotreatment	
DMA 1	☐	☐	☒	☐	☐
	☐	☐	☐	☐	☐
	☐	☐	☐	☐	☐
	☐	☐	☐	☐	☐
	☐	☐	☐	☐	☐
	☐	☐	☐	☐	☐

For those DMAs where LID BMPs are not feasible, provide a brief narrative below summarizing why they are not feasible, include your technical infeasibility criteria in Appendix 5, and proceed to Section E below to document Alternative Compliance measures for those DMAs. Recall that each proposed DMA must pass through the LID BMP hierarchy before alternative compliance measures may be considered.

DMA 1 is feasible for a structural LID BMP – Bioretention w/ underdrain.
The implementation of LID Principles fully address the DCV for DMA S1, DMA L1, and DMA L2, therefore LID BMPs were not proposed for these areas.

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

D.5 LID BMP Sizing

Each LID BMP must be designed to ensure that the Design Capture Volume will be addressed by the selected BMPs. First**,** calculate the Design Capture Volume for each LID BMP using the V_{BMP} worksheet in Appendix F of the LID BMP Design Handbook. Second**,** design the LID BMP to meet the required V_{BMP} using a method approved by the Copermittee. Utilize the worksheets found in the LID BMP Design Handbook or consult with your Copermittee to assist you in correctly sizing your LID BMPs. Complete Table D.3 below to document the Design Capture Volume and the Proposed Volume for each LID BMP. Provide the completed design procedure sheets for each LID BMP in Appendix 6. You may add additional rows to the table below as needed.

Table D.3 DCV Calculations for LID BMPs

DMA Type/ID	DMA Area (square feet)	Post-Project Surface Type	Effective Impervious Fraction, I_f	DMA Runoff Factor	DMA Areas x Runoff Factor	*Enter BMP Name / Identifier Here*		
	[A]		[B]	[C]	[A] x [C]			
DMA 1 ROOFS	*90535*	*ROOFS*	*1*	*0.89*	*80757.2*	*Design Storm Depth (in)*	*Design Capture Volume,* $\mathbf{V_{BMP}}$ *(cubic feet)*	*Proposed Volume on Plans (cubic feet)*
DMA 1 DWYS	*59990*	*ASPHALT*	*1*	*0.89*	*53511.1*			
DMA 1 LDSC	*23180*	*Ornamental landscaping*	*0.1*	*0.11*	*2560.4*			
	$A_T = \Sigma[A]$ 173,705				Σ= [D] 136,828.7	[E] 0.65	$[F] = \frac{[D]x[E]}{12}$ 7,411.6	[G] *7,950*

[B], [C] is obtained as described in Section 2.3.1 of the WQMP Guidance Document

[E] is obtained from Exhibit A in the WQMP Guidance Document

[G] is obtained from a design procedure sheet, such as in LID BMP Design Handbook and placed in Appendix 6

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Section E: Alternative Compliance (LID Waiver Program)

LID BMPs are expected to be feasible on virtually all projects. Where LID BMPs have been demonstrated to be infeasible as documented in Section D, other Treatment Control BMPs must be used (subject to LID waiver approval by the Copermittee). Check one of the following Boxes:

☒ LID Principles and LID BMPs have been incorporated into the site design to fully address all Drainage Management Areas. No alternative compliance measures are required for this project and thus this Section is not required to be completed.

- *Or* -

☐ The following Drainage Management Areas are unable to be addressed using LID BMPs. A site-specific analysis demonstrating technical infeasibility of LID BMPs has been approved by the Co-Permittee and included in Appendix 5. Additionally, no downstream regional and/or sub-regional LID BMPs exist or are available for use by the project. The following alternative compliance measures on the following pages are being implemented to ensure that any pollutant loads expected to be discharged by not incorporating LID BMPs, are fully mitigated.

N/A

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

E.1 Identify Pollutants of Concern

N/A

Utilizing Table A.1 from Section A above which noted your project's receiving waters and their associated EPA approved 303(d) listed impairments, cross reference this information with that of your selected Priority Development Project Category in Table E.1 below. If the identified General Pollutant Categories are the same as those listed for your receiving waters, then these will be your Pollutants of Concern and the appropriate box or boxes will be checked on the last row. The purpose of this is to document compliance and to help you appropriately plan for mitigating your Pollutants of Concern in lieu of implementing LID BMPs.

Table E.1 Potential Pollutants by Land Use Type

Priority Development Project Categories and/or Project Features (check those that apply)	General Pollutant Categories							
	Bacterial Indicators	Metals	Nutrients	Pesticides	Toxic Organic Compounds	Sediments	Trash & Debris	Oil & Grease
☐ Detached Residential Development	P	N	P	P	N	P	P	P
☐ Attached Residential Development	P	N	P	P	N	P	P	P(2)
☐ Commercial/Industrial Development	P(3)	P	P(1)	P(1)	P(5)	P(1)	P	P
☐ Automotive Repair Shops	N	P	N	N	P(4, 5)	N	P	P
☐ Restaurants (>5,000 ft^2)	P	N	N	N	N	N	P	P
☐ Hillside Development (>5,000 ft^2)	P	N	P	P	N	P	P	P
☐ Parking Lots (>5,000 ft^2)	P(6)	P	P(1)	P(1)	P(4)	P(1)	P	P
☐ Retail Gasoline Outlets	N	P	N	N	P	N	P	P
Project Priority Pollutant(s) of Concern	☐	☐	☐	☐	☐	☐	☐	☐

P = Potential

N = Not Potential

(1) A potential Pollutant if non-native landscaping exists or is proposed onsite; otherwise not expected

(2) A potential Pollutant if the project includes uncovered parking areas; otherwise not expected

(3) A potential Pollutant is land use involving animal waste

(4) Specifically petroleum hydrocarbons

(5) Specifically solvents

(6) Bacterial indicators are routinely detected in pavement runoff

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

E.2 Stormwater Credits

Projects that cannot implement LID BMPs but nevertheless implement smart growth principles are potentially eligible for Stormwater Credits. Utilize Table 3-8 within the WQMP Guidance Document to identify your Project Category and its associated Water Quality Credit. If not applicable, write N/A.

Table E.2 Water Quality Credits

Qualifying Project Categories	Credit Percentage[2]
N/A	
Total Credit Percentage[1]	

[1]Cannot Exceed 50%

[2]Obtain corresponding data from Table 3-8 in the WQMP Guidance Document

E.3 Sizing Criteria

After you appropriately considered Stormwater Credits for your project, utilize Table E.3 below to appropriately size them to the DCV, or Design Flow Rate, as applicable. Please reference Chapter 3.5.2 of the WQMP Guidance Document for further information.

Table E.3 Treatment Control BMP Sizing

DMA Type/ID	**DMA Area (square feet)**	**Post-Project Surface Type**	**Effective Impervious Fraction, I_f**	**DMA Runoff Factor**	**DMA Area x Runoff Factor**		***Enter BMP Name / Identifier Here***		
	[A]		[B]	[C]	[A] x [C]				
N/A						*Design Storm Depth (in)*	*Minimum Design Capture Volume or Design Flow Rate (cubic feet or cfs)*	*Total Storm Water Credit % Reduction*	*Proposed Volume or Flow on Plans (cubic feet or cfs)*
	A_T = Σ[A]				Σ= [D]	[E]	$[F] = \frac{[D]x[E]}{[G]}$	[F] X (1-[H])	[I]

[B], [C] is obtained as described in Section 2.3.1 from the WQMP Guidance Document

[E] is for Flow-Based Treatment Control BMPs [E] = .2, for Volume-Based Control Treatment BMPs, [E] obtained from Exhibit A in the WQMP Guidance Document

[G] is for Flow-Based Treatment Control BMPs [G] = 43,560, for Volume-Based Control Treatment BMPs, [G] = 12

[H] is from the Total Credit Percentage as Calculated from Table E.2 above

[I] as obtained from a design procedure sheet from the BMP manufacturer and should be included in Appendix 6

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

E.4 Treatment Control BMP Selection

Treatment Control BMPs typically provide proprietary treatment mechanisms to treat potential pollutants in runoff, but do not sustain significant biological processes. Treatment Control BMPs must have a removal efficiency of a medium or high effectiveness as quantified below:

- **High**: equal to or greater than 80% removal efficiency
- **Medium**: between 40% and 80% removal efficiency

Such removal efficiency documentation (e.g., studies, reports, etc.) as further discussed in Chapter 3.5.2 of the WQMP Guidance Document, must be included in Appendix 6. In addition, ensure that proposed Treatment Control BMPs are properly identified on the WQMP Site Plan in Appendix 1.

Table E.4 Treatment Control BMP Selection

Selected Treatment Control BMP Name or ID[1]	Priority Pollutant(s) of Concern to Mitigate[2]	Removal Efficiency Percentage[3]
N/A		

[1] Treatment Control BMPs must not be constructed within Receiving Waters. In addition, a proposed Treatment Control BMP may be listed more than once if they possess more than one qualifying pollutant removal efficiency.
[2] Cross Reference Table E.1 above to populate this column.
[3] As documented in a Co-Permittee Approved Study and provided in Appendix 6.

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Section F: Hydromodification

F.1 Hydrologic Conditions of Concern (HCOC) Analysis

Once you have determined that the LID design is adequate to address water quality requirements, you will need to assess if the proposed LID Design may still create a HCOC. Review Chapters 2 and 3 (including Figure 3-7) of the WQMP Guidance Document to determine if your project must mitigate for Hydromodification impacts. If your project meets one of the following criteria which will be indicated by the check boxes below, you do not need to address Hydromodification at this time. However, if the project does not qualify for Exemptions 1, 2 or 3, then additional measures must be added to the design to comply with HCOC criteria. This is discussed in further detail below in Section F.2.

HCOC EXEMPTION 1: The Priority Development Project disturbs less than one acre. The Copermittee has the discretion to require a Project-Specific WQMP to address HCOCs on projects less than one acre on a case by case basis. The disturbed area calculation should include all disturbances associated with larger common plans of development.

Does the project qualify for this HCOC Exemption? ☐ Y ☒ N

If Yes, HCOC criteria do not apply.

HCOC EXEMPTION 2: The volume and time of concentration[1] of storm water runoff for the post-development condition is not significantly different from the pre-development condition for a 2-year return frequency storm (a difference of 5% or less is considered insignificant) using one of the following methods to calculate:

- Riverside County Hydrology Manual
- Technical Release 55 (TR-55): Urban Hydrology for Small Watersheds (NRCS 1986), or derivatives thereof, such as the Santa Barbara Urban Hydrograph Method
- Other methods acceptable to the Co-Permittee

Does the project qualify for this HCOC Exemption? ☐ Y ☒ N

If Yes, report results in Table F.1 below and provide your substantiated hydrologic analysis in Appendix 7.

Table F.1 Hydrologic Conditions of Concern Summary

	2 year – 24 hour		
	Pre-condition	**Post-condition**	**% Difference**
Time of Concentration	INSERT VALUE	INSERT VALUE	INSERT VALUE
Volume (Cubic Feet)	INSERT VALUE	INSERT VALUE	INSERT VALUE

[1] Time of concentration is defined as the time after the beginning of the rainfall when all portions of the drainage basin are contributing to flow at the outlet.

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

HCOC EXEMPTION 3: All downstream conveyance channels to an adequate sump (for example, Prado Dam, Lake Elsinore, Canyon Lake, Santa Ana River, or other lake, reservoir or naturally erosion resistant feature) that will receive runoff from the project are engineered and regularly maintained to ensure design flow capacity; no sensitive stream habitat areas will be adversely affected; or are not identified on the Co-Permittees Hydromodification Susceptibility Maps.

Does the project qualify for this HCOC Exemption? ☒ Y ☐ N

If Yes, HCOC criteria do not apply and note below which adequate sump applies to this HCOC qualifier:

Per the County's geodatabase the entire project is not a subject to hydromodification.
(HCOC map included in Appendix A)

F.2 HCOC Mitigation

If none of the above HCOC Exemption Criteria are applicable, HCOC criteria is considered mitigated if they meet one of the following conditions:

a. Additional LID BMPS are implemented onsite or offsite to mitigate potential erosion or habitat impacts as a result of HCOCs. This can be conducted by an evaluation of site-specific conditions utilizing accepted professional methodologies published by entities such as the California Stormwater Quality Association (CASQA), the Southern California Coastal Water Research Project (SCCRWP), or other Co-Permittee approved methodologies for site-specific HCOC analysis.

b. The project is developed consistent with an approved Watershed Action Plan that addresses HCOC in Receiving Waters.

c. Mimicking the pre-development hydrograph with the post-development hydrograph, for a 2-year return frequency storm. Generally, the hydrologic conditions of concern are not significant, if the post-development hydrograph is no more than 10% greater than pre-development hydrograph. In cases where excess volume cannot be infiltrated or captured and reused, discharge from the site must be limited to a flow rate no greater than 110% of the pre-development 2-year peak flow.

Be sure to include all pertinent documentation used in your analysis of the items a, b or c in Appendix 7.

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Section G: Source Control BMPs

Source control BMPs include permanent, structural features that may be required in your project plans — such as roofs over and berms around trash and recycling areas — and Operational BMPs, such as regular sweeping and "housekeeping", that must be implemented by the site's occupant or user. The MEP standard typically requires both types of BMPs. In general, Operational BMPs cannot be substituted for a feasible and effective permanent BMP. Using the Pollutant Sources/Source Control Checklist in Appendix 8, review the following procedure to specify Source Control BMPs for your site:

1. ***Identify Pollutant Sources*:** Review Column 1 in the Pollutant Sources/Source Control Checklist. Check off the potential sources of Pollutants that apply to your site.

2. ***Note Locations on Project-Specific WQMP Exhibit*:** Note the corresponding requirements listed in Column 2 of the Pollutant Sources/Source Control Checklist. Show the location of each Pollutant source and each permanent Source Control BMP in your Project-Specific WQMP Exhibit located in Appendix 1.

3. ***Prepare a Table and Narrative*:** Check off the corresponding requirements listed in Column 3 in the Pollutant Sources/Source Control Checklist. In the left column of Table G.1 below, list each potential source of runoff Pollutants on your site (from those that you checked in the Pollutant Sources/Source Control Checklist). In the middle column, list the corresponding permanent, Structural Source Control BMPs (from Columns 2 and 3 of the Pollutant Sources/Source Control Checklist) used to prevent Pollutants from entering runoff. **Add additional narrative** in this column that explains any special features, materials or methods of construction that will be used to implement these permanent, Structural Source Control BMPs.

4. ***Identify Operational Source Control BMPs:*** To complete your table, refer once again to the Pollutant Sources/Source Control Checklist. List in the right column of your table the Operational BMPs that should be implemented as long as the anticipated activities continue at the site. Copermittee stormwater ordinances require that applicable Source Control BMPs be implemented; the same BMPs may also be required as a condition of a use permit or other revocable Discretionary Approval for use of the site.

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Table G.1 Permanent and Operational Source Control Measures

Potential Sources of Runoff pollutants	Permanent Structural Source Control BMPs	Operational Source Control BMPs
Need for future indoor & structural pest control	● Incorporate building design features that discourage entry of pests.	● Provide Integrated Pest Management information to owners, lessees, and operators.
Landscape/ Outdoor Pesticide Use	Final landscape plans will accomplish all of the following. ● Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. ● Where landscaped areas are used to retain or detain strormwater , specify plants that are tolerant of saturated soil conditions. ● Consider using pest-resistant plants, especially adjacent to hardscape. ● To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, are movement, ecological consistency, and plant interactions.	● Maintain landscaping using minimum or no pesticides. See applicable operational BMPs in "What you should know for...Landscape and Gardening" provided in Appendix 10: Educational Materials. ● Provide IPM information to new owners, lessees and operators.
Miscellaneous Drain Roofing, Gutters and Trim	● Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.	
Plazas, sidewalks, and parking lots.		● Sweep sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Section H: Construction Plan Checklist

Populate Table H.1 below to assist the plan checker in an expeditious review of your project. The first two columns will contain information that was prepared in previous steps, while the last column will be populated with the corresponding plan sheets. This table is to be completed with the submittal of your final Project-Specific WQMP.

Table H.1 Construction Plan Cross-reference

BMP No. or ID	BMP Identifier and Description	Corresponding Plan Sheet(s)	BMP Location (Lat/Long)
Bioretention	Bioretention w/underdrain Located at southeast corner of the project site	Conceptual Grading plan	33.900833°/ -117.227222°

Note that the updated table — or Construction Plan WQMP Checklist — is **only a reference tool** to facilitate an easy comparison of the construction plans to your Project-Specific WQMP. Co-Permittee staff can advise you regarding the process required to propose changes to the approved Project-Specific WQMP.

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Section I: Operation, Maintenance and Funding

The Copermittee will periodically verify that Stormwater BMPs on your site are maintained and continue to operate as designed. To make this possible, your Copermittee will require that you include in Appendix 9 of this Project-Specific WQMP:

1. A means to finance and implement facility maintenance in perpetuity, including replacement cost.
2. Acceptance of responsibility for maintenance from the time the BMPs are constructed until responsibility for operation and maintenance is legally transferred. A warranty covering a period following construction may also be required.
3. An outline of general maintenance requirements for the Stormwater BMPs you have selected.
4. Figures delineating and designating pervious and impervious areas, location, and type of Stormwater BMP, and tables of pervious and impervious areas served by each facility. Geo-locating the BMPs using a coordinate system of latitude and longitude is recommended to help facilitate a future statewide database system.
5. A separate list and location of self-retaining areas or areas addressed by LID Principles that do not require specialized O&M or inspections but will require typical landscape maintenance as noted in Chapter 5, pages 85-86, in the WQMP Guidance. Include a brief description of typical landscape maintenance for these areas.

Your local Co-Permittee will also require that you prepare and submit a detailed Stormwater BMP Operation and Maintenance Plan that sets forth a maintenance schedule for each of the Stormwater BMPs built on your site. An agreement assigning responsibility for maintenance and providing for inspections and certification may also be required.

Details of these requirements and instructions for preparing a Stormwater BMP Operation and Maintenance Plan are in Chapter 5 of the WQMP Guidance Document.

Maintenance Mechanism: *Operation, Maintenance and Funding details will be provided in the Final WQMP*

Will the proposed BMPs be maintained by a Home Owners' Association (HOA) or Property Owners Association (POA)?

☒ Y ☐ N

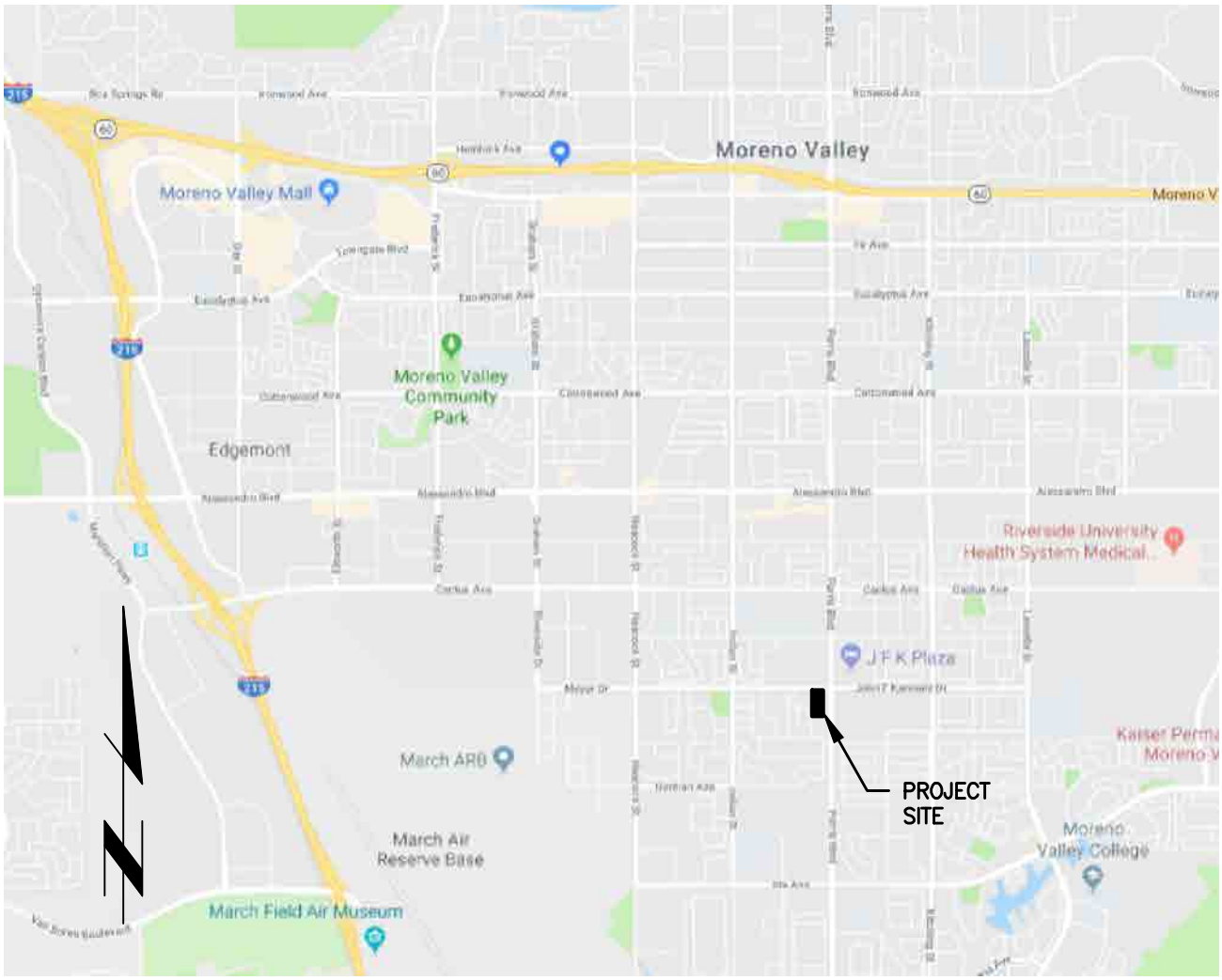
Include your Operation and Maintenance Plan and Maintenance Mechanism in Appendix 9. Additionally, include all pertinent forms of educational materials for those personnel that will be maintaining the proposed BMPs within this Project-Specific WQMP in Appendix 10.

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Appendix 1: Maps and Site Plans

Location Map, WQMP Site Plan, HCOC Map and Receiving Waters Map

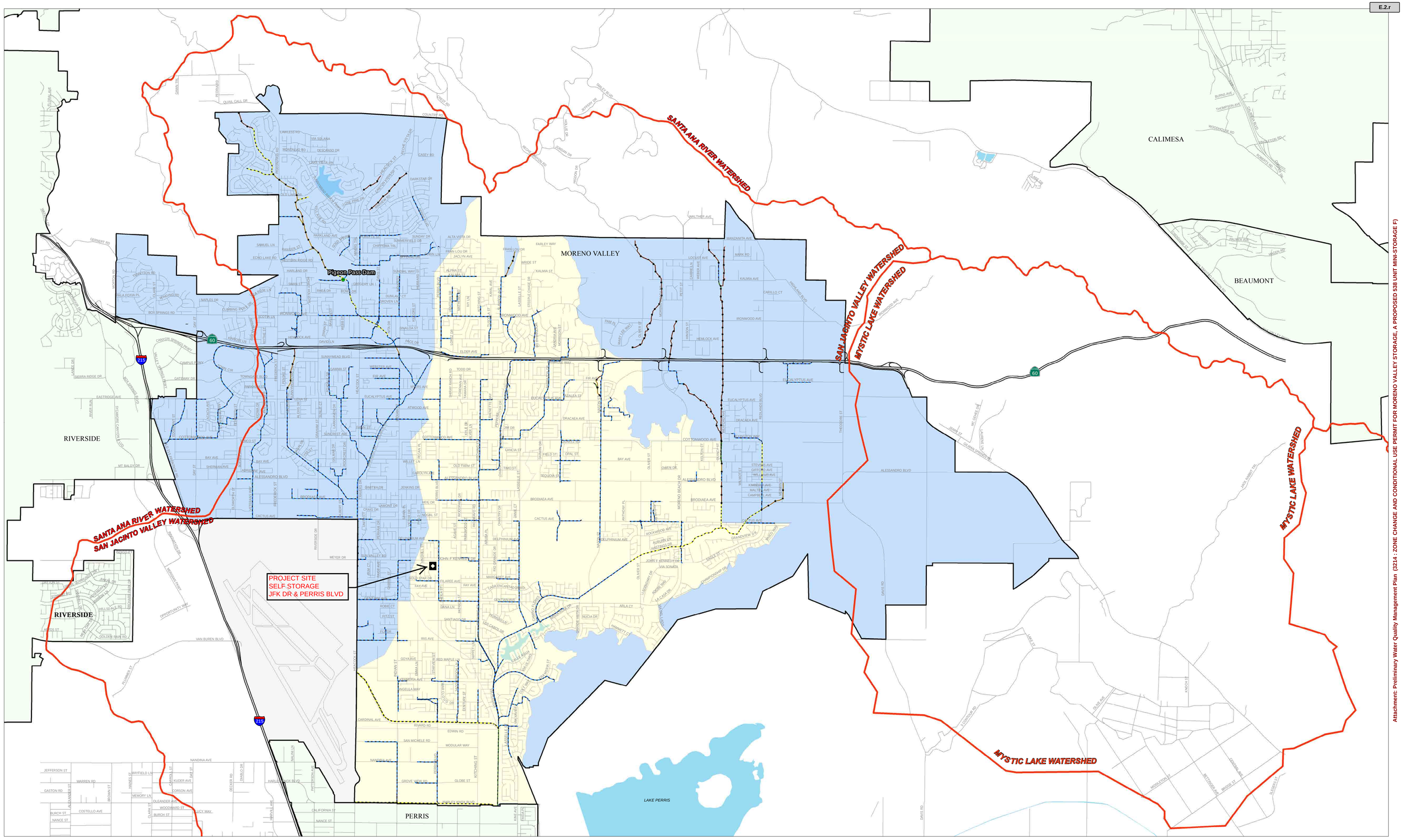
Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY



LOCATION MAP
NTS

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

CITY OF MORENO VALLEY
WATERSHED BOUNDARIES



Delineation Type
- Engineered, Fully Hardened, and Maintained
- Engineered, Partially Hardened, and Maintained
- Engineered, Earthen, and Maintained
- Not Engineered and Earthen
- Natural

- Controlled Release Point

Watercourse Susceptibility Type
- Not Susceptible
- Potentially Susceptible
- Mitigation May Be Required
- Mitigation Not Required
- Watershed Boundary

- Waterbodies
- Roads
- Highways
- City Boundaries
- March Air Reserve Base

N

0 5,000 10,000 Feet

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

City of Moreno Valley Geographic Information in:
State Plane NAD 83 California Zone 6 Feet
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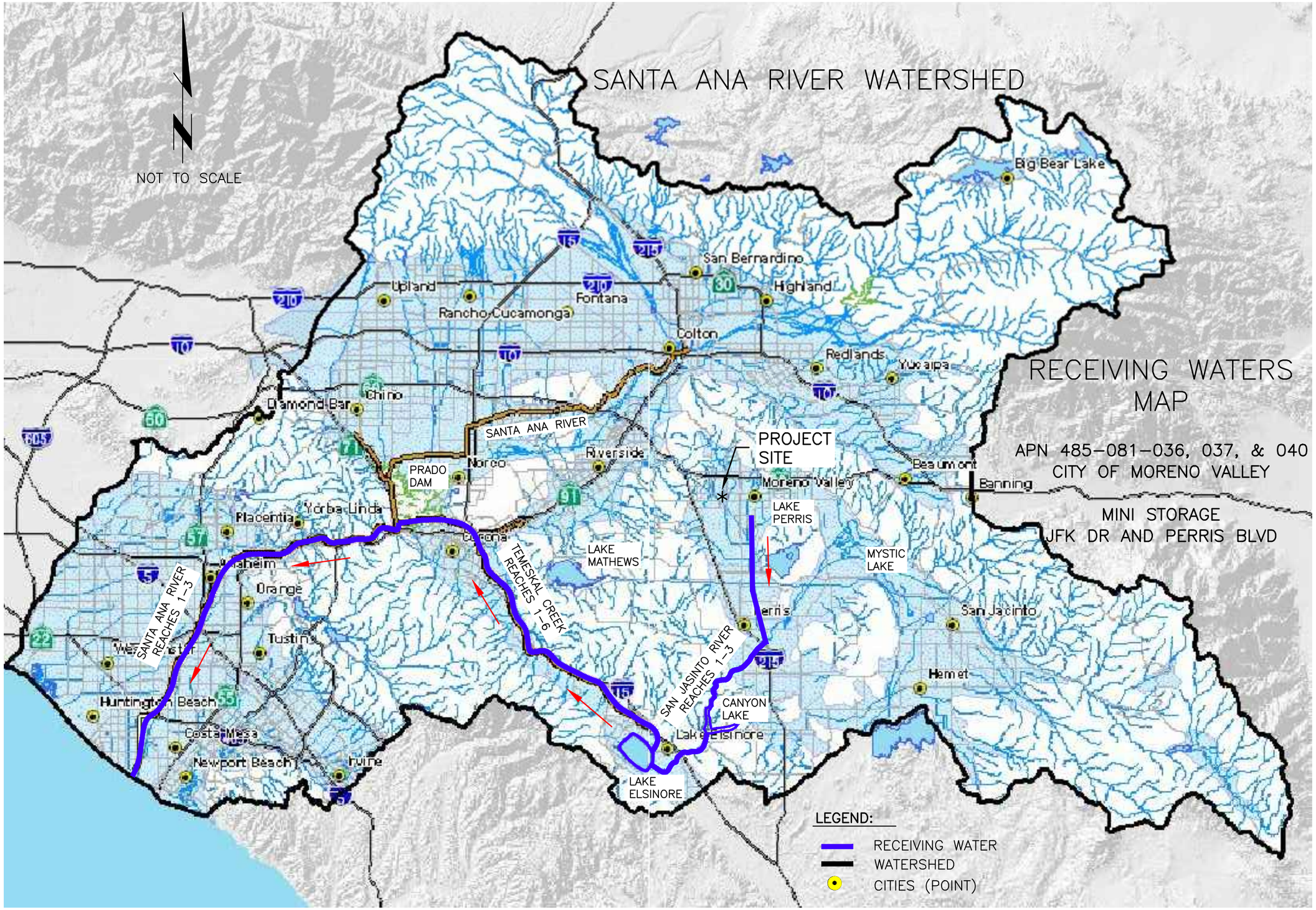
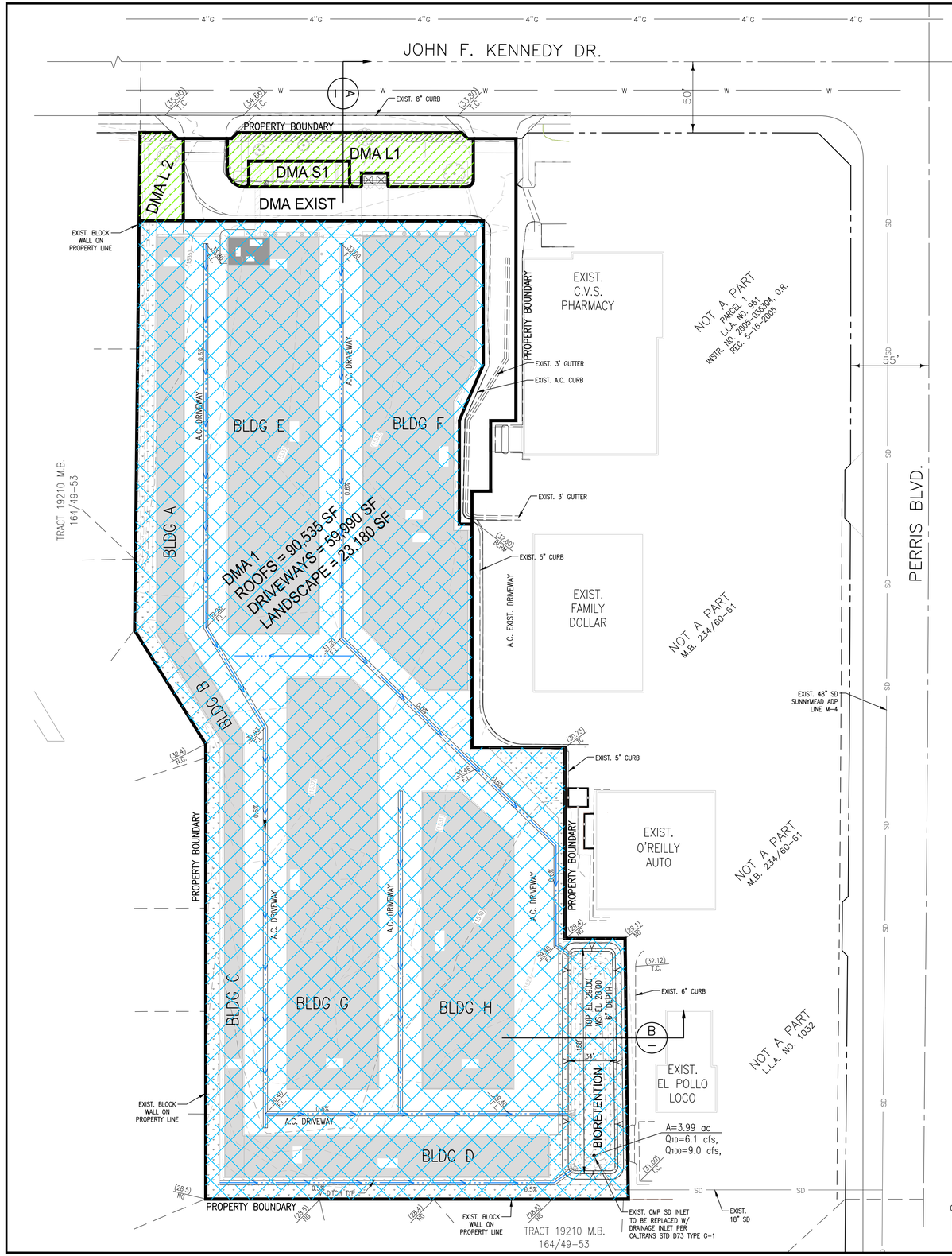
\MVWatershedAllLayers_052317E_v1.mxd
May 23, 2017

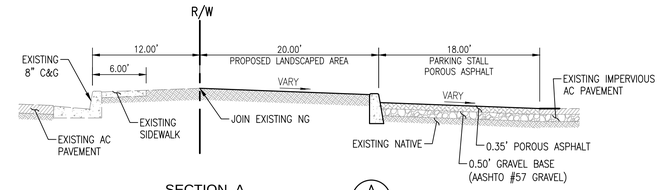
MORENO VALLEY
WHERE DREAMS SOAR

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED 538 UNIT MINI-STORAGE F)



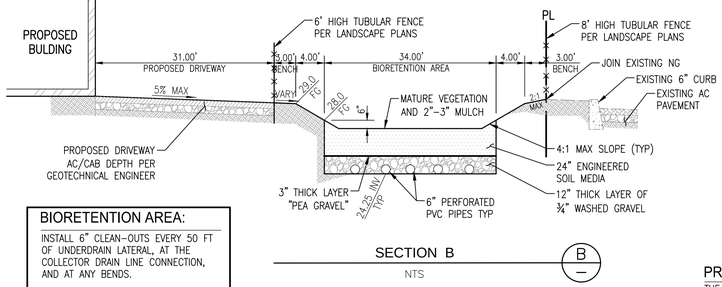
Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY





SECTION A

NTS



SECTION B

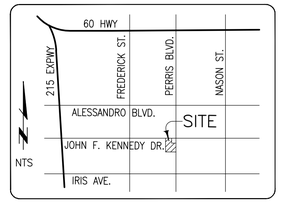
NTS

BIORETENTION AREA:

INSTALL 6" CLEAN-OUTS EVERY 50 FT OF UNDERDRAIN LATERAL, AT THE COLLECTOR DRAIN LINE CONNECTION, AND AT ANY BENDS.

EACH CLEAN-OUT SHALL BE EXTENDED 6" ABOVE THE MEDIA AND SHALL HAVE A LOCKABLE SCREW CAP.

INSPECT MONTHLY, OR AS NEEDED AFTER STORM EVENTS. MAINTAIN IF NEEDED.



VICINITY MAP

PROJECT AREAS:

TOTAL PROJECT SITE AREA (NET):	194,713 SF
IMPERVIOUS AREA EXISTING TO REMAIN:	12,818 SF
IMPERVIOUS AREA PROPOSED:	150,525 SF
IMPERVIOUS AREA TOTAL:	163,343 SF
PERVIOUS AREA:	31,370 SF

PERMANENT SOURCE CONTROL BMPs

1. INCORPORATE BUILDING DESIGN FEATURES THAT DISCOURAGE ENTRY OF PESTS. APPLICABLE FOR ALL BUILDINGS.

2. DESIGN LANDSCAPING TO MINIMIZE IRRIGATION AND RUNOFF, TO MINIMIZE THE USE OF FERTILIZER AND PESTICIDES. APPLICABLE FOR ALL LANDSCAPED AREAS.

3. SWEEP DRIVEWAYS AND PARKING STALLS REGULARLY.

4. ROOF DRAINS SHALL BE DIRECTED TO LANDSCAPE AREAS WHERE IS FEASIBLE.

PROJECT DESCRIPTION

THE PROJECT SITE IS LOCATED AT THE SOUTHWEST CORNER OF JOHN F KENNEDY DRIVE AND PERRIS BOULEVARD IN THE CITY OF MORENO VALLEY. EXISTING COMMERCIAL BUILDINGS SEPARATE THE SITE FROM PERRIS BOULEVARD. THE SITE'S GROSS ACREAGE IS 4.78 AC, 0.31 AC HAVE BEEN DEVELOPED AS PERIMETER STREETS. THE SITE'S NET ACREAGE IS 4.47 AC. 0.48 AC OF THE SITE ARE DEVELOPED AND SERVING THE EXISTING NEIGHBORING PLAZA. THE TOPOGRAPHY OF THE REMAINING 3.99 AC IS GENERALLY PLANAR WITH A GENTLE FALL TO THE SOUTHEAST. THE PROJECT SITE WILL BE DEVELOPED AS SELF-STORAGE UNITS. IT WILL CONSIST OF 5 IRREGULARLY SHAPED SELF-STORAGE BUILDINGS, PARKING STALLS SURFACED WITH POROUS ASPHALT, DRIVEWAYS SURFACED WITH ASPHALT CONCRETE, LANDSCAPED AREAS AROUND THE PERIMETER OF THE PROJECT SITE AND A WATER QUALITY BIORETENTION AREA LOCATED AT THE SOUTHEAST CORNER OF THE SITE. THE PROJECT IS A PORTION OF SECTIONS 19, T. 3 S., R. 3 W., SBM.
THE PROJECT SITE HAS NOT BEEN IMPACTED BY OFF-SITE STORM WATER RUNOFFS.

DURING THE PRE-DEVELOPED CONDITIONS THE STORM WATER RUNOFF ACCUMULATED BY THE EXISTING DRIVEWAY/ACCESS (0.48 AC) IS DRAINING TO THE CVS STORE PARKING LOT AND DISCHARGING ONTO PERRIS BOULEVARD. THE STORM WATER RUNOFF ACCUMULATED FROM 3.99 AC SHEETS SOUTHEASTERLY THROUGH THE SITE AND IS INTERCEPTED BY AN EXISTING TEMPORARY DETENTION BASIN AT THE SOUTHEAST CORNER OF THE SITE. THE DETENTION BASIN DISCHARGES TO AN EXISTING 18" RCP WHICH CONVEYS THE STORM FLOW TO THE EXISTING SUNNYMEAD ADP LINE M-4 (48" RCP) IN PERRIS BOULEVARD.. THE 3.99 AC TRIBUTARY AREA GENERATES Q10=4.2 CFS AND Q100=6.5 CFS.

DURING THE POST-DEVELOPED CONDITIONS THE DRAINAGE PATTERNS OF THE EXISTING DRIVEWAY/ACCESS (0.48 AC) TO THE CVS STORE WILL REMAIN THE SAME. THE REMAINING 3.99 AC ARE GRADED TO DRAIN TO THE SOUTHEAST CORNER OF THE PROPERTY, WHERE THE RUNOFF WILL BE ROUTED THROUGH A BIORETENTION AREA AND ACCEPTED BY THE EXISTING 18" RCP AND DISCHARGED INTO THE EXISTING 48" RCP STORM DRAIN (LINE M-4) IN PERRIS BOULEVARD.
THE 3.99 AC TRIBUTARY AREA GENERATES Q10=6.1 CFS AND Q100=9.0 CFS.

THE PROJECT CONSISTS OF SELF-TREATING, SELF-RETAINING, AND AN AREA DRAINING TO A STRUCTURAL LID BMP, LOCATED AT THE SOUTHEAST CORNER OF THE SITE. THE SELF-TREATING AND SELF-RETAINING AREAS ARE INCORPORATED INTO THE PREVIOUSLY DEVELOPED 0.48 AC TO THE MAXIMUM EXTENT PRACTICABLE.

THE PROPOSED PROJECT DOES NOT CREATE ANY IMPACT TO THE DOWNSTREAM STORM DRAIN SYSTEM. THE EXISTING SUNNYMEAD ADP LINE M-4 WAS SIZED TO ACCEPT AND CONVEY THE PEAK FLOW RATES FOR 100-YEAR 1-HOUR RETURN FREQUENCY STORM EVENT DURING POST-DEVELOPED CONDITIONS.

ABBREVIATIONS

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

LEGEND

PROPERTY LINE
RIGHT OF WAY
EASEMENT
EXISTING BLOCK WALL
DAYLIGHT LINE
XX PROPOSED CONTOUR
RETAINING WALL
GRADING LIMITS
(XX) EXISTING CONTOUR
3 FT WIDE RIBBON GUTTER
FLOWLINE
SD EXISTING STORM DRAIN
PROPOSED STORM DRAIN
SAN EXISTING SEWER LINE
W EXISTING WATER LINE
EXISTING UTILITIES
EXISTING STREET LIGHT
TRASH ENCLOSURE
PP EXISTING POWER POLES
MH EXISTING MANHOLES
X% STREET GRADE
FENCE
DMA

AREA DRAINING INTO BIORETENTION AREA
SELF-TREATING/ SELF-RETAINING AREA
LANDSCAPE AREA
3'x3' No 2 BACKING CLASS RIP-RAP DISSIPATER
ACCESSIBLE PATH OF TRAVEL W/ 7.5% MAX SLOPE IN THE DIRECTION OF TRAVEL AND 2% MAX CROSS SLOPE
H/C HANDICAP PARKING STALL

N

0 40 80 160

SCALE: 1"=40'

SEAL

REGISTERED PROFESSIONAL ENGINEER MARIELA ANGUELOV No. C 75563 CIVIL STATE OF CALIFORNIA

Winchester Associates, Inc.
ENGINEERING • LAND SURVEYING
23640 TOWER ST., SUITE 3
MORENO VALLEY, CA. 92553 (951) 924-5425

UNDER THE SUPERVISION OF:

MARIELA ANGUELOV
R.C.E. #75563 (EXP. 06/30/2018)

DATE

CITY OF MORENO VALLEY

APN 485-081-036, 037, & 040
SELF STORAGE
JFK DRIVE AND PERRIS BOULEVARD
PRELIMINARY WQMP SITE PLAN

DATE OF PLAN PREPARATION: 02-19-2018

ACCT. NO.

SHEET 1 OF 1

CITY I. D. NO.
PEN17-0135

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED 538 UNIT MINI-STORAGE F)

Appendix 2: Construction Plans

Grading and Drainage Plans

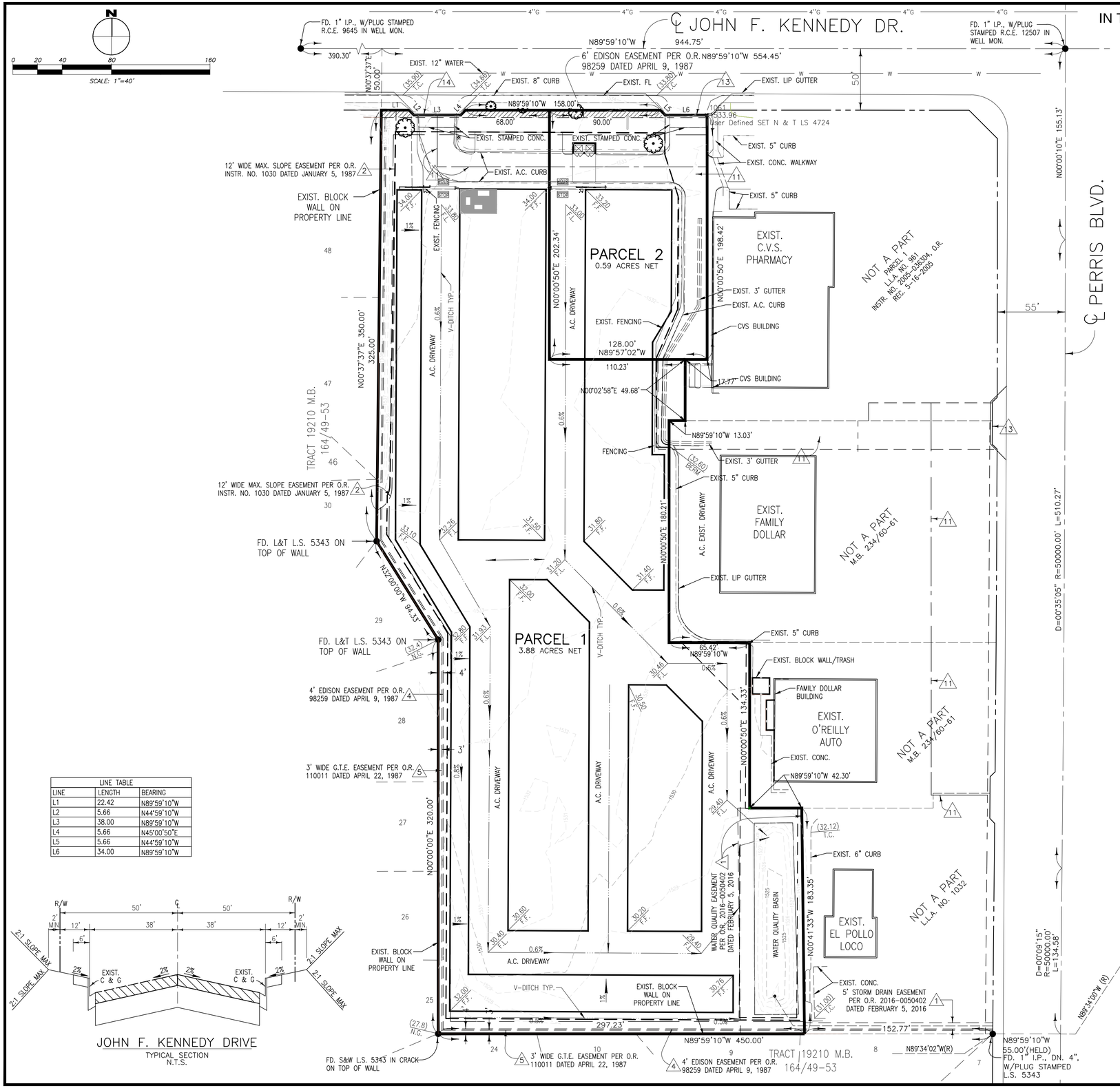
Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

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

CONCEPTUAL GRADING PLAN

PARCEL 1 OF L.L.A. NO. 1032, AND PARCEL 2 OF PARCEL MAP 36449
RECORDED IN BOOK 234, PAGES 60-61, RECORDS OF RIVERSIDE CALIFORNIA,
LYING IN SECTION 19, T. 3 S., R. 3 W., S.B.M.

WINCHESTER ASSOCIATES, INC. AUGUST 2017



LINE TABLE		
LINE	LENGTH	BEARING
L1	22.42	N89°59'10"W
L2	5.66	N44°59'10"W
L3	38.00	N89°59'10"W
L4	5.66	N45°00'50"E
L5	5.66	N44°59'10"W
L6	34.00	N89°59'10"W

JOHN F. KENNEDY DRIVE
TYPICAL SECTION
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:

PARCEL A:

PARCEL 1, AS SHOWN ON EXHIBIT "B" OF THAT CERTAIN LOT LINE ADJUSTMENT NO. 1032 FILED ON FEBRUARY 05, 2016 AS INSTRUMENT NO. 2016-0049874 IN THE OFFICE OF THE RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCELS 1 AND 5 OF PARCEL MAP NO. 36449, IN THE CITY OF MORENO VALLEY, AS RECORDED IN PARCEL MAP BOOK 234, PAGES 60 AND 61, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ALONG THE SOUTH LINE OF PARCEL 5 OF SAID PARCEL MAP, SAID POINT LYING

152.77 FEET FROM THE SOUTHEAST CORNER OF SAID PARCEL 5;

THENCE NORTH 0°41'33" WEST A DISTANCE OF 183.35 FEET TO A POINT ALONG THE SOUTH LINE OF PARCEL 4 OF SAID PARCEL MAP;

THENCE ALONG SAID SOUTH LINE OF SAID PARCEL 4 NORTH 89°59'10" WEST A DISTANCE OF 42.30 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 4;

THENCE NORTH 0°00'50" EAST ALONG THE WEST LINE OF SAID PARCEL 4, A DISTANCE OF 134.33 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4;

THENCE NORTH 89°59'10" WEST ALONG THE WEST LINE OF 65.42 FEET TO THE SOUTHWEST CORNER OF PARCEL 3 OF SAID PARCEL MAP;

THENCE NORTH 0°00'50" EAST ALONG THE WEST LINE OF SAID PARCEL 3, A DISTANCE OF 180.21 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3;

THENCE SOUTH 89°59'10" EAST ALONG THE NORTH LINE OF SAID PARCEL 3, A DISTANCE OF 13.03 FEET;

THENCE NORTH 0°02'58" EAST A DISTANCE OF 49.68 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 2 OF SAID PARCEL MAP;

THENCE NORTH 89°57'02" WEST ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 110.23 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 0°00'50" EAST ALONG THE WEST LINE OF SAID PARCEL 2 A DISTANCE OF 202.34 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1;THENCE NORTH 89°59'10" WEST ALONG THE NORTH LINE OF SAID PARCEL 1, A DISTANCE OF 68.00 FEET; THENCE SOUTH 45°00'50" WEST A DISTANCE OF 5.66 FEET; THENCE NORTH 89°59'10" WEST A DISTANCE OF 38.00 FEET; THENCE NORTH 44°59'10" WEST A DISTANCE OF 5.66 FEET;

THENCE NORTH 89°59'10" WEST A DISTANCE OF 22.42 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1;

THENCE SOUTH 0°37'37" WEST ALONG THE WEST LINE OF SAID PARCEL 1 A DISTANCE OF 350.00 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID WEST LINE SOUTH 32°00'00" EAST A DISTANCE OF 94.33 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1;

THENCE ALONG THE WEST LINE OF SAID PARCEL 5 SOUTH 0°00'00" WEST A DISTANCE OF 320.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 5;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL 5 SOUTH 89°59'10" EAST A DISTANCE OF 297.23 FEET, MORE OR LESS, TO THE PONT OF BEGINNING AND THE END OF THIS DESCRIPTION.

APN: 485-081-036-7 AND A PORTION OF 485-081-040-0

PARCEL B:

PARCEL 2 OF PARCEL MAP NO. 36449, IN THE CITY OF MORENO VALLEY, AS RECORDED IN PARCEL MAP BOOK 234, PAGES 60 AND 61, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

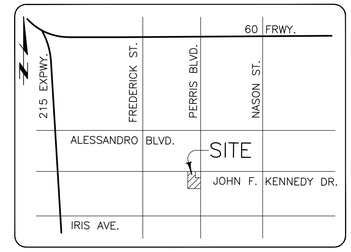
APN: 485-081-037-8

EASEMENT NOTES:

1. AN EASEMENT FOR WATER QUALITY AND STORM DRAIN PURPOSES IN FAVOR OF PROFESSORS' FUND IV, LLC, RECORDED 2-5-2016 AS INST. NO. 2016-0050402.
2. AN EASEMENT FOR SLOPE PURPOSES IN FAVOR OF CITATION HOMES, RECORDED 1-5-87 AS INST. NO. 1030.
4. AN EASEMENT FOR ELECTRICAL PURPOSES IN FAVOR OF S.C.E., RECORDED 4-9-87 AS INST. NO. 98259.
5. AN EASEMENT FOR TELEPHONE PURPOSES IN FAVOR OF G.T.E., RECORDED 4-22-87 AS INST. NO. 110011.
11. A MUTUAL ACCESS AREA IN FAVOR OF PROFESSORS' FUND IV, LLC, RECORDED 6-5-06 AS INST. NO. 2006-0405874.
13. AN EASEMENT FOR PEDESTRIAN ACCESS PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY, RECORDED 9-31-06 AS INST. NO. 2006-0643463.
14. AN EASEMENT FOR PEDESTRIAN ACCESS PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY, RECORDED 9-31-06 AS INST. NO. 2006-0643454.

EARTHWORK ESTIMATE

EXCAVATION	4,000 CY
EMBANKMENT	800 CY



VICINITY MAP
NTS

GENERAL NOTES

OWNER/APPLICANT

PROFESSORS FUND IV, LLC
990 HIGHLAND DR. SUITE 204
SOLANA BEACH, CA 92075
PHONE: (604) 984-6400
CONTACT: BOB EMRI

ENGINEER

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

ASSESSOR'S PARCEL No.

485-081-036, 037, & 040

LAND USE AND ZONING

CURRENT GENERAL PLAN	C
CURRENT ZONING	NC
PROPOSED ZONING	CC
EXISTING USE	VACANT
PROPOSED LAND USE	SELF STORAGE UNITS

AREA AND DENSITY

GROSS ACREAGE	4.78 ACRES
NET ACREAGE	4.47 ACRES

FLOOD HAZARD

THE SUBJECT TRACT IS IN ZONE X AND NOT WITHIN THE 100 YEAR FLOOD PLAIN. FEMA FLOOD INSURANCE PANEL NO. 06065C0765G.

THOMAS BROTHERS GUIDE

PAGE 717 G-7,

TOPOGRAPHY

OBTAINED FROM TOPOGRAPHICAL SURVEY CONDUCTED BY WINCHESTER ASSOCIATES, INC. ON 7-23-17.

SCHOOL

MORENO VALLEY UNIFIED SCHOOL DISTRICT

PUBLIC UTILITIES

SEWER & WATER	EMWD
ELECTRICITY	S.C.E.
GAS	THE GAS CO.
TELEPHONE	VERIZON

PREPARED BY:

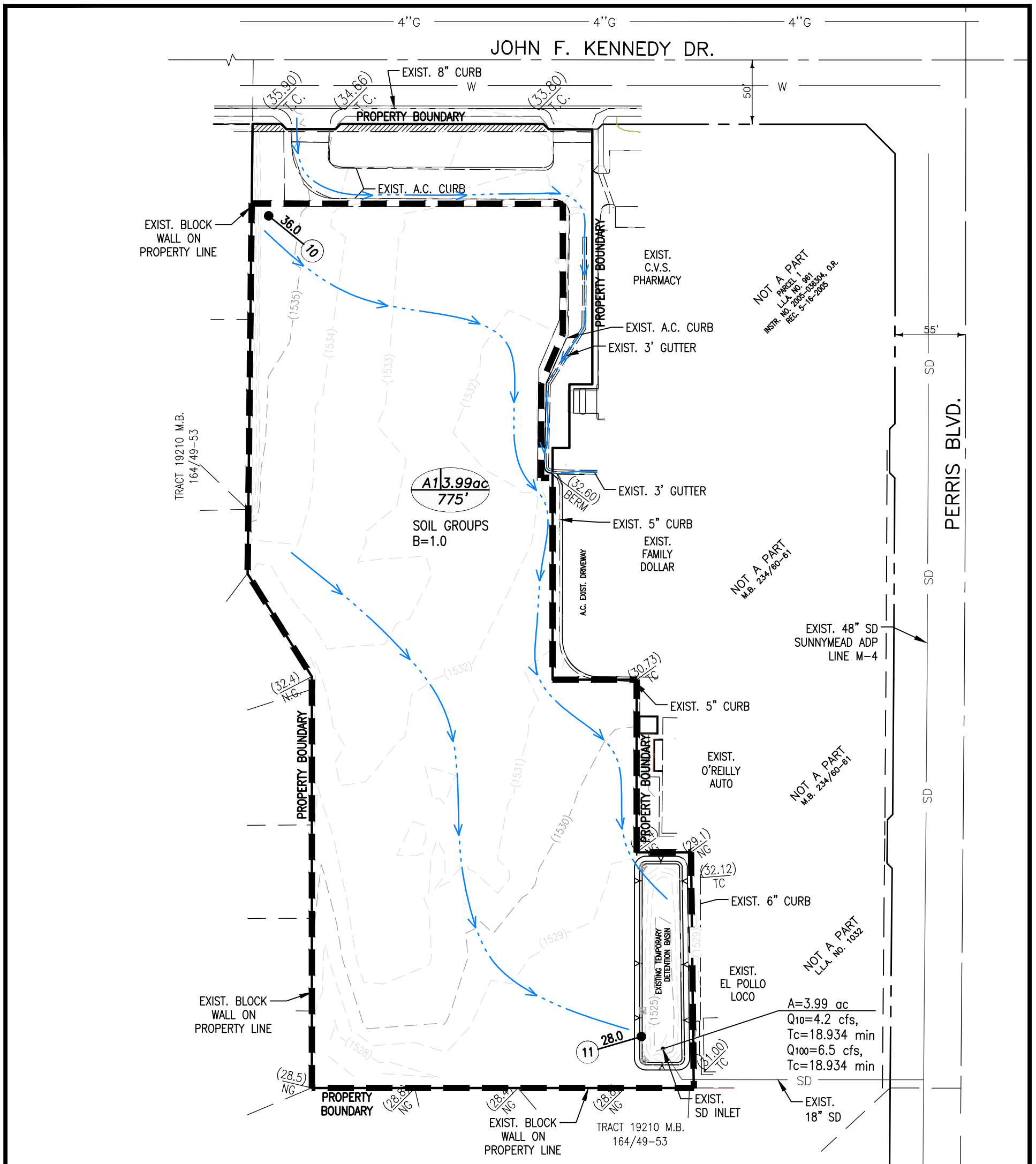
Winchester Associates, Inc.
ENGINEERING • LAND SURVEYING
23640 TOWER ST., SUITE 3
PO BOX 280
MORENO VALLEY, CA 92556-0280 PH: (951) 924-5425

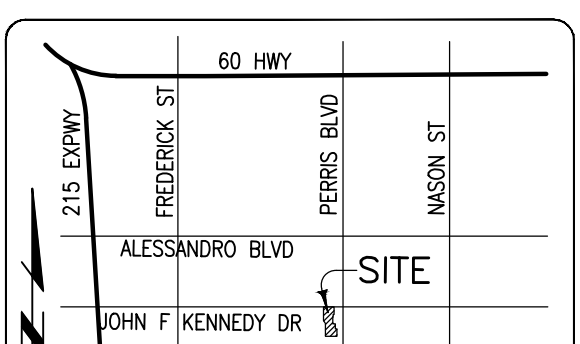
DAVID J. SLAWSON PLS 4724

DATE OF PREPARATION: 9-12-17

SHEET 1 OF 1

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED 538 UNIT MINI-STORAGE F)

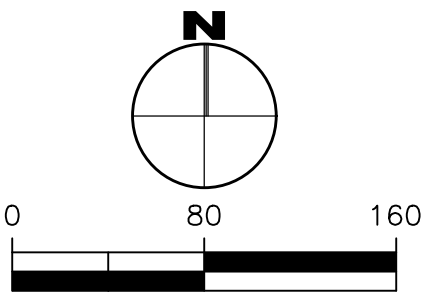




VICINITY MAP

LEGEND:

- DRAINAGE AREA BOUNDARY
- 1549.5 — ELEVATION
- 11 — NODE
- A1 10ac / 1000' — HYDROLOGY SUBAREA/ACREAGE / WATER COURSE LENGTH



SCALE: 1"=80'

ENGINEER OF RECORD'S SEAL
REGISTERED PROFESSIONAL ENGINEER
MARIELA ANGUELOV
No. C 75563
CIVIL
STATE OF CALIFORNIA

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MORENO VALLEY, CA. 92553 (951) 924-5425

UNDER THE SUPERVISION OF:

MARIELA ANGUELOV DATE
R.C.E. #75563 (EXP. 06/30/2018)

CITY OF MORENO VALLEY

APN 485-081-036, 037, & 040 SELF STORAGE JFK DR & PERRIS BLVD

HYDROLOGY MAP

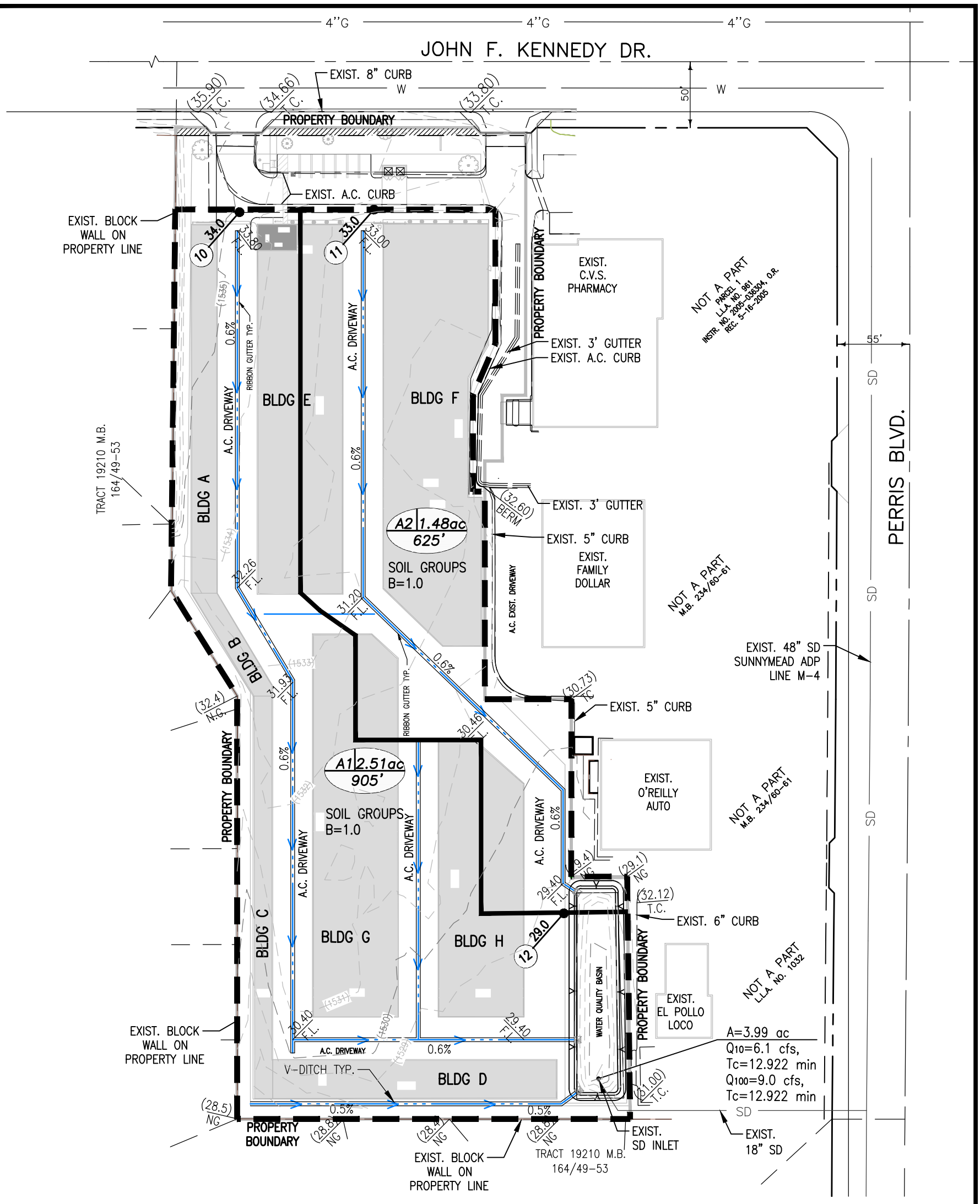
PRE-DEVELOPED CONDITIONS

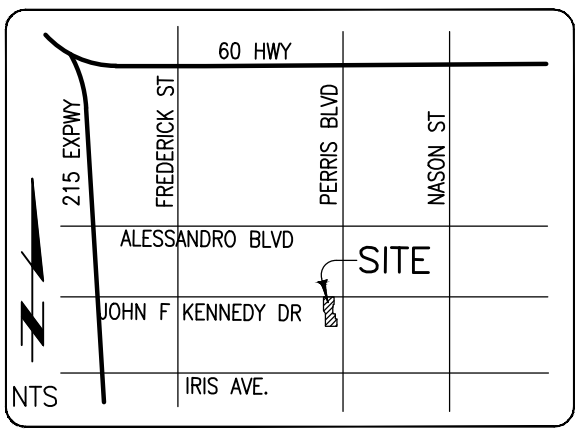
DATE OF PREPARATION: 02-15-2018

SHEET 1 OF 2

CITY ID No PEN17-0135

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED 538 UNIT MINI-STORAGE F)

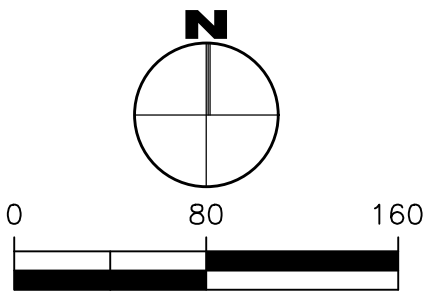




VICINITY MAP

LEGEND:

- SUB. AREA BOUNDARY
- DRAINAGE AREA BOUNDARY
- 1549.5 / 11 — ELEVATION / NODE
- A1 | 10ac / 1000' — HYDROLOGY SUBAREA/ACREAGE / WATER COURSE LENGTH



SCALE: 1"=80'

ENGINEER OF RECORD'S SEAL
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UNDER THE SUPERVISION OF:
MARIELA ANGUELOV DATE
R.C.E. #75563 (EXP. 06/30/2018)

CITY OF MORENO VALLEY

APN 485-081-036, 037, & 040 SELF STORAGE JFK DR & PERRIS BLVD

HYDROLOGY MAP

POST-DEVELOPED CONDITIONS

DATE OF PREPARATION: 02-15-2018

SHEET 2 OF 2

CITY ID No PEN17-0135

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED 538 UNIT MINI-STORAGE F)

Appendix 3: Soils Information

Geotechnical Study and Other Infiltration Testing Data

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

ARAGÓN GEOTECHNICAL, INC.
Consultants in the Earth & Material Sciences

January 25, 2018
Project No. 4433-I

Gossett Development
207 Monarch Bay
Dana Point, California 92629

Attention: Mr. Garrett Gossett

Subject: Soil Infiltration Test Results & Stormwater BMP Recommendations
Proposed Self-Storage Facility, APN 485-081-037 and 043
City of Moreno Valley, Riverside County, California.

Gentlemen:

In accordance with our proposal dated January 15, 2018, and your authorization, Aragón Geotechnical Inc. (AGI) has completed assessments of soil infiltration potential for purposes of developing a site-specific water quality management plan (WQMP) with the related selection of stormwater best management practices (BMPs) at the listed project. AGI's infiltration study was performed in advance of future geotechnical data acquisition and soil testing. Findings from the latter could slightly alter the recommendations of this infiltration test report; accordingly, this report should be viewed as preliminary until a confirmation note is issued by AGI after the geotechnical study. AGI's infiltration report is intended to support engineering design and construction of low-impact development (LID), hydromodification, and pollution prevention features for project runoff as required by the Santa Ana Region (SAR) *Water Quality Management Plan* effective January 1, 2013.

The primary infiltration-related tasks consisted of (1) Reviews of regional geologic, groundwater, and soils maps; (2) Site reconnaissance observations; (3) Field tests of soil absorption rates at two representative test sites on January 23, 2018; and (4) Preparation of this results report. Calculations or recommendations for the design precipitation event, stormwater retention or treatment flow rates, or treatment volumes were not within the scope of AGI's services.

16801 Van Buren Blvd., Bldg. B
Riverside, CA 92504
Tel: 951.776.0345 ● **Fax:** 951.776.0395
www.aragongeo.com

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Proposed Construction

AGI was furnished with a digital copy of a conceptual site plan dated September 12, 2017, from the Moreno Valley firm of Winchester Associates, Inc. The conterminous parcels encompass 4.47 acres of vacant terrain just west of the southwest corner of John F. Kennedy Drive and Perris Boulevard. Existing commercial buildings separate the site from Perris Boulevard. The site would be mass-graded and developed with an array of 5 irregularly shaped self-storage buildings. Construction type for the future storage units has not been specified, but might reasonably be limited to one-story light steel or CMU walls with roll-up doors and slab-on-grade concrete floors. Paved internal driveways would cover almost all remaining ground.

Per the site plans, sheetflow and ribbon gutter runoff would be directed to an *existing* 3½- to 4-foot-deep infiltration basin near the southeastern corner of the project. The existing narrow rectangular basin appears to already have a functional CMP overflow riser and connection to an inferred buried drain line extending to Perris Boulevard. The basin might be receiving periodic runoff from neighboring commercial plots. Data concerning any past infiltration results for the basin were not provided to AGI. Off-site contributions would need to be added to calculated project site volumes. We infer from the plans that the self-storage project will ultimate constitute only one drainage management area (DMA), with all impermeable-area runoff directed to the single BMP; thus, the basin will constitute an "active" treatment control system.

Surface Conditions

At the time of AGI's basin evaluation, the nearly flat APN 485-081-037 and 043 consisted of almost barren soil surfaces hosting scattered desiccated weedy vegetation. Remnants of former piles of dumped fill soil brought from an unknown offsite source could be delineated in the western parts of the project area. Little rainfall had been recorded in Moreno Valley, and soil moisture was low. However, the existing basin floor was muddy and very moist. Basin sidewalls appeared to have been carefully trimmed to a specified line and grade but were eroded in spots with rills up to a foot or so deep. Historical aerial photo research indicated the basin was graded in mid-2016 coincident with the construction of an adjacent Family Dollar store and El Pollo Loco restaurant. Old building outlines or well sites within the self-storage area were not observed during the field testing or interpreted in the historical images.

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Subsurface Investigation and Permeability Testing

One manually drilled exploratory boring was preferentially placed next to the existing basin, starting at approximately original natural grade. This boring was voluntarily terminated without refusal in alluvium at a depth of 15.0 feet. The exploratory boring was continuously observed by AGI's engineering geologist and logged for materials classifications, interpreted materials origins, relative density as estimated from augering effort, presence of groundwater, and other characteristics that can influence water uptake rates. The soil boring was not converted to a well, but was backfilled with tamped auger cuttings. The Field Boring Log for the basin boring is included in the accompanying Appendix. A small-scale version of the conceptual development plan with the mapped basin, plus AGI's exploratory soil boring location and approximate infiltration test sites done for this study, is presented on the Plate No. 1 fold-out in the back of this report.

AGI performed infiltration testing at two representative sites labeled IN-1 and IN-2 on the fold-out map. Tests were performed on native-soil substrates created about 60 inches below original grades. The test sites were prepared in small pits manually dug with shovels to approximately 12 to 16 inches below the existing basin bottom. Surficial compacted zones and deposited sand were detected during digging but were bypassed by the pits. Final exposures were hand-scraped to level, smooth natural-soil surfaces. The test depths were judged representative for a restored basin-type BMP that would potentially include an amended soil blanket for pollutant control and/or deepening to help increase capacity.

Absorption capability was determined in general conformance with the Double-Ring Infiltrometer Test Standard (ASTM D 3385-03). The standard test method consists of driving into the soil surface two concentric open cylinders of heavy steel, one 12 inches in diameter and one 24 inches in diameter and both 20 inches tall. Embedment depths are on the order of a few inches. The rings retain shallow, equal-depth constant heads of water over the soil substrate. The purpose of two rings is to force one-dimensional vertical flow below the inner ring, thus approximating absorption behavior over an infinite planar surface. The lowest inner-ring infiltration velocity (in/hr or cm/hr) is generally taken as the field test rate I_t. Soil infiltration through the annular space is usually higher due to lateral flow beyond the outer ring.

For this project, a head of 5.0 inches was designated. Excellent ring seals with the soil substrates appeared to be achieved at both test locations. Replenishment of the inner + outer water pools was done via regular manual additions of measured water volumes to the rings using laboratory graduated cylinders. Point gauges set at 5.0 inches provided visual confirmation of water surface heights above the soil. All test preparation, measurements, monitoring, and recording was performed under supervision of a qualified licensed professional. Slow uptake rates meant that 30-minute measurement trials were adequate. Total timed test durations at both infiltration sites were 3 hours, based on basic requirements to complete at least 6 trials and also achieve consecutive incremental velocities differing by approximately 10 percent or less, considered to be close to steady-state uptake rates. A typical test result will show incremental velocities asymptotically approaching a minimum value. Tabulated data for the pair of infiltration tests are attached.

FINDINGS

Local Soil Conditions

Shallow soils in the project site consist of massive, brown-colored and mostly featureless silty sand derived from granitic bedrock (Unified Soil Classification System symbol SM). Surficial zones are generally inferred to have been thoroughly “churned” [bioturbated] by cultivation or weed abatement and burrowing fauna. Surficial soils shallower than the basin bottom are believed to be porous and highly compressible. In future structural areas, remedial grading will remove compressible materials to mitigate settlement potentials.

At variable depths of around 5 to 8 feet below original grade near the basin, a sharp (erosional?) contact occurs with medium dense to possibly dense silty sand, sometimes with a trace of clay. The deeper unit is characterized by immature sand grains and traces of fine gravel that are mostly crumbly and highly weathered. The deeper unit was significantly harder to drill with AGI’s manual tools, and was locally slightly cemented.

Geologically the shallower uncemented sediments are representative of young alluvial-fan deposits originating from the Box Springs Mountains and Pigeon Pass area located north of the development. All features suggestive of distributary channels south of Poorman Reservoir, a normally dry flood basin located in northern Moreno Valley, have been obliterated by suburban sprawl. From a soil science viewpoint, the National Resources Conservation Service classifies shallow BMP basin soils as Hanford fine sandy loam HgA.

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

This soil series is assigned to hydrologic soil group A. Note that NRCS soil series classifications and hydrologic groups are generally only applicable to depths of 60 inches.

The denser and slightly reddish deeper sediments are part of a widespread, Pleistocene-age alluvial-fan unit ("Qvof" on regional geologic maps) that is widely exposed at the ground surface over vast areas of Moreno Valley. The top of the unit is considered part of the "Paloma" depositional surface of Woodford et al. (1971), typified by fairly strongly developed illuvial clay and calcic horizons atop the older parent materials. These characteristics were relatively mildly expressed at the project site, however. Infiltration test IN-1 was situated within the "Qvof" unit. Also notable are multiple buried soil horizons (paleosols) that represent depositional hiatuses and weathering to form slightly clayey hardpans. The older sediments also originated from the granitic bedrock hills and mountains surrounding the Perris Plain. Sediment depths are not exactly defined at the site, but would be hypothesized to be in the range of 55 to 80 feet based on valley-wide geophysical studies undertaken to define buried bedrock topography (AECOM, 2013). Geophysical models suggest the site is actually over a bedrock "high".

Groundwater

The basin-specific manual auger boring did not encounter groundwater above the 15.0-foot termination depth. Recovered cuttings remained free of oxide mottles that might indicate past periodic saturation. AGI could not locate historical data for the minimum depth to groundwater at the site or within roughly one mile of the property.

Monitoring well records exist for scores of wells on and near March Air Reserve Base. Studies undertaken primarily for environmental cleanup purposes show that water levels have consistently been rising in western Moreno Valley for decades, although the rate of rise has greatly slowed in the last 3 to 4 years. Extrapolations of well-constrained phreatic surface elevation contours indicate groundwater should be at roughly Elev. 1485-1480' at the project site, i.e., depths of ~43-48 feet below grade. Gradients are interpreted to tilt to the southeast, toward the axis of the deepest buried bedrock relief in the region ain addition to some municipal supply wells. Jurisdictional requirements usually mandate a minimum separation between stormwater BMPs and groundwater of at least 10 feet and up to 40 feet (for very permeable soils). In our judgment, there should be no limitations on BMP design or construction due to groundwater at the project.

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Infiltration Test Results

The final measured "steady-state" field test infiltration velocity at site IN-1 was 1.05 cm/hr, or equivalently about 0.4 inches per hour. Site IN-2 produced a minimum velocity of about 4.78 cm/hr (~1.9 inches per hour). Site IN-2 was composed of a thin zone of younger alluvium over the older "Qvof" sediments, and probably had not reached longer-term equilibrium uptake rates.

Conclusions, Recommendations, and Advice

The SAR *Water Quality Management Plan* explicitly requires any infiltration-based BMP to be clear of water in 72 hours or less after the design storm event. We conclude the designated WQMP site is suitable for a basin or other LID stormwater BMP that can utilize partial or total infiltration of the design capture volume. Designing unlined, natural-soil sloped sidewalls will also help to maximize rates, as lateral flow in permeable upper zone soils will provide some storage.

AGI recommends adoption of an average field test infiltration velocity I_t of 1.5 inches per hour when initiating calculations for site BMPs that include basins, bioretention, or biofiltration for capture volumes. The field test velocity is derived as the arithmetic mean of IN-1 and IN-2 results, but with the latter conservatively reduced by an added 20%. Riverside County guidelines for storm water best management practices require a factor of safety FS = 3.0 when calculating the design infiltration velocity I_d for an infiltration-type BMP, based on the methods and results of this investigation (Appendix A, Table 1, *Riverside County – Low Impact Development BMP Design Handbook)*. The reduced design velocity adds conservatism for test variability, construction practices, introduction of sediments, and degradation from less-than-ideal BMP maintenance. Accordingly, it is our recommendation that civil design for the BMP assume a design infiltration velocity I_d of 0.5 in/hr.

It is important to note the test velocities were obtained in carefully prepared test pits as free as practicable of surface sealing and boundary-zone compaction. Field performance of any designed LID improvement could be markedly lower than AGI's achieved results if precautions are not maintained during construction. It will be imperative to follow industry standards for minimizing subgrade compaction. Basin restoration should be made with

backhoes, grade-alls, or excavators working from outside the hole. An overall goal of preventing heavy equipment from rolling or tracking any excavation bottoms should be understood. At a minimum, existing soils must be loosened to depths of at least 12 inches, based on our explorations. The substitution of an amended soil zone in the basin bottom (commonly, approximately 2 feet of sand-compost mix used to improve pollutant capture) is encouraged.

Lastly, AGI concludes from test and exploration findings that the selected site BMP location should neither cause structural concerns, nor result in significantly increased risks from slope instability, liquefaction, or settlement. A drive-through aisle and landscape strips are believed to be adequate buffers between the basin and the nearest commercial buildings. The buildings are also less than two years old, and are inferred to rest on engineered compacted soil pads monitored and tested by a qualified soils firm. Ephemeral basin stormwater inputs, plus the large volume of vadose-zone soils that can accept the water, will in our opinion not promote mounding or permanent perched-water horizons.

Investigation Limitations

The findings in this report may require modification as a result of later field observations. Our opinions have been based on the results of limited testing within the designated BMP area combined with extrapolations of soil conditions between or away from the test sites. The nature and extent of variations beyond the test locations may not become evident until construction. Any added infiltration BMPs beyond the single currently proposed site should be independently tested. If conditions encountered during construction vary significantly from those indicated by this report, then additional site preparation recommendations (or tests) for the stormwater treatment control BMP may be warranted.

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Closure

This report was prepared for the use of the project proponent Gossett Development and their designates in cooperation with this office. Our findings and recommendations were prepared in accordance with generally accepted professional principles and local practice in the fields of engineering geology and geotechnical engineering. We make no other warranties either expressed or implied. Queries regarding the test results, recommendations, or AGI design advice are invited, and may be made to either of the undersigned professionals at our Riverside office at (951) 776-0345.

Respectfully submitted,

Aragón Geotechnical, Inc.

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CERTIFIED ENGINEERING GEOLOGIST
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GEOTECHNICAL
STATE OF CALIFORNIA

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Engineering Geologist

C. Fernando Aragón, P.E., M.S.
Geotechnical Engineer, G.E. 2994

MGD/CFA:mma

Attachments: Appendix
- Field Boring Log, Boring B-1
- Infiltrometer Test Data Tables
- Exploration & Test Location Map

Distribution: (4) Addressee

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

REFERENCES

AECOM Technical Services, Inc., 2013, *Final 2011-2012 Annual Monitoring Report, Long-Term Groundwater Monitoring Program, March Air Reserve Base, Former March Air Force Base, California:* contractor's report dated December 9, 2013 (Contract No. FA8903-09-D-8547-0007, Project No. 60271680-0009AG), digital download from State of California Geotracker website, https://geotracker.waterboards.ca.gov/

Natural Resources Conservation Service, 2018, Web Soil Survey utility, accessed 1/24/18 from Internet URL http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm

Woodford, A.O., Shelton, J.S., Doehring, D.O., and Morton, R.K., 1971, Pliocene-Pleistocene history of the Perris Block, southern California: Geological Society of America Bulletin, v. 82, p. 3421-3448.

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

APPENDIX

A P P E N D I X

MAP EXPLANATION AND SUBSURFACE EXPLORATION LOG

The Exploration & Test Location exhibit (Plate No. 1 fold-out) was prepared based upon information supplied by the client, or others, along with Aragón Geotechnical's field measurements and observations. Field exploration and infiltration test locations illustrated on the exhibit were derived from taped or pace measurements of distance to existing improvements, and should be considered approximate.

The Field Boring Log for soil boring B-1 on the following page schematically depicts and describes the subsurface (soil and groundwater) conditions encountered at the specific exploration location on the date that the exploration was performed. Unit descriptions reflect predominant soil types; actual variability may be much greater. Unit boundaries may be approximate or gradational. Text information often incorporates the field investigator's interpretations of geologic history, origin, diagenesis, and unit identifiers such as formation name or time-stratigraphic group. Therefore, the log contains both factual and interpretive information. Subsurface conditions may differ at future geotechnical exploration locations or within areas of the site that were not explored. The subsurface conditions may also change over the passage of time.

The included boring log is specific to the proposed treatment control BMP shown on Plate No. 1. No data or opinions shall be construed or interpreted as representative of conditions for geotechnical design of buildings, pavements, or engineered fill. AGI's WQMP investigation scope and field operations were based primarily on Riverside County technical guidelines, modified by exercise of professional judgment considering site geology and groundwater conditions.

Manual auger cuttings were regularly visually-manually classified, based on texture and plasticity, utilizing the procedures outlined in the ASTM D2487-93 standard. The assignment of a group name to alluvial soil strata was performed according to the Unified Soil Classification System (ASTM D2488-93). Where reported, plasticity comments on field logs refer to soil behavior at field moisture content unless noted otherwise. The classifications are reported on the Field Boring Log.

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

FIELD LOG OF BORING B - 1

Sheet 1 of 1

Project: *SEL-STORAGE FACILITY, APN 485-081-037 and 043*

Location: *MORENO VALLEY, RIVERSIDE COUNTY, CALIF.*

Date(s) Drilled:	**1/23/18**	Logged By:	**M. Doerschlag**
Drilled By:	**AGI**	Total Depth:	**15.0 Ft.**
Rig Make/Model:	**N/A**	Hammer Type:	**N/A**
Drilling Method:	**AMS Manual Auger**	Hammer Weight/Drop:	**N/A**
Hole Diameter:	**3½ In.**	Surface Elevation:	**±1528.5 Ft. AMSL per site plan**

Comments: Drilled adjacent to existing basin in native ground.

DEPTH (ft.)	ELEVATION (MSL DATUM)	SAMPLE INTERVALS: BULK / DRIVE / TYPE, "N" or (Blows/ft.)	GRAPHIC LOG	USCS	GEOTECHNICAL DESCRIPTION	DRY DENSITY (pcf)	WATER CONTENT (%)	WELL COMPLETION	OTHER TESTS
0				SM	Silty Sand: Brown; judged medium dense; slightly moist; sand ranges from fine to coarse-grained with traces of fine immature gravel and estimated 35% fines; massive. Not cemented or cohesive, and relatively easy to hand-auger. [Younger fan alluvium, unit Qyf]				
	1525								
5									
	1520			SM	Silty Sand: Brown; initially judged medium dense; slightly moist becoming moist by ~10 ft.; slightly variable 25-40% silty non-plastic fines interstitial to fine to coarse grained sand plus traces of weathered fine gravel. Firmer drilling than above and very slightly cemented. [Very old fan alluvium, unit Qvof]				
10					↳ Becomes yellowish brown, dense, with traces of clay, and harder to drill (interpreted paleosol Bt horizon).				
	1515								
15									

Bottom of boring at 15.0 ft.
No groundwater encountered.
Boring backfilled with compacted soil cuttings.

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Aragón Geotechnical Inc. - Record Chart for ASTM D3385-03 (12 & 24 Inch Infiltration Rings)

www.aragongeo.com

Project Identification:	Gossett Development			**Constants**	**Area (cm^2)**	**Depth of Liquid (cm)**	**Liquid Container Number**	**Liquid Container Volume Vol/ Chg H (cm^3/cm)**	
Test Location:	Site IN - 1 South end of existing infiltration basin, depth ~60" below native grade			**Inner Ring**	745	12.7	500 mL	17.70	
Liquid Used:	Muni water	**pH: n/a**		**Annular Space**	2106	12.7	2000 mL	48.31	
Tested By:	K. Lauritsen			**Liquid level maintained using:**	( ) Flow Valve ( ) Float Valve ( ) Mariotte Tubes (X) Graduated Cylinders				
Depth to water table:	>40 ft.			**Penetration Depth of Outer Ring:** 7.6 cm					

Trial #	Start / End Test	Date	Time HR:MIN	Elapsed Time Chg/(Total) Min	Flow Readings: Inner Ring Reading (cm)	Inner Ring Flow (cm^3)	Annular Space Reading (cm)	Annular Space Flow (cm^3)	Liquid Temp (°F)	Ring Infiltration Rates: Inner Infiltration Rate (cm/hr)	Annular Infiltration Rate (cm/hr)	Ground Temperature: Ground Temp Depth (cm)	Temp at Depth (°F)	Remarks: Weather conditions Etc...
Water Introduced		1/23/2018	10:00											
1	Start Test	1/23/2018	10:03	0:30:00		605		2,000	70.0	1.62	1.90	3.0	62.0	Clear, 65° F ambient temperature
	End Test	1/23/2018	10:33	0:33:00										
2	Start Test	1/23/2018	10:33	0:30:00		555		1,750		1.49	1.66	n/a	n/a	
	End Test	1/23/2018	11:03	0:63:00										
3	Start Test	1/23/2018	11:03	0:30:00		565		1,680		1.52	1.60	n/a	n/a	Good seal
	End Test	1/23/2018	11:33	0:93:00										
4	Start Test	1/23/2018	11:33	0:30:00		410		1,720		1.10	1.63	n/a	n/a	
	End Test	1/23/2018	12:03	0:123:00										
5	Start Test	1/23/2018	12:03	0:30:00		460		1,580		1.23	1.50	n/a	n/a	
	End Test	1/23/2018	12:33	0:153:00										
6	Start Test	1/23/2018	12:33	0:30:00		390		1,420		1.05	1.35	n/a	n/a	
	End Test	1/23/2018	13:03	0:183:00										
7	Start Test													
	End Test													
8	Start Test													
	End Test													
9	Start Test													
	End Test													
10	Start Test													
	End Test													
11	Start Test													
	End Test													
12	Start Test													
	End Test													

Final I_t = 1.05 cm/hr

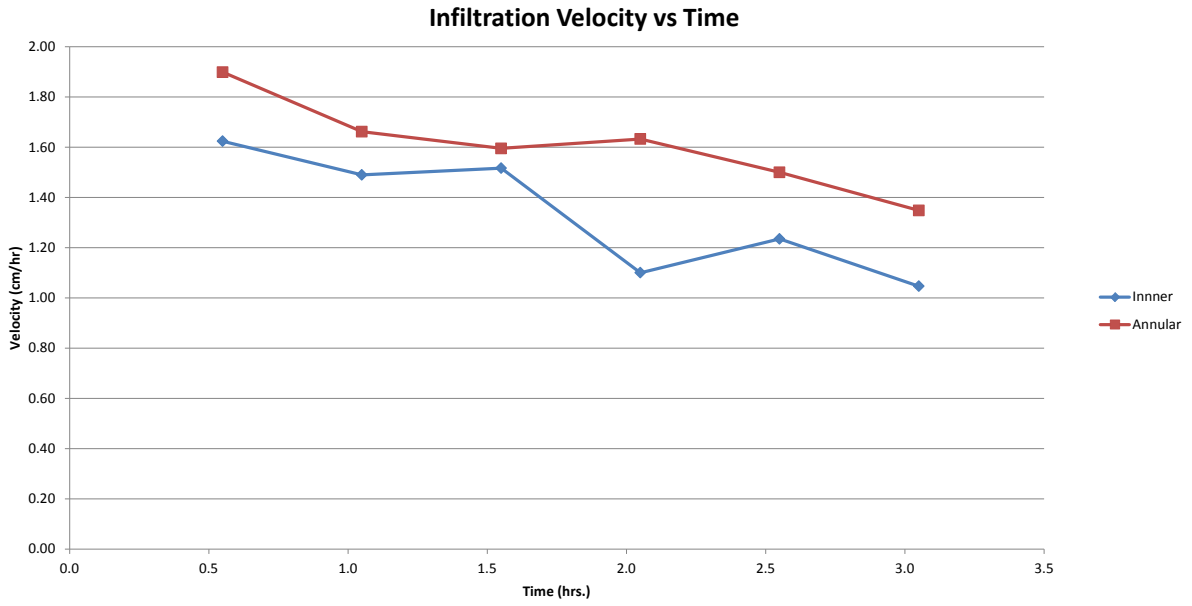


Figure A-3

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE

Aragón Geotechnical Inc. - Record Chart for ASTM D3385-03 (12 & 24 Inch Infiltration Rings)

www.aragongeo.com

				Constants	Area (cm^2)	Depth of Liquid (cm)	Liquid Container Number	Liquid Container Volume Vol/ Chg H (cm^3/cm)
Project Identification:	Gossett Development							
Test Location:	Site IN - 2 North end of existing infiltration basin, depth 60" below native grade.			**Inner Ring**	745	12.7	500 mL	17.70
Liquid Used:	Muni water	**pH: n/a**		**Annular Space**	2106	12.7	2000 mL	48.31
Tested By:	K. Lauritsen			**Liquid level maintained using:**	( ) Flow Valve ( ) Float Valve ( ) Mariotte Tubes (X) Graduated Cylinders			
Depth to water table:	>40 ft.			**Penetration Depth of Outer Ring:** 7.6 cm				

Trial #	Start / End Test	Date	Time HR:MIN	Elapsed Time Chg/(Total) Min	Flow Readings: Inner Ring Reading (cm)	Inner Ring Flow (cm^3)	Annular Space Reading (cm)	Annular Space Flow (cm^3)	Liquid Temp (°F)	Ring Infiltration Rates: Inner Infiltration Rate (cm/hr)	Annular Infiltration Rate (cm/hr)	Ground Temperature: Ground Temp Depth (cm)	Temp at Depth (°F)	Remarks: Weather conditions Etc...
Water Introduced		1/23/2018	13:30											
1	Start Test	1/23/2018	13:40	0:30:00		4,180		14,210	70.0	11.22	13.49	7.6	70.0	Clear, 77° F ambient temperature
	End Test	1/23/2018	14:10	0:40:00										
2	Start Test	1/23/2018	14:10	0:30:00		3,180		12,740		8.54	12.10	n/a	n/a	
	End Test	1/23/2018	14:40	0:70:00										
3	Start Test	1/23/2018	14:40	0:30:00		2,640		9,340		7.09	8.87	n/a	n/a	Good seal
	End Test	1/23/2018	15:10	0:100:00										
4	Start Test	1/23/2018	15:10	0:30:00		2,080		8,420		5.58	8.00	n/a	n/a	
	End Test	1/23/2018	15:40	0:130:00										
5	Start Test	1/23/2018	15:40	0:30:00		2,000		8,080		5.37	7.67	n/a	n/a	
	End Test	1/23/2018	16:10	0:160:00										
6	Start Test	1/23/2018	16:10	0:30:00		1,780		8,000		4.78	7.60	n/a	n/a	
	End Test	1/23/2018	16:40	0:190:00										
7	Start Test													
	End Test													
8	Start Test													
	End Test													
9	Start Test													
	End Test													
10	Start Test													
	End Test													
11	Start Test													
	End Test													
12	Start Test													
	End Test													

Final I_t = 4.78 cm/hr

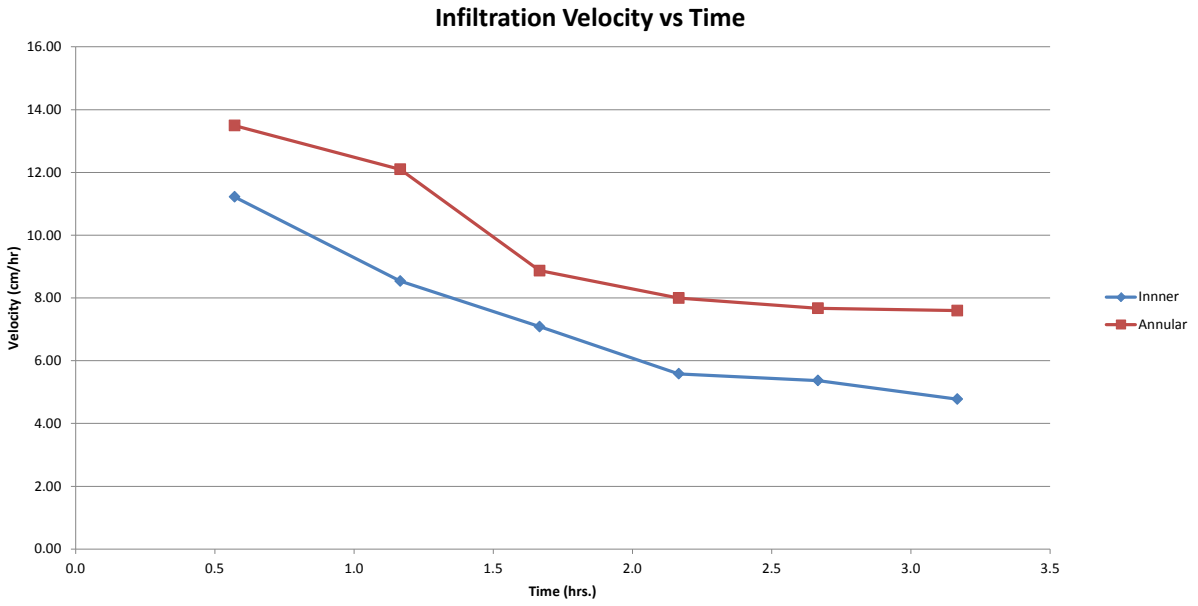


Figure A-4

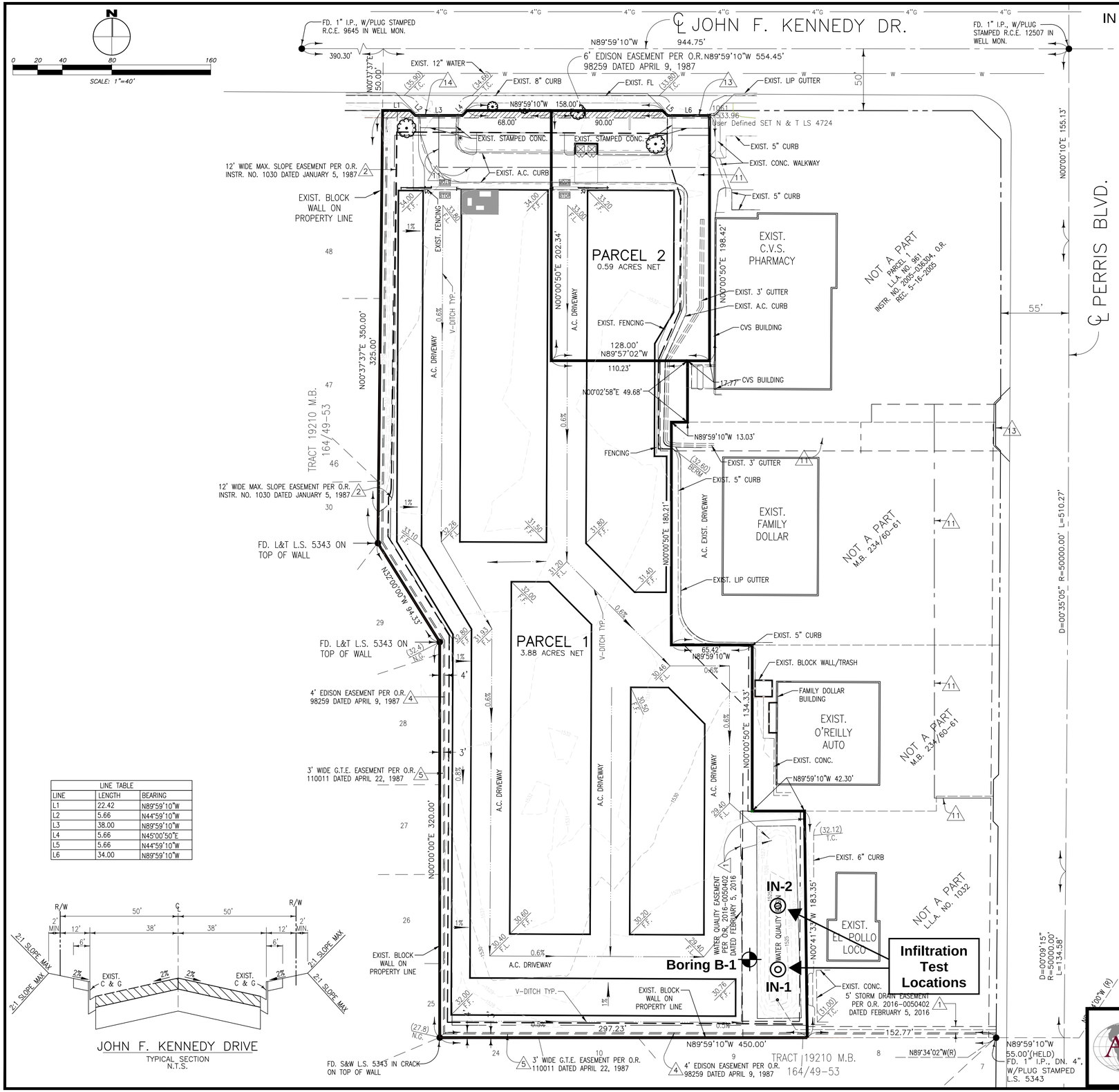
Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE

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

CONCEPTUAL GRADING PLAN

PARCEL 1 OF L.L.A. NO. 1032, AND PARCEL 2 OF PARCEL MAP 36449
RECORDED IN BOOK 234, PAGES 60–61, RECORDS OF RIVERSIDE CALIFORNIA,
LYING IN SECTION 19, T. 3 S., R. 3 W., S.B.M.

WINCHESTER ASSOCIATES, INC. AUGUST 2017



LINE TABLE		
LINE	LENGTH	BEARING
L1	22.42	N89°59'10"W
L2	5.66	N44°59'10"W
L3	38.00	N89°59'10"W
L4	5.66	N45°00'50"E
L5	5.66	N44°59'10"W
L6	34.00	N89°59'10"W

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORENO VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 1, AS SHOWN ON EXHIBIT "B" OF THAT CERTAIN LOT LINE ADJUSTMENT NO. 1032 FILED ON FEBRUARY 05, 2016 AS INSTRUMENT NO. 2016-0049874 IN THE OFFICE OF THE RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCELS 1 AND 5 OF PARCEL MAP NO. 36449, IN THE CITY OF MORENO VALLEY, AS RECORDED IN PARCEL MAP BOOK 234, PAGES 60 AND 61, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ALONG THE SOUTH LINE OF PARCEL 5 OF SAID PARCEL MAP, SAID POINT LYING

152.77 FEET FROM THE SOUTHEAST CORNER OF SAID PARCEL 5;

THENCE NORTH 0°41'33" WEST A DISTANCE OF 183.35 FEET TO A POINT ALONG THE SOUTH LINE OF PARCEL 4 OF SAID PARCEL MAP;

THENCE ALONG SAID SOUTH LINE OF SAID PARCEL 4 NORTH 89°59'10" WEST A DISTANCE OF 42.30 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 4;

THENCE NORTH 0°00'50" EAST ALONG THE WEST LINE OF SAID PARCEL 4, A DISTANCE OF 134.33 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4;

THENCE NORTH 89°59'10" WEST ALONG THE WEST LINE OF 65.42 FEET TO THE SOUTHWEST CORNER OF PARCEL 3 OF SAID PARCEL MAP;

THENCE NORTH 0°00'50" EAST ALONG THE WEST LINE OF SAID PARCEL 3, A DISTANCE OF 180.21 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3;

THENCE SOUTH 89°59'10" EAST ALONG THE NORTH LINE OF SAID PARCEL 3, A DISTANCE OF 13.03 FEET;

THENCE NORTH 0°02'58" EAST A DISTANCE OF 49.68 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 2 OF SAID PARCEL MAP;

THENCE NORTH 89°57'02" WEST ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 110.23 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 0°00'50" EAST ALONG THE WEST LINE OF SAID PARCEL 2 A DISTANCE OF 202.34 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1;THENCE NORTH 89°59'10" WEST ALONG THE NORTH LINE OF SAID PARCEL 1, A DISTANCE OF 68.00 FEET; THENCE SOUTH 45°00'50" WEST A DISTANCE OF 5.66 FEET; THENCE NORTH 89°59'10" WEST A DISTANCE OF 38.00 FEET; THENCE NORTH 44°59'10" WEST A DISTANCE OF 5.66 FEET;

THENCE NORTH 89°59'10" WEST A DISTANCE OF 22.42 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1;

THENCE SOUTH 0°37'37" WEST ALONG THE WEST LINE OF SAID PARCEL 1 A DISTANCE OF 350.00 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID WEST LINE SOUTH 32°00'00" EAST A DISTANCE OF 94.33 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1;

THENCE ALONG THE WEST LINE OF SAID PARCEL 5 SOUTH 0°00'00" WEST A DISTANCE OF 320.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 5;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL 5 SOUTH 89°59'10" EAST A DISTANCE OF 297.23 FEET, MORE OR LESS, TO THE PONT OF BEGINNING AND THE END OF THIS DESCRIPTION.

APN: 485-081-036-7 AND A PORTION OF 485-081-040-0

PARCEL B:

PARCEL 2 OF PARCEL MAP NO. 36449, IN THE CITY OF MORENO VALLEY, AS RECORDED IN PARCEL MAP BOOK 234, PAGES 60 AND 61, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

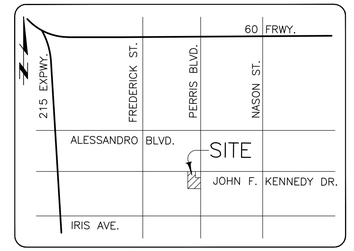
APN: 485-081-037-8

EASEMENT NOTES:

1. AN EASEMENT FOR WATER QUALITY AND STORM DRAIN PURPOSES IN FAVOR OF PROFESSORS' FUND IV, LLC, RECORDED 2-5-2016 AS INST. NO. 2016-0050402.
2. AN EASEMENT FOR SLOPE PURPOSES IN FAVOR OF CITATION HOMES, RECORDED 1-5-87 AS INST. NO. 1030.
4. AN EASEMENT FOR ELECTRICAL PURPOSES IN FAVOR OF S.C.E., RECORDED 4-9-87 AS INST. NO. 98259.
5. AN EASEMENT FOR TELEPHONE PURPOSES IN FAVOR OF G.T.E., RECORDED 4-22-87 AS INST. NO. 110011.
11. A MUTUAL ACCESS AREA IN FAVOR OF PROFESSORS' FUND IV, LLC, RECORDED 6-5-06 AS INST. NO. 2006-0405874.
13. AN EASEMENT FOR PEDESTRIAN ACCESS PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY, RECORDED 9-31-06 AS INST. NO. 2006-0643463.
14. AN EASEMENT FOR PEDESTRIAN ACCESS PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY, RECORDED 9-31-06 AS INST. NO. 2006-0643454.

EARTHWORK ESTIMATE

EXCAVATION	4,000 CY
EMBANKMENT	800 CY



VICINITY MAP
NTS

GENERAL NOTES

OWNER/APPLICANT

PROFESSORS FUND IV, LLC
990 HIGHLAND DR. SUITE 204
SOLANA BEACH, CA 92075
PHONE: (604) 984-6400
CONTACT: BOB EMRI

ENGINEER

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

ASSESSOR'S PARCEL No.

485-081-036, 037, & 040

LAND USE AND ZONING

CURRENT GENERAL PLAN	C
CURRENT ZONING	NC
PROPOSED ZONING	CC
EXISTING USE	VACANT
PROPOSED LAND USE	SELF STORAGE UNITS

AREA AND DENSITY

GROSS ACREAGE	4.78 ACRES
NET ACREAGE	4.47 ACRES

FLOOD HAZARD

THE SUBJECT TRACT IS IN ZONE X AND NOT WITHIN THE 100 YEAR FLOOD PLAIN. FEMA FLOOD INSURANCE PANEL NO. 06065C0765G.

THOMAS BROTHERS GUIDE

PAGE 717 G-7,

TOPOGRAPHY

OBTAINED FROM TOPOGRAPHICAL SURVEY CONDUCTED BY WINCHESTER ASSOCIATES, INC. ON 7-23-17.

SCHOOL

MORENO VALLEY UNIFIED SCHOOL DISTRICT

PUBLIC UTILITIES

SEWER & WATER	EMWD
ELECTRICITY	S.C.E.
GAS	THE GAS CO.
TELEPHONE	VERIZON

PREPARED BY:

Winchester Associates, Inc.
ENGINEERING • LAND SURVEYING
23640 TOWER ST., SUITE 3
PO BOX 280
MORENO VALLEY, CA 92556-0280 PH: (951) 924-5425

AGL

EXPLORATION & TEST LOCATION MAP

APN 485-081-037 AND 043, MORENO VALLEY, CA

PROJECT NO. 4433-I	DATE: 1/25/18	PLATE NO. 1

SHEET 1 OF 1

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED 538 UNIT MINI-STORAGE F)

Appendix 4: Historical Site Conditions

Phase I Environmental Site Assessment or Other Information on Past Site Use

Not Applicable

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Appendix 5: LID Infeasibility

LID Technical Infeasibility Analysis

Not Applicable

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Appendix 6: BMP Design Details

BMP Sizing, Design Details and other Supporting Documentation

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Santa Ana Watershed - BMP Design Volume, V_{BMP}

(Rev. 10-2011)

Legend: Required Entries / Calculated Cells

*(Note this worksheet shall **only** be used in conjunction with BMP designs from the **LID BMP Design Handbook**)*

Company Name: WAI
Designed by: Mariela Anguelov
Company Project Number/Name: 866
Date: 2/19/2018
Case No:

BMP Identification

BMP NAME / ID: Bioretention

Must match Name/ID used on BMP Design Calculation Sheet

Design Rainfall Depth

85th Percentile, 24-hour Rainfall Depth, from the Isohyetal Map in Handbook Appendix E

D_{85}= 0.65 inches

Drainage Management Area Tabulation

Insert additional rows if needed to accommodate all DMAs draining to the BMP

DMA Type/ID	DMA Area (square feet)	Post-Project Surface Type	Effective Imperivous Fraction, I_f	DMA Runoff Factor	DMA Areas x Runoff Factor	*Design Storm Depth (in)*	*Design Capture Volume, V_{BMP} (cubic feet)*	*Proposed Volume on Plans (cubic feet)*
DMA 1 BIORETEN-TION	*90535*	*Roofs*	*1*	*0.89*	*80757.2*			
	59990	*Concrete or Asphalt*	*1*	*0.89*	*53511.1*			
	23180	*Ornamental Landscaping*	*0.1*	*0.11*	*2560.4*			
	173705	*Total*			*136828.7*	*0.65*	*7411.6*	*7950*

Notes:

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY STORAGE, A PROPOSED 538 UNIT MINI-STORAGE

Bioretention Facility - Design Procedure	BMP ID: Bioretention	Legend:	Required Entries / Calculated Cells

Company Name: WAI | Date: 2/19/2018

Designed by: Mariela Anguelov | County/City Case No.:

Design Volume

Enter the area tributary to this feature — A_T = 3.99 acres

Enter V_{BMP} determined from Section 2.1 of this Handbook — V_{BMP} = 7,415 ft^3

Type of Bioretention Facility Design

(●) Side slopes required (parallel to parking spaces or adjacent to walkways)

( ) No side slopes required (perpendicular to parking space or Planter Boxes)

Bioretention Facility Surface Area

Depth of Soil Filter Media Layer — d_S = 2.0 ft

Top Width of Bioretention Facility, excluding curb — w_T = 34.0 ft

Total Effective Depth, d_E

$d_E = (0.3) \times d_S + (0.4) \times 1 - (0.7/w_T) + 0.5$ — d_E = 1.48 ft

Minimum Surface Area, A_m

$$A_M\,(ft^2) = \frac{V_{BMP}\,(ft^3)}{d_E\,(ft)}$$

A_M = 5,013 ft^2

Proposed Surface Area — A= 5,370 ft^2

Bioretention Facility Properties

Side Slopes in Bioretention Facility — z = 4 :1

Diameter of Underdrain — 6 inches

Longitudinal Slope of Site (3% maximum) — 0.5 %

6" Check Dam Spacing — 0 feet

Describe Vegetation: Shrubs

Notes: 34' x 158'

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Appendix 7: Hydromodification

Supporting Detail Relating to Hydrologic Conditions of Concern

Not Applicable

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Appendix 8: Source Control

Pollutant Sources/Source Control Checklist

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

How to use this worksheet (also see instructions in Section G of the WQMP Template):

1. Review Column 1 and identify which of these potential sources of stormwater pollutants apply to your site. Check each box that applies.
2. Review Column 2 and incorporate all of the corresponding applicable BMPs in your WQMP Exhibit.
3. Review Columns 3 and 4 and incorporate all of the corresponding applicable permanent controls and operational BMPs in your WQMP. Use the format shown in Table G.1on page 23 of this WQMP Template. Describe your specific BMPs in an accompanying narrative, and explain any special conditions or situations that required omitting BMPs or substituting alternative BMPs for those shown here.

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
❑ A. **On-site storm drain inlets**	❑ **Locations of inlets.**	❑ **Mark all inlets with the words "Only Rain Down the Storm Drain" or similar. Catch Basin Markers may be available from the Riverside County Flood Control and Water Conservation District, call 951.955.1200 to verify.**	❑ **Maintain and periodically repaint or replace inlet markings.** ❑ **Provide stormwater pollution prevention information to new site owners, lessees, or operators.** ❑ **See applicable operational BMPs in Fact Sheet SC-44, "Drainage System Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com** ❑ **Include the following in lease agreements: "Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains."**
❑ B. **Interior floor drains and elevator shaft sump pumps**		❑ **State that interior floor drains and elevator shaft sump pumps will be plumbed to sanitary sewer.**	❑ **Inspect and maintain drains to preven blockages and overflow.**
❑ C. **Interior parking garages**		❑ **State that parking garage floor drains will be plumbed to the sanitary sewer.**	❑ **Inspect and maintain drains to preven blockages and overflow.**

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
☒ D1. **Need for future indoor & structural pest control**		☒ **Note building design features that discourage entry of pests.**	☒ **Provide Integrated Pest Management information to owners, lessees, and operators.**
☒ D2. **Landscape/ Outdoor Pesticide Use**	❑ **Show locations of native trees or areas of shrubs and ground cover to be undisturbed and retained.** x **Show self-retaining landscape areas, if any.** ☒ **Show stormwater treatment and hydrograph modification management BMPs. (See instructions in Chapter 3, Step 5 and guidance in Chapter 5.)**	**State that final landscape plans will accomplish all of the following.** ❑ **Preserve existing native trees, shrubs, and ground cover to the maximum extent possible.** ☒ **Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.** ☒ **Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions.** ☒ **Consider using pest-resistant plants, especially adjacent to hardscape.** ☒ **To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.**	☒ **Maintain landscaping using minimum or no pesticides.** ☒ **See applicable operational BMPs in "What you should know for…..Landscape and Gardening"** at http://rcflood.org/stormwater/**Error! Hyperlink reference not valid.** ☒ **Provide IPM information to new owners, lessees and operators.**

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
❑ E. **Pools, spas, ponds, decorative fountains, and other water features.**	❑ **Show location of water feature and a sanitary sewer cleanout in an accessible area within 10 feet. (Exception: Public pools must be plumbed according to County Department of Environmental Health Guidelines.)**	**If the Co-Permittee requires pools to be plumbed to the sanitary sewer, place a note on the plans and state in the narrative that this connection will be made according to local requirements.**	❑ **See applicable operational BMPs in** "Guidelines for Maintaining Your Swimming Pool, Jacuzzi and Garden Fountain" at http://rcflood.org/stormwater/
❑ F. **Food service**	❑ **For restaurants, grocery stores, and other food service operations, show location (indoors or in a covered area outdoors) of a floor sink or other area for cleaning floor mats, containers, and equipment.** ❑ **On the drawing, show a note that this drain will be connected to a grease interceptor before discharging to the sanitary sewer.**	❑ **Describe the location and features of the designated cleaning area.** ❑ **Describe the items to be cleaned in this facility and how it has been sized to insure that the largest items can be accommodated.**	❑ **See the brochure, "**The Food Service Industry Best Management Practices for: Restaurants, Grocery Stores, Delicatessens and Bakeries" at http://rcflood.org/stormwater/ **Provide this brochure to new site owners, lessees, and operators.**
❑ G. **Refuse areas**	❑ **Show where site refuse and recycled materials will be handled and stored for pickup. See local municipal requirements for sizes and other details of refuse areas.** ❑ **If dumpsters or other receptacles are outdoors, show how the designated area will be covered, graded, and paved to prevent run-on and show locations of berms to prevent runoff from the area.** ❑ **Any drains from dumpsters, compactors, and tallow bin areas shall be connected to a grease removal device before discharge to sanitary sewer.**	❑ **State how site refuse will be handled and provide supporting detail to what is shown on plans.** ❑ **State that signs will be posted on or near dumpsters with the words "Do not dump hazardous materials here" or similar.**	❑ **State how the following will be implemented:** **Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquid or hazardous wastes. Post "no hazardous materials" signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. See Fact Sheet SC-34, "Waste Handling and Disposal" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com**

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
❑ H. **Industrial processes.**	❑ **Show process area.**	❑ **If industrial processes are to be located on site, state: "All process activities to be performed indoors. No processes to drain to exterior or to storm drain system."**	❑ **See Fact Sheet SC-10, "Non-Stormwater Discharges" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com** See the brochure "Industrial & Commercial Facilities Best Management Practices for: Industrial, Commercial Facilities" at http://rcflood.org/stormwater/

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
❑ I. **Outdoor storage of equipment or materials. (See rows J and K for source control measures for vehicle cleaning, repair, and maintenance.)**	❑ **Show any outdoor storage areas, including how materials will be covered. Show how areas will be graded and bermed to prevent run-on or run-off from area.** ❑ **Storage of non-hazardous liquids shall be covered by a roof and/or drain to the sanitary sewer system, and be contained by berms, dikes, liners, or vaults.** ❑ **Storage of hazardous materials and wastes must be in compliance with the local hazardous materials ordinance and a Hazardous Materials Management Plan for the site.**	**Include a detailed description of materials to be stored, storage areas, and structural features to prevent pollutants from entering storm drains.** **Where appropriate, reference documentation of compliance with the requirements of Hazardous Materials Programs for:** ▪ **Hazardous Waste Generation** ▪ **Hazardous Materials Release Response and Inventory** ▪ **California Accidental Release (CalARP)** ▪ **Aboveground Storage Tank** ▪ **Uniform Fire Code Article 80 Section 103(b) & (c) 1991** ▪ **Underground Storage Tank** www.cchealth.org/groups/hazmat/	❑ **See the Fact Sheets SC-31, "Outdoor Liquid Container Storage" and SC-33, "Outdoor Storage of Raw Materials " in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com**

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
❑ J. **Vehicle and Equipment Cleaning**	❑ **Show on drawings as appropriate:** **(1) Commercial/industrial facilities having vehicle/equipment cleaning needs shall either provide a covered, bermed area for washing activities or discourage vehicle/equipment washing by removing hose bibs and installing signs prohibiting such uses.** **(2) Multi-dwelling complexes shall have a paved, bermed, and covered car wash area (unless car washing is prohibited on-site and hoses are provided with an automatic shut-off to discourage such use).** **(3) Washing areas for cars, vehicles, and equipment shall be paved, designed to prevent run-on to or runoff from the area, and plumbed to drain to the sanitary sewer.** **(4) Commercial car wash facilities shall be designed such that no runoff from the facility is discharged to the storm drain system. Wastewater from the facility shall discharge to the sanitary sewer, or a wastewater reclamation system shall be installed.**	❑ **If a car wash area is not provided, describe any measures taken to discourage on-site car washing and explain how these will be enforced.**	**Describe operational measures to implement the following (if applicable):** ❑ **Washwater from vehicle and equipment washing operations shall not be discharged to the storm drain system.** Refer to "Outdoor Cleaning Activities and Professional Mobile Service Providers" for many of the Potential Sources of Runoff Pollutants categories below. Brochure can be found at http://rcflood.org/stormwater/ ❑ **Car dealerships and similar may rinse cars with water only.**

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
❑ K. **Vehicle/Equipment Repair and Maintenance**	❑ **Accommodate all vehicle equipment repair and maintenance indoors. Or designate an outdoor work area and design the area to prevent run-on and runoff of stormwater.** ❑ **Show secondary containment for exterior work areas where motor oil, brake fluid, gasoline, diesel fuel, radiator fluid, acid-containing batteries or other hazardous materials or hazardous wastes are used or stored. Drains shall not be installed within the secondary containment areas.** ❑ **Add a note on the plans that states either (1) there are no floor drains, or (2) floor drains are connected to wastewater pretreatment systems prior to discharge to the sanitary sewer and an industrial waste discharge permit will be obtained.**	❑ **State that no vehicle repair or maintenance will be done outdoors, or else describe the required features of the outdoor work area.** ❑ **State that there are no floor drains or if there are floor drains, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements.** ❑ **State that there are no tanks, containers or sinks to be used for parts cleaning or rinsing or, if there are, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements.**	**In the Stormwater Control Plan, note that all of the following restrictions apply to use the site:** ❑ **No person shall dispose of, nor permit the disposal, directly or indirectly of vehicle fluids, hazardous materials, or rinsewater from parts cleaning into storm drains.** ❑ **No vehicle fluid removal shall be performed outside a building, nor on asphalt or ground surfaces, whether inside or outside a building, except in such a manner as to ensure that any spilled fluid will be in an area of secondary containment. Leaking vehicle fluids shall be contained or drained from the vehicle immediately.** ❑ **No person shall leave unattended drip parts or other open containers containing vehicle fluid, unless such containers are in use or in an area of secondary containment.** Refer to "Automotive Maintenance & Ca Care Best Management Practices for Aut Body Shops, Auto Repair Shops, Car Dealerships, Gas Stations and Fleet Service Operations". Brochure can be found at http://rcflood.org/stormwater/ Refer to Outdoor Cleaning Activities and Professional Mobile Service Providers for many of the Potential Sources of Runoff Pollutants categories below. Brochure can be found at http://rcflood.org/stormwater/

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
❑ L. **Fuel Dispensing Areas**	❑ **Fueling areas[6] shall have impermeable floors (i.e., portland cement concrete or equivalent smooth impervious surface) that are: a) graded at the minimum slope necessary to prevent ponding; and b) separated from the rest of the site by a grade break that prevents run-on of stormwater to the maximum extent practicable.** ❑ **Fueling areas shall be covered by a canopy that extends a minimum of ten feet in each direction from each pump. [Alternative: The fueling area must be covered and the cover's minimum dimensions must be equal to or greater than the area within the grade break or fuel dispensing area[1].] The canopy [or cover] shall not drain onto the fueling area.**		❑ **The property owner shall dry sweep the fueling area routinely.** ❑ **See the Fact Sheet SD-30 , "Fueling Areas" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com**

[6] **The fueling area shall be defined as the area extending a minimum of 6.5 feet from the corner of each fuel dispenser or the length at which the hose and nozzle assembly may be operated plus a minimum of one foot, whichever is greater.**

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
❑ M. **Loading Docks**	❑ **Show a preliminary design for the loading dock area, including roofing and drainage. Loading docks shall be covered and/or graded to minimize run-on to and runoff from the loading area. Roof downspouts shall be positioned to direct stormwater away from the loading area. Water from loading dock areas shall be drained to the sanitary sewer, or diverted and collected for ultimate discharge to the sanitary sewer.** ❑ **Loading dock areas draining directly to the sanitary sewer shall be equipped with a spill control valve or equivalent device, which shall be kept closed during periods of operation.** ❑ **Provide a roof overhang over the loading area or install door skirts (cowling) at each bay that enclose the end of the trailer.**		❑ **Move loaded and unloaded items indoors as soon as possible.** ❑ **See Fact Sheet SC-30, "Outdoor Loading and Unloading," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com**

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
☐ N. **Fire Sprinkler Test Water**		☐ **Provide a means to drain fire sprinkler test water to the sanitary sewer.**	☐ **See the note in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com**
O. **Miscellaneous Drain or Wash Water or Other Sources** ☐ **Boiler drain lines** ☐ **Condensate drain lines** ☐ **Rooftop equipment** ☐ **Drainage sumps** ☒ **Roofing, gutters, and trim.** ☐ **Other sources**		☐ **Boiler drain lines shall be directly or indirectly connected to the sanitary sewer system and may not discharge to the storm drain system.** ☐ **Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. Condensate drain lines may not discharge to the storm drain system.** ☐ **Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment.** ☐ **Any drainage sumps on-site shall feature a sediment sump to reduce the quantity of sediment in pumped water.** ☒ **Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.** **Include controls for other sources as specified by local reviewer.**	

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
☒ P. **Plazas, sidewalks, and parking lots.**			☒ **Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain**

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE

Appendix 9: O&M

Operation and Maintenance Plan and Documentation of Finance, Maintenance and Recording Mechanisms

To be included in Final WQMP

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Appendix 10: Educational Materials

BMP Fact Sheets, Maintenance Guidelines and Other End-User BMP Information

To be included in Final WQMP

Attachment: Preliminary Water Quality Management Plan (3214 : ZONE CHANGE AND CONDITIONAL USE PERMIT FOR MORENO VALLEY

Report to City Council

TO: Mayor and City Council

FROM: Michael L. Wolfe, P.E., Public Works Director/City Engineer

AGENDA DATE: August 21, 2018

TITLE: APPROVAL OF AN APPROPRIATION OF $1.1 MILLION TO THE CITYWIDE PAVEMENT REHABILITATION PROGRAM AND AUTHORIZATION TO APPROVE CHANGE ORDERS FOR ALL AMERICAN ASPHALT AND NINYO & MOORE – PROJECT NO. 801 0078

RECOMMENDED ACTION

Recommendations:

1. Approve an appropriation of $1.1 million from the General Fund to the Citywide Pavement Rehabilitation Program to repair additional street segments.

2. Approve the amended budget as set forth in the Fiscal Impact Section of this report.

3. Authorize a Change Order to increase the Purchase Order for All American Asphalt in the amount of $677,387.50 for the rehabilitation of additional arterial street segments.

4. Authorize a Change Order to increase the Purchase Order for Ninyo & Moore in the amount of up to $50,000.00 for providing additional professional geotechnical and material testing services.

SUMMARY

This report recommends approval of additional $1.1 million from the General Fund to the Citywide Pavement Rehabilitation Program to allow for additional arterial street segments to be added for improvements. It also recommends authorization of a change order to the purchase order for All American Asphalt for rehabilitating additional arterial street segments and to the purchase order for Ninyo & Moore for providing additional geotechnical and material testing services for said additional street segments. The

project is funded by the State Gas Tax revenues generated by Senate Bill 1 (SB1) Fund (2000) and General Fund/Capital Reimbursement Fund (3008). This project is consistent with the City Council's *Momentum MoVal* Strategic Plan as roadway maintenance remains a top priority for the Council.

DISCUSSION

Background:

On August 15, 2017 the City Council approved the Phase 1 Citywide Slurry Seal project as an amendment to the Capital Improvement Plan (CIP) budget for Fiscal Years (FY) 17/18 – 18/19 and appropriated $1.2 million from the SB1 revenues for the project. On January 16, 2018 the City Council approved $1.2 million from the General Fund to repair several distressed arterial street segments throughout the City in conjunction with the Phase 1 Citywide Slurry Seal project.

On April 17, 2018 the City Council approved the Resolution No. 2018-23 adopting a project list for submission to the California Transportation Commission for Senate Bill 1 FY 18/19 funding. The FY 18/19 Project list includes eight arterial street segments on John F. Kennedy Drive, Iris Avenue, Sunnymead Boulevard, Pigeon Pass Road, Moreno Beach Drive, Hemlock Avenue and Alessandro Boulevard, subject to the total SB1 funds received in FY 18/19. Furthermore, the City Council also authorized a name change for this project from "Phase 1 Citywide Slurry Seal" to "Citywide Pavement Rehabilitation Program."

On June 19, 2018 the City Council approved a construction contract with All American Asphalt in the amount of $2,576,899.00 for the construction of the Citywide Pavement Rehabilitation Program FY 17/18. This FY 17/18 project includes 105 residential streets and four arterial street segments on Alessandro Boulevard, Cactus Avenue, Eucalyptus Avenue and Kitching Street.

Proposed Additions:

Several of the high-volume street segments on the approved FY 18/19 rehabilitation list continue to degrade exponentially. Repairing street segments now will allow the repairs to be completed at a lower cost because additional asphalt degradation can be expected if repairs are delayed a year. Therefore, to expedite the repairs of additional street segments now, staff is requesting the authorization to appropriate $1.1 million from the General Fund to the Citywide Pavement Rehabilitation Program and to approve a change order to the All American Asphalt's Purchase Order in the amount of $677,387.50.

The two additional locations to be added are a segment of John F. Kennedy Drive (Heacock Street to Indian Street) and a section of Iris Avenue (Perris Boulevard to Kitching Street), which are on the approved FY 18/19 project list. The amount of $677,387.50 is a quote received from All American Asphalt who has honored the same unit prices for non-lump sum bid items from their original bid. Staff also requests the

authorization to approve a change order to Ninyo & Moore's Purchase Order to provide additional geotechnical and material testing services for the proposed additional street segments.

ALTERNATIVES

1. Approve the recommended actions as presented in this staff report. *This alternative will expedite and augment the efforts to repair city streets meeting the City Council's Momentum MoVal Strategic Plan goals.*

2. Do not approve the recommended actions as presented in this staff report. *This alternative would delay the efforts of roadway repairs, allow street subject segments to continue to deteriorate, and would not meet the Council's priority to enhance the condition of city streets.*

FISCAL IMPACT

The project is funded by the State Gas Tax revenues generated by Senate Bill 1 (SB1) Fund (2000) and General Fund/Capital Reimbursement Fund (3008). Staff recommends the authorization to appropriate up to $1.1 million from the General Fund to the project to allow for much needed roadway repairs for the City.

The City ended FY 2016/17 with a budget surplus in excess of $5 million due to annual savings and reduction of expenses below budgets. These prior year savings allow for the use of these funds for one-time expenditures. Based on the City Council's direction, one-time expenditures from fund balance may occur for projects similar to the street improvements proposed.

The proposed change order amount from All American Asphalt is $677,387.50. Additionally, there are soft costs associated with adding the two new street segments to include quality control/quality assurance, material testing and inspection, as well as staff time. Soft costs are estimated to be $100,000. To address any unforeseen sight conditions (e.g. unidentified below grade utilities), staff recommends a 10% contingency of approximately $68,000. The requested appropriation amount of $1.1 million is sufficient to cover the estimated $845,000 cost. Any remaining unused funds from the $1.1 million appropriation will stay with the Citywide Pavement Rehabilitation Program project and are available for arterial roadway repairs proposed for next fiscal year.

The following sets forth the proposed budget adjustments necessary to complete the project.

Description	Fund	GL Account No.	Type (Rev/Exp)	FY 18/19 Budget	Proposed Adjustments	FY 18/19 Amended Budget
Transfer out	General Fund	1010-99-99-91010-903008	EXP	$0	$1,100,000	$1,100,000
Transfer in	Capital Projects Reimbursements	3008-99-99-93008-801010	REV	$0	$1,100,000	$1,100,000

Expenses	Capital Projects Reimbursements	3008-70-77-80001-720199	EXP	$0	$1,100,000	$1,100,000
		Project No.801 0078-3008-99		$0	$1,100,000	$1,100,000

NOTIFICATION

All utilities, adjacent property owners, business owners, law enforcement, fire department, and other emergency services responders in the areas affected by the asphalt repair project will be notified in a timely manner prior to the start of construction work.

PREPARATION OF STAFF REPORT

Prepared By:
Quang Nguyen, P.E.
Senior Engineer

Department Head Approval:
Michael L. Wolfe, P.E.
Public Works Director/City Engineer

Concurred By:
Henry Ngo, P.E.
Capital Projects Division Manager

CITY COUNCIL GOALS

Public Facilities and Capital Projects. Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

CITY COUNCIL STRATEGIC PRIORITIES

1. **Economic Development**
2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

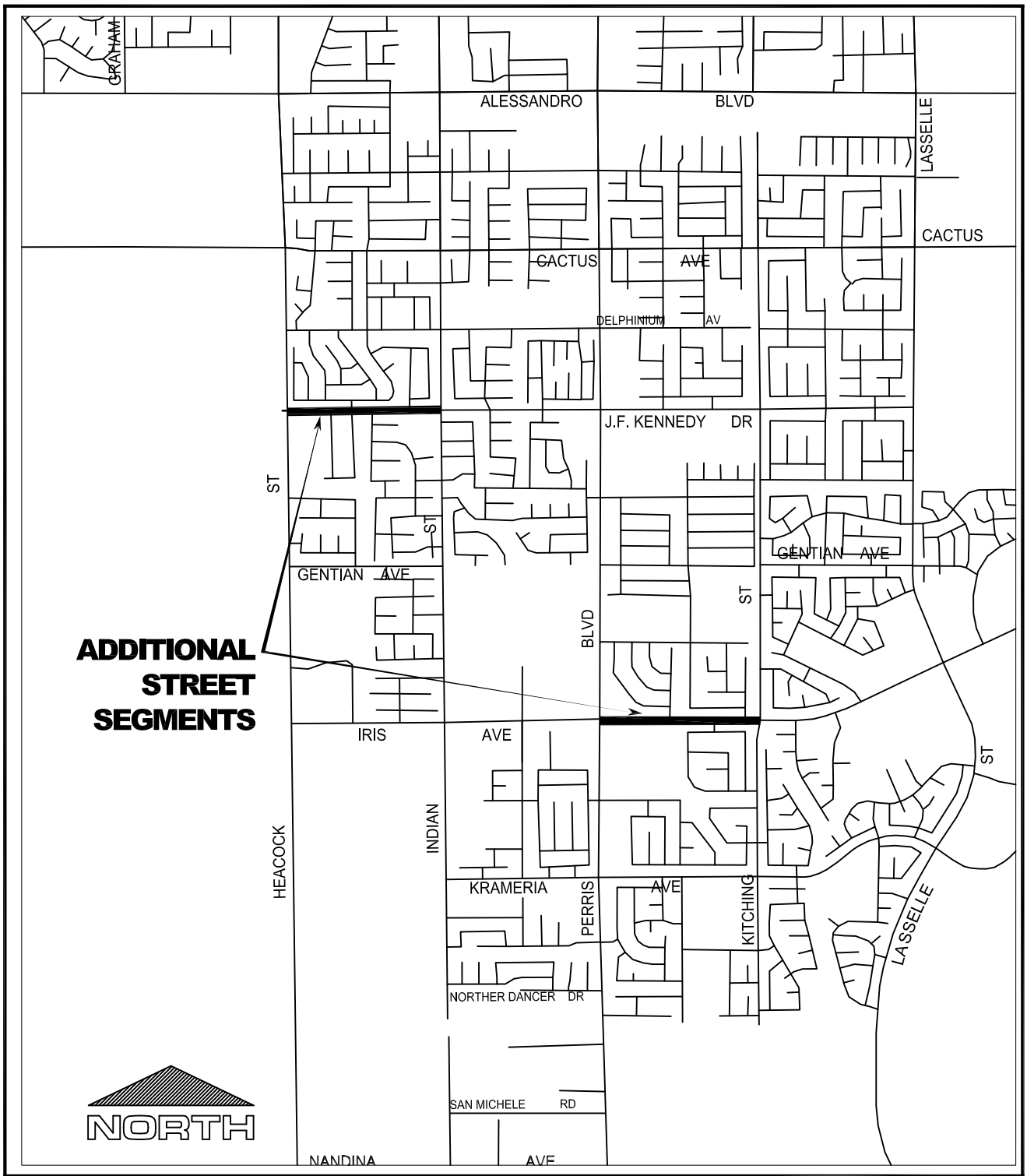
Objective 4.3: Address deferred maintenance of City infrastructure assets.

ATTACHMENTS

1. Location Map

APPROVALS

Budget Officer Approval	✓ Approved	8/09/18 8:51 AM
City Attorney Approval	✓ Approved	8/14/18 10:26 AM
City Manager Approval	✓ Approved	8/14/18 1:37 PM



LOCATION MAP

Public Works Department
Capital Projects Division

CITYWIDE PAVEMENT REHAB PROGRAM
Proposed Additional Arterial Street Segments
John F. Kennedy Drive (Heacock St to Indian St)
Iris Avenue (Perris Blvd to Kitching St)

Attachment: Location Map [Revision 1] (3191 : APPROVAL OF AN APPROPRIATION OF $1.1 MILLION TO THE CITYWIDE PAVEMENT

Report to City Council

TO:	Mayor and City Council Mayor and City Council Acting in its Capacity as President and Members of the Board of Directors of the Moreno Valley Community Services District (CSD)
FROM:	Patti Solano, Parks & Community Services Director
AGENDA DATE:	August 21, 2018
TITLE:	APPROVE CIVIC CENTER AMPHITHEATER AND PARK PROJECT, FUNDING PLAN AND BUDGET APPROPRIATION

RECOMMENDED ACTION

Recommendations:

1. Approve the Civic Center Amphitheater and Park project and add the project to the City's current Capital Improvement Plan.

2. Approve the proposed funding plan and budget amendment, as contained in the Fiscal Impact section of this report.

SUMMARY

This report proposes an opportunity to develop a Civic Center Amphitheater and Park project, which would bring life to a longstanding community vision to expand arts, culture and music opportunities for Moreno Valley residents of all ages. The proposed location adjacent to the Conference & Recreation Center reflects the spirit of the City's Civic Center design as a hub for Citywide activities and programs.

As part of the development of the *Momentum MoVal* strategic plan, the public was surveyed about potential Council priorities for the future. Participants identified creation of a distinctive plaza, downtown area for arts & music as a very high priority. Survey results were further incorporated into the plan's six Priorities; arts and music initiatives reflect the intent of the "Beautification, Community Engagement, Quality of Life, and Youth Programs" category.

The funding for the project is currently available through development impact fees and parks project funds which are restricted for this type of new community project.

DISCUSSION

For more than two decades, the City of Moreno Valley has been considering the community benefits of an amphitheater that could accommodate the anticipated increase in events, concerts, and public activities in our rapidly growing community. In 1994, consultants worked with the City Council and City staff to develop a conceptual master plan for the 25.2-acre property the City had purchased on the southwest corner of Alessandro Boulevard and Frederick Street, where City Hall, the Public Safety Building, the Emergency Operations Center and the Conference and Recreation Center (CRC) sit today. In order to identify the future uses of the property, City Council Members and City staff provided input and potential uses for the site. One of the suggested uses included in the master plan was an amphitheater.

The Civic Center Master Plan was the subject of two City Council Study Sessions in July and August 1994, and the Master Plan was brought before the Planning Commission in May 1995 for discussion. On July 11, 1995, the City Council approved the concepts incorporated into the Civic Center Master Plan.

The Civic Center Amphitheater and Park project as proposed today will consist of a 7-acre park featuring a 500-600 seat outdoor amphitheater with arched seating facing a raised stage platform on the City-owned vacant lot on the southeast corner of Veterans Way and Alessandro Boulevard, west of the CRC. The proposed project would also include a restroom building and a parking lot with spaces for up to 360 vehicles.

The Civic Center Amphitheater and Park venue will offer a superb setting for arts walks, concerts, performances, graduations, and festivals. It will host many City programs and activities that currently take place on the grass area behind the Conference and Recreation Center, such as MoVal Movies & MoVal Rocks, Snow Day, the annual Tree Lighting Ceremony, the Farmer's Market, and the Day of the Dead. New events will be offered at the Amphitheater by the City, in partnership with our School Districts and by others interested in renting the facility.

The additional parking included in the project will add a multi-purpose amenity to the Civic Center plaza. It will support the Amphitheater while also providing capacity that has long been needed to support events and rentals that take place at the CRC. Presently, overflow parking (in an unpaved area) is used for large banquets, meetings, and events. The new parking lot will be illuminated and contain drought tolerant landscaping with shade trees and will connect to the Conference and Recreation Center via an ADA compliant walkway. The additional parking lot will also provide opportunities for large events such as Farmer's Markets, car shows, food truck events, and other community and cultural events which have not previously had a convenient and accessible location within the City.

Construction of the Civic Center Amphitheater and Park project is fully consistent with *Momentum MoVal*, the City Council's strategic vision for Moreno Valley. This planning tool which holds valuable input from residents and stakeholders, emphasizes initiatives to enhance beautification, quality of life, infrastructure, and youth programs. The design of the stage and seating will accommodate cultural and recreational activities while complementing the architecture and flair of the existing Civic Center structures and environmentally sensitive landscape with additional green space. This outdoor venue will further strengthen cultural bonds in our community by bringing diverse groups together for programming such as youth performances, musicals, yoga, art exhibitions, and community concerts. This year-round venue will also support the Council's commitment to boost tourism and economic development within the City.

ALTERNATIVES

1. Approve the Civic Center Amphitheater and Park project, amended budget and funding plan, as contained in the Fiscal Impact section of this report.

2. Provide alternate direction to staff.

FISCAL IMPACT

There is no impact to the General Fund. The anticipated total cost of the Civic Center Amphitheater and Park project is $4,931,629. Funding is available in Parks & Community Services Capital Projects (Fund 3006) in the amount of $1,263,313, Parkland DIF Fund (Fund 2905) in the amount of $750,000, City Hall DIF Fund (Fund 2909) in the amount of $2,760,691 and in Rec Center DIF Fund (Fund 2907) in the amount of $157,625. To assist in preparing the conceptual project design and proposed budget for the Council's consideration, the City contracted with Architerra Design Group, with a budget not to exceed $8,500. Contingent upon City Council approval of the project, TKE Engineering, Inc. will provide project management for the design phase of the contract, via an On Call contract in the amount of $75,000. Upon design completion, staff will return to the City Council to request authorization to award contracts for construction and construction management.

AVAILABLE PROJECT FUNDS**:**

Parks & Community Services Capital Projects Fund	$1,263,313
Parkland DIF Fund	$ 750,000
City Hall DIF Fund	$2,760,691
Rec Center DIF Fund	$ 157,625
Total Available Project Funds	**$4,931,629**

PROJECT RELATED COSTS:

Construction Costs*	$4,151,629
Project/Construction Management	$ 250,000
Design	$ 350,000

Permits…… $ 80,000
Environmental Process…… $ 100,000

Total Estimated Construction Related Costs $4,931,629
*****Includes 20% contingency.

Description	Fund	GL Account No.	Type (Rev/Exp)	FY 18/19 Budget	Proposed Adjustments	FY 18/19 Amended Budget
Transfer Out	PCS Capital Proj.	3006-99-95-93006-903000	Exp	$0	$1,263,313	$1,263,313
Transfer Out	Parkland DIF	2905-99-95-92905-903000	Exp	$0	750,000	$750,000
Transfer Out	City Hall DIF	2909-99-95-92909-903000	Exp	$0	$2,760,691	$2,760,691
Transfer Out	Rec Center DIF	2907-99-95-92907-903000	Exp	$0	$157,625	$157,625
Transfer In	Facility Const.	3000-99-99-93000-803006	Rev	$0	$1,263,313	$1,263,313
Transfer In	Facility Const.	3000-99-99-93000-802905	Rev	$0	$750,000	$750,000
Transfer In	Facility Const.	3000-99-99-93000-802909	Rev	$0	$2,760,691	$2,760,691
Transfer In	Facility Const.	3000-99-99-93000-802907	Rev	$0	$157,625	$157,625
Project Budget	Facility Const.	3000-50-57-80003-720199 803-0037-3000-99	Exp	$0	$4,931,629	$4,931,629

ANTICIPATED PROJECT SCHEDULE

Groundbreaking…… October 2018
Design Phase…… November 2018
Bid Project…… July 2019
Notice to Proceed..... August 2019
Start of Construction ..... August 2019
Completion of Construction .....January 2020

NOTIFICATION

Posting of the Agenda

PREPARATION OF STAFF REPORT

Prepared By:
Patti Solano
Parks and Community Services Director

Department Head Approval:
Patti Solano
Parks and Community Services Director

Approved by:
Thomas M. DeSantis
City Manager

CITY COUNCIL GOALS

Public Facilities and Capital Projects. Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

Positive Environment. Create a positive environment for the development of Moreno Valley's future.

Community Image, Neighborhood Pride and Cleanliness. Promote a sense of community pride and foster an excellent image about our City by developing and executing programs which will result in quality development, enhanced neighborhood preservation efforts, including home rehabilitation and neighborhood restoration.

CITY COUNCIL STRATEGIC PRIORITIES

1. **Economic Development**
2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

Objective 5.2: Promote the installation and maintenance of cost effective, low maintenance landscape, hardscape and other improvements which create a clean, inviting community.

Objective 5.5: Promote a healthy community and lifestyle.

Objective 6.2: Improve health, wellness and fitness for Moreno Valley youth through recreation and sports programs.

ATTACHMENTS

1. Moreno Valley Amphitheater 18 0813 Conceptual

APPROVALS

Budget Officer Approval	✓ Approved	8/08/18 2:23 PM
City Attorney Approval	✓ Approved	8/08/18 9:32 AM
City Manager Approval	✓ Approved	8/09/18 6:43 PM

FEATURE LEGEND

1 PRIMARY VEHICLE ENTRY OFF VETERANS WAY
2 PARKING LOT FOR 360 VEHICLES
3 ADA PARKING AREA AND UNLOAD ZONES WITH PATH OF TRAVEL TO PASEO
4 PROJECT ENTRY SIGNAGE LOCATIONS
5 DIAMOND PLANTERS FOR PARKING LOT SHADE TREES
6 ASPHALT VEHICULAR ACCESS DRIVE
7 DROUGHT TOLERANT PERENNIAL FLOWERING SHRUBS AND GROUNDCOVER
8 ———OMIT ———OMIT ———
9 PRIMARY PEDESTRIAN PASEO FOR STAGING OUTDOOR EVENTS/VENDORS
10 FUTURE 30,000 SQUARE FOOT MULTI-PURPOSE BUILDING (NOT A PART)
11 OUTDOOR AMPHITHEATER STAGE/THEATER BACKDROP
12 ACCESS STAIRS TO LOWER PLAZA AT BASE OF STAGE
13 OVERFLOW SEATING AT INFORMAL SLOPED LAWN AREA
14 AUDIO/VIDEO CONTROL BOTH/TOWER
15 RESTROOM BUILDING
16 ACCESS STAIRS TO RESTROOM FROM AMPHITHEATER
17 ARCHED CONCRETE SEATING AT AMPHITHEATER SET INTO SLOPE WITH LAWN TERRACING AND CONCRETE ACCESS STAIRS AND PATH FOR ADA SEATING
18 SLOPED LAWN AREA FOR HOLIDAY SNOW DAY/COMMUNITY EVENTS
19 WHEEL CHAIR ACCESSIBLE PATH TO UPPER SEATING AREA
20 OPEN LAWN PLAY AREA
21 TRASH ENCLOSURE
22 ———OMIT ———OMIT ———
23 ARCHED CONNECTION PATHWAYS TO AMPHITHEATER
24 NEW VEHICULAR ACCESS CONNECTION AT ROUND-A-BOUT
25 EXISTING ROUND-A-BOUT
26 FALLOW LOT ±2.5 ACRES FOR FUTURE COMMERCIAL USE
27 EXISTING PRIMARY PASEO, JOIN WITH NEW PASEO CONNECTION

TREE PALETTE

ACCENT UPRIGHT
Date Palm • *Phoenix dactylifera*

PARKING LOT TREE
Palo Verde • *Parkinsonia 'Desert Museum'*
Desert Willow • *Chilopsis linearis*

UPRIGHT EVERGREEN TREE
Cajeput Tree • *Melaleuca quinquinervia*

CONIFER/STREET TREE
Canary Island Pine • *Pinus canariensis*

ACCENT UPRIGHT
Afghan Pine • *Pinus eldarica*

SMALL FLOWERING ACCENT TREE
Cercis 'Forest Pansy' • *Forest Pansy Redbud*

UPRIGHT EVERGREEN MASSING TREE
Podocarpus gracilior • *Fern Pine*
Lophostemon confertus • *Brisbane Box*

MORENO VALLEY
WHERE DREAMS SOAR

MORENO VALLEY AMPHITHEATER AND COMMUNITY PARK
SCHEMATIC LANDSCAPE PLAN

0 40' 80' 160'
SCALE: 1" = 40'
NORTH

Date: August 2018
ADG JOB# 1816

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING

Attachment: Moreno Valley Amphitheater 18 0813 Conceptual [Revision 1] (3213 : Approve Civic Center Amphitheater and Park Project, Funding Plan and Budget Appropriation)