
PLANNING COMMISSIONERS

JEFFREY SIMS
Chairperson

RAY L. BAKER
Vice Chairperson

PATRICIA KORZEC
Commissioner



ALVIN DEJOHNETTE
Commissioner

JOANN STEPHAN
Commissioner

ROBERT HARRIS
Commissioner

RAFAEL BRUGUERAS
Commissioner

PLANNING COMMISSION

Regular Meeting

Agenda

Thursday, October 10, 2019 at 7:00 PM
City Hall Council Chamber – 14177 Frederick Street

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC COMMENTS PROCEDURE

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

PUBLIC COMMENTS

CONSENT CALENDAR

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

1. Planning Commission Minutes – Regular Meeting – August 22, 2019 7:00 PM
2. Planning Commission Minutes – Regular Meeting – September 26, 2019 7:00 PM

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to 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.

NON-PUBLIC HEARING ITEMS

No items for discussion

PUBLIC HEARING ITEMS

1. Case: PEN19-0108 – General Plan Amendment
PEN19-0109 – Change of Zone
PEN19-0110 – Plot Plan
PEN19-0097 – Expanded Environmental Review

Applicant: Moreno Valley Housing Authority

Property Owner: Moreno Valley Housing Authority

Representative: David J. Slawson, Winchester Associates Inc.

Location: Northeast corner of Cottonwood Avenue and Indian Street

Case Planner: Jerry Guarracino

Council District: 1

Proposal: The applicant is requesting approval of the following entitlements for an 8.37-acre site: 1) a General Plan Amendment to amend the land use of a 6.78-acre portion of the project site, Parcel 1, from Residential 5 to Residential 10 and a 1.59-acre portion of the project site, Parcel 2, from Residential 5 to Public; 2) a Change of Zone to rezone Parcel 1 from Residential 5 District (R5) to Residential 10 District (R10) and Parcel 2 from Residential 5 District (R5) to Public (P); 3) a Plot Plan to construct an 80-unit gated affordable housing development and a managers unit on Parcel 1; and 4) a Mitigated Negative Declaration and pursuant to CEQA.

2. Case: PEN19-0181

Applicant: Alessandro Group LLC

Property Owner: Alessandro Group LLC

Representative: AEC Moreno

Location: 23750 Alessandro Boulevard, Suites L-107-112

Case Planner: Claudia Manrique

Council District: 1

Proposal: Conditional Use Permit to allow a banquet facility within a 6,718 square foot suite located at 23750 Alessandro Boulevard, Suites L-107-112.

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting, October 24, 2019 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.

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

**REGULAR MEETING – 7:00 PM
August 22, 2019**

CALL TO ORDER

This Regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:04 p.m., by Chairperson Sims in the Council Chambers located at 14177 Frederick Street, Moreno Valley, California.

ROLL CALL

Planning Commission:	Jeffrey Sims	Chairperson	Present
	Ray L. Baker	Vice Chairperson	Present
	Patricia Korzec	Commissioner	Present
	Robert Harris	Commissioner	Present
	JoAnn Stephan	Commissioner	Present
	Rafael Brugueras	Chairperson	Present
	Alvin DeJohnette	Commissioner	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Brugueras.

APPROVAL OF AGENDA

1. Motion to approve the agenda was made Vice Chairperson Baker and seconded by Commissioner Korzec.

Vote: 7-0

Ayes: Vice Chairperson Baker, Commissioner Korzec, Harris, Stephan, Brugueras, DeJohnette and Chairperson Sims

Action: **Approved**

STAFF PRESENT

Paul Early	City Attorney
Patty Nevins	Planning Official
Chris Ormsby	Senior Planner
Claudia Manrique	Associate Planner
Ashley Aparicio	Planning Commission Secretary

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

No public comments.

CONSENT CALENDAR

1. Planning Commission - Regular Meeting - July 11, 2019 7:00 PM

Motion to approve the minutes of July 11, 2019 was made by Commissioner Korzec and seconded by Vice Chairperson Baker.

Vote: 5-2
Ayes: Commissioner Korzec, Vice Chairperson Baker, Commissioner Harris, DeJohnette and Stephan
Abstain: Chairperson Sims and Commissioner Brugueras
Action: Approved

NON-PUBLIC HEARING ITEMS

1. Adoption of the Updated City's Rules and Procedures to Implement the California Environmental Quality Act (CEQA) (Report of: Community Development)

A. Staff recommends that the Planning Commission take the following action:

APPROVE Resolution No. 2019-32 and thereby RECOMMEND that the City Council:

1. CERTIFY that the proposed Rules and Procedures for the Implementation of CEQA document is exempt from the provisions of the California Environmental Quality Act (CEQA), CEQA Guidelines, Section 15061(b)(3); and
2. APPROVE PEN18-0140 based on the findings contained in Resolution 2019-32.

No public comments received.

Motion to approve Resolution No. 2019-32 was made by Commissioner Korzec and seconded by Commissioner Harris.

Vote: 7-0
Ayes: Commissioner Korzec, Harris
Action: **Approved**

PUBLIC HEARING ITEMS

No items for discussion.

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

Patty Nevins, Planning Official, stated that there was a lull over the summer, and as we move into fall, the agendas will pick up through the end of the year.

Chairperson Sims asked if there was a list of project tracking for approved items or if we reach out on the statuses of the different developments.

Ms. Nevins replied to Mr. Sims stating that staff is working with other divisions in a collaborative effort to bring together a list, and will be bringing an update to the Commission in the future.

Mr. Sims asked about the approved apartments at the corner of Alessandro and Perris Boulevards behind the Walgreen's and if that list would include the project. Ms. Nevins replied with yes and it will be coming in the future.

PLANNING COMMISSIONER COMMENTS

No items for discussion.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson Sims adjourned the meeting at 7:27 PM.

Submitted by:

Approved by:

Ashley Aparicio
Planning Commission Secretary

Jeffrey Sims
Chairperson

Minutes Acceptance: Minutes of Aug 22, 2019 7:00 PM (CONSENT CALENDAR)

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

**REGULAR MEETING – 7:00 PM
September 26, 2019**

CALL TO ORDER

This Regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:03 p.m., by Chairperson Sims in the Council Chambers located at 14177 Frederick Street, Moreno Valley, California.

ROLL CALL

Planning Commission:	Jeffrey Sims	Chairperson	Present
	Ray L. Baker	Vice Chairperson	Present
	Patricia Korzec	Commissioner	Present
	Robert Harris	Commissioner	Present
	JoAnn Stephan	Commissioner	Present
	Rafael Brugueras	Commissioner	Present
	Alvin DeJohnette	Commissioner	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner DeJohnette.

APPROVAL OF AGENDA

Motion to approve the agenda was made by Vice Chairperson Baker and seconded by Commissioner Harris.

Vote: 7-0

Ayes: Vice Chairperson Baker, Commissioner Harris, Korzec, Stephan, Brugueras, Chairperson Sims and Commissioner DeJohnette

Action: **Approved**

STAFF PRESENT

Paul Early	City Attorney
Patty Nevins	Acting Community Development Director
Chris Ormsby	Senior Planner
Sean Kelleher	Senior Planner
Dina Lomeli	Contract Planner
Eric Lewis City	Traffic Engineer
Michael Lloyd	Assistant City Engineer
Hoang Nguyen	Associate Engineer
Ashley Aparicio	Planning Commission Secretary

Minutes Acceptance: Minutes of Sep 26, 2019 7:00 PM (CONSENT CALENDAR)

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

No public comments.

CONSENT CALENDAR

No items for discussion.

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Conditional Use Permit Application for a Retail Cannabis Dispensary "Empire Gardens," located at 12199 Heacock Street, within an existing center. (Report of: Planning Commission)
- A. Staff recommends that the Planning Commission APPROVE Resolution No. 2019-27, and thereby:
 1. CERTIFY that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1) Existing Facilities; and
 2. APPROVE PEN19-0005 Conditional Use Permit subject to the attached Conditions of Approval included as Exhibit A.

Public Hearing Opened: 7:23 p.m.

Scott Logan supports the item.

Erin Stream on behalf of The Arc of Riverside County opposes the item.

Joshua Naggar supports the item.

Public Hearing Closed: 7:39 p.m.

Motion to approve Resolution No. 2019-27 was made by Vice Chairperson Baker and seconded by Commissioner DeJohnette.

Vote: 6-1

Ayes: Vice Chairperson Baker, Commissioner DeJohnette, Harris, Stephan, Chairperson Sims, and Commissioner Brugueras

Noes: Commissioner Korzec

Action: **Approved**

2. Proposal for Tentative Tract Map 37462 to Subdivide 1.7 Acres of Vacant Land into 8 Single-Family Residential Lots, Located on the North Side of Bradshaw Circle (Report of: Planning Commission)

A. Staff recommends that the Planning Commission APPROVE Resolution No. 2019-33, and thereby:

1. CERTIFY that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), under CEQA Guidelines Section 15332 (Class 32) In-Fill Development Projects; and
2. APPROVE PEN18-0080 Tentative Tract Map 37462 subject to the conditions of approval included as Exhibit A.

Public Hearing Opened: 8:08 p.m.

No public speakers.

Public Hearing Closed: 8:08 p.m.

Motion to approve Resolution No. 2019-33 was made by Vice Chairperson Baker and seconded by Commissioner Brugueras.

Vote: 7-0

Ayes: Vice Chairperson Baker, Commissioner Brugueras, Korzec, Harris, Stephan, Chairperson Sims and Commissioner DeJohnette

Action: **Approved**

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

No items for discussion.

PLANNING COMMISSIONER COMMENTS

Commissioner Korzec stated she had reviewed the chart with regards to the dispensaries and said all the Provisional Business Permits have been issued with 22 applications processed and if we would have any applicants applying for the remaining.

Patty Nevins, Acting Community Development Director, stated that all Provisional Business Permits have been issued and associated Conditional Use Permits have been filed as well. The only items that we will be seeing are Conditional Use Permits coming to the Commission.

Commissioner Korzec thanked Ms. Nevins.

Chairperson Sims stated a billboard sign is up from the City on Redlands and Dracaea and would like to know what is going on for that project and if Redlands will be getting the pothole's fixed or if new curbs and gutters will be being placed.

Michael Lloyd, Assistant City Engineer, stated his apologies but he does not have the CIP project with him and he believes it is for a repaving project for that segment of Redlands Boulevard, from Eucalyptus Avenue to Dracaea Avenue and it is to repave the existing lanes. He is not sure on the exact location but if the sign is up it should be for the location.

Chairperson Sims thanked Mr. Lloyd and stated he will be waiting to see.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson Sims adjourned the meeting at 8:23 PM.

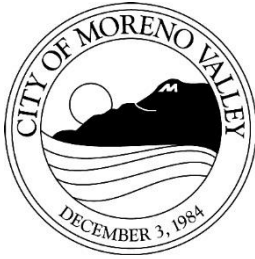
Submitted by:

Approved by:

Ashley Aparicio
Planning Commission Secretary

Jeffrey Sims
Chairperson

Minutes Acceptance: Minutes of Sep 26, 2019 7:00 PM (CONSENT CALENDAR)



PLANNING COMMISSION

STAFF REPORT

Meeting Date: October 10, 2019

PEN19-0110 - COURTYARDS AT COTTONWOOD PROPOSED GENERAL PLAN AMENDMENT, CHANGE OF ZONE, AND PLOT PLAN FOR 81 AFFORDABLE RESIDENTIAL UNITS ON 8.37 ACRES, LOCATED AT THE NORTHEAST CORNER OF COTTONWOOD AVENUE AND INDIAN STREET

Case: PEN19-0108 – General Plan Amendment
 PEN19-0109 – Change of Zone
 PEN19-0110 – Plot Plan
 PEN19-0097 – Expanded Environmental Review

Applicant: Moreno Valley Housing Authority

Property Owner: Moreno Valley Housing Authority

Representative: David J. Slawson, Winchester Associates Inc.

Location: Northeast corner of Cottonwood Avenue and Indian Street

Case Planner: Jerry Guarracino

Council District: 1

Proposal: The applicant is requesting approval of the following entitlements for an 8.37-acre site: 1) a General Plan Amendment to amend the land use of a 6.78-acre portion of the project site, Parcel 1, from Residential 5 to Residential 10 and a 1.59-acre portion of the project site, Parcel 2, from Residential 5 to Public; 2) a Change of Zone to rezone Parcel 1 from Residential 5 District (R5) to Residential 10 District (R10) and Parcel 2 from Residential 5 District (R5) to Public (P); 3) a Plot Plan to construct an 80-unit gated affordable

housing development and a managers unit on Parcel 1; and 4) a Mitigated Negative Declaration and pursuant to CEQA.

SUMMARY

The applicant, Moreno Valley Housing Authority, has submitted the Courtyards at Cottonwood project, which would combine four (4) existing parcels totaling 8.37 acres, into two parcels and establish land use designations for development of an 80-unit affordable multiple family residential development with 1 manager unit on 6.78 acres (Parcel 1) and a 1.59-acre site (Parcel 2) designated for public facilities, to be retained by the City. The proposed development is located on the northeast corner of the intersection of Cottonwood Avenue and Indian Avenue.

This proposal requires approval of a General Plan Amendment, Zone Change, Plot Plan, and Certification of a Mitigated Negative Declaration (MND), including approval of a Mitigation Monitoring and Reporting Program (MMRP), pursuant to the California Environmental Quality Act (CEQA).

PROJECT DESCRIPTION

Project

The applicant, Moreno Valley Housing Authority, is seeking approval for the construction and operation of “The Courtyards at Cottonwood.” The project proposes to construct an 80-unit affordable multiple family residential development with 1 manager unit, within two (2) two-story multi-family buildings, a one-story senior residential building, a 4,840 square-foot Community Building including a manager’s unit, as well as parking and a variety of site recreational amenities. The Project site encompasses 8.37 gross acres (6.78 net acres).

General Plan Amendment

The City of Moreno Valley General Plan designates the project site as Residential 5 allowing for a maximum density of five dwelling units per acre. The applicant is proposing a General Plan Amendment, PEN19-0108, to change the land use of a 6.78-acre portion of the project site, Parcel 1, from Residential 5 to Residential 10, allowing a maximum of 10 dwelling units per acre. The balance of the site, a 1.59-acre portion, Parcel 2, would be amended from Residential 5 to Public, to match the General Plan designation of the school, to the north of the site. The proposed General Plan Amendment will allow for the development of the proposed 6.78 acre Parcel 1 as an 80-unit affordable multiple family residential development with one managers unit.

Zone Change

Consistent with the current General Plan land use designation the project site is currently zoned Residential 5 District (R5), which allows for a maximum density of 5 dwelling units per acre.

The proposed Change of Zone, PEN19-0109, would rezone Parcel 1 from Residential 5 District (R5) to Residential 10 District (R10), which would allow a maximum of 10 dwelling units per acre, and Parcel 2 from Residential 5 District (R5) to Public District (P), consistent with the existing school site to the north.

Plot Plan

The proposed Project, Plot Plan PEN19-0110, is a gated, affordable residential development on an 8.37-acre site (6.78 net acres) located at the northeast corner of Cottonwood Avenue and Indian Street in the City of Moreno Valley. The proposed development will consist of an 80-unit affordable multiple family residential development with 1 manager unit, within two (2) two-story, 30-unit family buildings with a total of eight (8) 1-bedroom, twenty-four (24) 2-bedroom and twenty-eight (28) 3-bedroom units. The proposed development also includes a one-story, 20-unit senior building with sixteen (16) 1-bedroom and four (4) 2-bedroom units.

The proposed project will also include a 4,840 square-foot community building with management, leasing services and maintenance offices, a maintenance garage, computer lab, laundry room and a full kitchen. Site amenities are also proposed to include a community pool, tot lot, basketball court and a walking path. A manager's unit will be located on the second floor of the community building.

The three residential buildings are located on the westerly two-thirds of the site and are separated from the existing residential neighborhood to the east by community open space, landscaping and the community building, which will provide a buffer to the existing homes. The project is gated with the main entrance on Cottonwood Avenue. Visitor parking is provided outside the gated entry southwest of the community building to serve potential renter parking needs.

Additionally, the project will extend Myrna Street westerly to form a cul-de-sac. This will improve circulation within the existing neighborhood to the east. The project will not take vehicle or pedestrian access from the cul-de-sac.

Affordable Housing Incentives

The proposed development will be an affordable housing project that will be rented to extremely low-income households (up to 30% of median income), and low-income households (up to 60% median income). All income-restricted units will be offered at rents that do not exceed affordable rents as defined in the California Health and Safety Code. A total of 20 units will be reserved for senior citizen households.

Per the City's density bonus program for affordable housing, found in Section 9.03.050, the project is eligible for a number of incentives or concessions in exchange for long term affordability; these include the following:

Increased Density – The project is eligible for a twenty-five (25%) percent density bonus plus and additional incentives as a minimum of 30% of the units will be affordable to households earning less than fifty percent (50%) of the area Median Income. Therefore, the proposed base density of 10 dwelling units per acre is increased to 12.5 dwelling units per acre. The project as proposed has is consistent with this density bonus being developed at a density of 11.93 dwelling units per acre.

Affordable Parking Reduction – The City's density bonus program for affordable housing allows for a parking reduction of 0.5 parking spaces for each dwelling units that is affordable to very low- and low-income households. The project is proposing that all 80 units will be affordable to very low- or low-income households; therefore, the total affordable housing parking reduction is 40 parking spaces. The total required parking for the project when applying the reduction is 118 spaces. Site access and parking are discussed further below.

Modification of Development Standards – Consistent with the City's density bonus program for affordable housing the applicant is requesting a reduction in private open space requirement for each ground floor unit. The proposed reduction is from 150 sq. ft. to 100 sq. ft. The proposed 100 sq. ft. private open area is consistent with the requirements for second story units. This concession is consistent with the density bonus program and will not result in other reductions in overall project requirements for open space, landscaping, or any increases in allowable lot coverage for the project.

Development Impact and Park Impact Fee Reductions – Consistent with the City's density bonus program the applicant has also requested a reduction in the Development Impact Fees and Park Land Impact Mitigation Fee collected for the project. The density bonus program allows for a fifty (50%) percent reduction in these fees for each unit affordable to very low-income households. Further, a twenty-five (25%) percent reduction in these fees is allowed for each unit affordable to low-income households.

The details of these incentives and associated affordability requirements will be incorporated into a Density Bonus Housing Agreement between the owner and the City, which the project has been conditioned to execute, prior to issuance of building permits.

Site/ Surrounding Area

The vacant project site is located at the northeast corner of Cottonwood Avenue and Indian Street. Surrounding uses include Moreno Valley Adult School/March Mountain High School to the north within the Public District (P) to the north, and single-family residential development within the Residential 5 District (R5) to the south, east and west. The proposed multifamily residential development has been designed to be compatible with the adjacent uses by providing appropriate setbacks between the residential structures and the existing single-family residences.

Access/Parking

The project site will have a total of two points of access, including a full access entrance and exit on Cottonwood Avenue and an exit only on Indian Street. Both accesses have been designed with vehicle gates that will be operated electronically. Appropriate stacking has been provided to allow vehicles to cue on-site while the gates are opening.

The proposed residential project as designed provides a total of 118 parking spaces including 83 carports, 35 open parking spaces for residents and guests. Required parking for the project is 118 spaces, which includes an affordable housing parking reduction of 0.5 parking spaces per unit for a total reduction of 40 spaces. The project as designed satisfies all parking requirements of the City's Municipal Code including ADA accessible parking.

The driveways and interior drive aisles within the site have been reviewed and approved by the Fire Prevention Bureau for fire truck access. The site design has been evaluated to ensure for adequate truck maneuvering for delivery trucks and trash pick-up.

Design/Landscaping

The buildings reflect a contemporary architectural style with high durability materials including: concrete shake style roofing, metal awnings, stacked stone accents, and energy efficient windows. The proposed senior units are located in a single story building that fronts Cottonwood Avenue with 2-story buildings to the north. A single story building was intentionally placed at the intersections of Cottonwood Avenue and Indian Avenue to respect the existing residential form of the neighborhood.

The design of the proposed project conforms to all development standards of the Residential 10 District (R10) and the City's Municipal Code. The project has been designed to meet required landscaped standards and objectives set forth in the City's Municipal Code Chapter 9.17. The landscape elements of the project include the landscape setback areas along Cottonwood Avenue and Indian Street, parking lot landscape, street trees and landscape treatments around the perimeter of the site, buildings and outdoor recreation areas. The walls and fences for this project will consist of oversized stacked stone and masonry pilasters and undulating tubular steel fencing for visual interest along the street. An accent feature with decorative wall elements and enhanced landscaping will be located on the perimeter of the site at the corner of Cottonwood Avenue and Indian Street.

REVIEW PROCESS

In accordance with established procedures, the project application materials were circulated for review by all appropriate City Departments and Divisions, as well as applicable outside agencies/entities (e.g. Utilities, ALUC, Tribes). In accordance with Municipal Code regulation the project was also reviewed through the Project Review Staff Committee (PRSC), in June, July, and September 2019. Throughout this plan

review process, comments and proposed conditions of approval regarding the project were provided in writing to the applicant. City staff worked closely with the applicant on details pertaining to project site and street improvements.

ENVIRONMENTAL

Maxsum Development, LLC. prepared an Initial Study for the project in compliance with California Environmental Quality Act (CEQA) Guidelines and coordinated the preparation of technical studies as part of the analysis.

Studies prepared for this project included an air quality & greenhouse gas emissions quantification report, trip generation assessment, multiple species habitat conservation plan (MSHCP) consistency, cultural resources assessment, arborist report, phase 1 environmental site assessment, geotechnical and infiltration investigation report, water quality management plan (WQMP), and acoustical analysis.

The Initial Study examined the potential of the proposed project to have an impact on the environment. Project impacts will remain less than significant with the implementation of mitigation measures associated with Biological Resources, Cultural Resources, Noise, and Tribal Cultural Resources, which have been included in a mitigation monitoring and reporting program.

The City of Moreno Valley has reviewed the Project and has prepared an Initial Study in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15070. Pursuant to that analysis it was determined that the proposed project will not have a significant effect on the environment with the implementation of mitigation measures. Therefore, a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) have been prepared for this Project and represents the City's independent judgment and analysis.

The public comment period for Notice of Availability for the Initial Study began on September 20, 2019 and will end on October 10, 2019. As of the preparation of this report, no comments have been received. Should comments regarding the Notice of Availability be received prior to the Planning Commission they will be provided at the public hearing.

NOTIFICATION

The public hearing notice for this project was published in the local newspaper on September 20, 2019. Public notices were sent to all property owners of record within 600 feet of the project site on September 19, 2019. The public hearing notice for this project was posted on the project site on September 20, 2019.

REVIEW AGENCY COMMENTS

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

one tribe requested consultation under SB18. The conditions of approval requested by the Soboba Tribal Band have been incorporated into the project, and tribal consultation was closed. The Airport Land Use Commission reviewed the project, and had no comments as the project is outside of the airport influence area.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

- A. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2019-37, and thereby **RECOMMEND** that the City Council:
 1. **CERTIFY** the Initial Study/Mitigated Negative Declaration, prepared for General Plan Amendment (PEN19-0108), Zone Change (PEN19-0109), Plot Plan (PEN19-0110), on file with the Community Development Department, incorporated herein by this reference, completed in compliance with the California Environmental Quality Act Guidelines, and that the Planning Commission reviewed and considered the information contained in the Initial Study/ Mitigated Negative Declaration, and that the document reflects the City's independent judgment and analysis; attached hereto as Exhibit A; and
 2. **APPROVE** the Mitigation Monitoring and Reporting Program prepared for Plot Plan application PEN19-0110, attached hereto as Exhibit B.
- B. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2019-38, and thereby **RECOMMEND** that the City Council:
 1. **APPROVE** General Plan Amendment application PEN19-0108 based on the findings contained in this resolution, and as shown on the attachment included as Exhibit A.
- C. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2019-39, and thereby **RECOMMEND** that the City Council:
 1. **APPROVE** Change of Zone application PEN19-0109 based on the findings contained in this resolution, and as shown on the attachment included as Exhibit A.
- D. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2019-40, and thereby **RECOMMEND** that the City Council:
 1. **APPROVE** Plot Plan application PEN19-0110 based on the findings contained in this resolution, and subject to the conditions of approval included as Exhibit A.

Prepared by:

Approved by:

Jerry Guarracino
Planning Consultant

Patty Nevins
Acting Community Development Director

ATTACHMENTS

1. Public Hearing Notice
2. Radius Map
3. Resolution No. 2019-37 - Initial Study and MND
4. Exhibit A to Resolution No. 2019-37
5. Exhibit B to Resolution No. 2019-37
6. Resolution 2019-38 - General Plan Amendment
7. Exhibit A to Resolution No. 2019-38
8. Resolution 2019-39 - Zone Change
9. Exhibit A to Resolution 2019-39
10. Resolution 2019-40 - Plot Plan
11. Exhibit A to Resolution 2019-40
12. Site Plan
13. Building Elevations
14. Floor, Roof, and Section Plans
15. Preliminary Grading Plan
16. Aerial Map



This may affect your property

Notice of PUBLIC HEARING

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

Project: PEN19-0108 – General Plan Amendment
 PEN19-0109 – Change of Zone
 PEN19-0110 – Plot Plan
 PEN19-0097 – Expanded Environmental Review

Applicant/Owner: Moreno Valley Housing Authority
 Representative: David J. Slawson, Winchester Associates Inc.
 Location: Northeast corner of Cottonwood Avenue and Indian Street

APN's: 482-161-021 through 482-161-024

Proposal: The applicant is requesting approval of the following entitlements for an 8.37-acre site: 1) a General Plan Amendment to amend the land use of a 6.78-acre portion of the project site, Parcel 1, from Residential 5 to Residential 10 and a 1.59-acre portion of the project site, Parcel 2, from Residential 5 to Public; 2) a Change of Zone to rezone Parcel 1 from Residential 5 District (R5) to Residential 10 District (R10) and Parcel 2 from Residential 5 District (R5) to Public (P); 3) a Plot Plan to construct an 80-unit gated affordable housing development and a managers unit on Parcel 1; and 4) a Mitigated Negative Declaration and pursuant to CEQA.

Council District: 1

Environmental Determination: The City of Moreno Valley has reviewed the above project and has prepared an Initial Study in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15070. The Mitigated Negative Declaration represents the City's independent judgment and analysis. The proposed project will not have a significant effect on the environment with the implementation of mitigation measures.

The Draft IS/MND is being circulated for review and comment by interested agencies, organizations, and persons for 20 days in accordance with Section 21091 of the State CEQA Guidelines. A 20-day public review period to solicit comments on the Draft IS/MND starts September 20, 2019 and ends October 10, 2019.

Any person interested in the proposal may speak at the hearing or provide written testimony at or prior to the hearing. The application file and environmental documents may be inspected at the Community Development Department at 14177 Frederick Street, Moreno Valley, California during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. to 4:30 p.m. on Fridays), or you may telephone (951) 413-3206 for further information.

The Planning Commission, at the Hearing or during deliberations, could approve changes to the project. If you challenge this project, including any modifications considered for the project, in court, you may be limited to raising only those items you or someone else raised at the Public Hearing

described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.



LOCATION N ↑

PLANNING COMMISSION HEARING

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

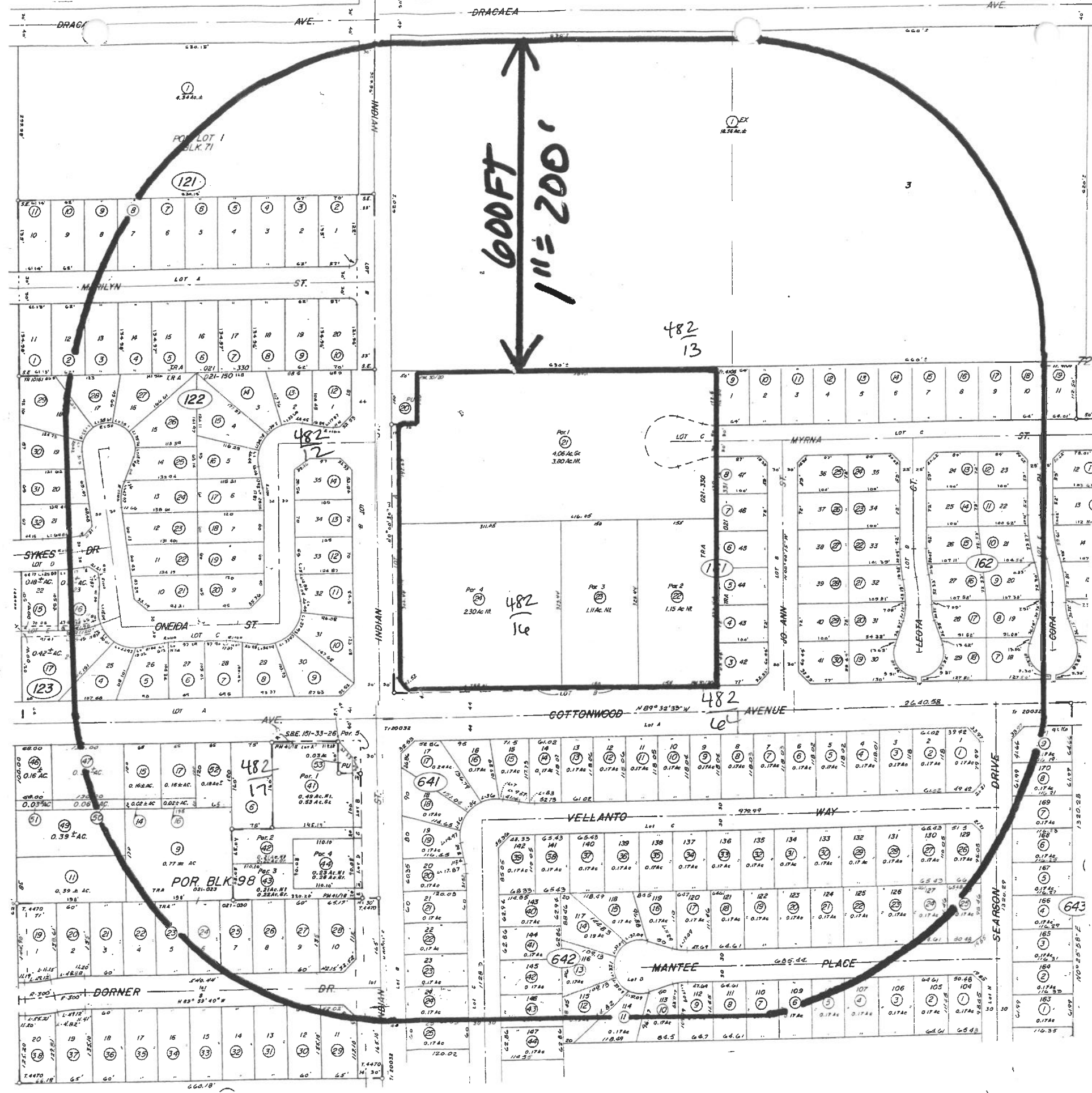
DATE AND TIME: October 10, 2019, 7:00 p.m.

CONTACT PLANNER: Jerry Guarracino

PHONE: (951) 413-3206

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. 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

1" = 200'
N



Attachment: Radius Map (3758 : PEN19-0110 - Courtyards at Cottonwood)

RESOLUTION NO. 2019-37

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE MITIGATED NEGATIVE DECLARATION AND APPROVE THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE COURTYARDS AT COTTONWOOD APARTMENTS, LOCATED AT THE NORTHEAST CORNER OF COTTONWOOD AVENUE AND INDIAN STREET (ASSESSOR PARCEL NUMBERS 482-161-021, 482-161-022, 482-161-023, AND 482-161-024)

WHEREAS, the Moreno Valley Housing Authority, has filed applications for the approval of the Courtyards at Cottonwood project, which includes a General Plan Amendment, PEN19-0108, Zone Change, PEN19-0109, and Plot Plan PEN19-0110. The proposed project is for the construction of an 80-unit affordable multiple family residential development with 1 manager unit, within two (2) two-story multi-family buildings, a one-story senior residential building, a 4,840 square-foot Community Building including a manager's unit, as well as parking and a variety of site recreational amenities. The Project site encompasses 8.37 gross acres (6.78 net acres) and is located at the northeast corner of Cottonwood Avenue and Indian Street. The Plot Plan application shall not be approved unless the Mitigated Negative Declaration is certified and the associated General Plan Amendment and Zone Change Applications are 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 Municipal Code, 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); and

WHEREAS, a 20-day public review period of the Initial Study and Mitigated Negative Declaration commenced on September 20, 2019 and concluded on October 10, 2019. 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 September 20, 2019 and filed with the Riverside County Clerk on September 19, 2019; and

WHEREAS, the City, in conducting its own independent analysis of the Initial Study, 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 with the identified mitigation measures outlined in the 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 of the City of Moreno Valley considered the Project, including all environmental documentation, at a public hearing held on October 10, 2019; and

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

WHEREAS, the Planning Commission 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, 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.

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

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

B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on October 10, 2019, including written and oral staff reports and the record from the public hearing, this Planning Commission finds as follows:

1. Independent Judgment and Analysis – City staff coordinated the preparation of the Initial Study/Mitigated Negative Declaration and related technical studies with MaxSum Development, LLC., for the Courtyards at Cottonwood project. The documents were properly circulated for public review in accordance with the California Environmental Quality Act Guidelines. The Initial Study/Mitigated Negative Declaration 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 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 Planning Commission HEREBY APPROVES Resolution No. 2019-37 and recommends that the City Council:

1. **CERTIFY** that the Mitigated Negative Declaration prepared for General Plan Amendment, PEN19-0108, Zone Change, PEN19-0109 and Plot Plan PEN19-0110 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 and Reporting Program for General Plan Amendment, PEN19-0108, Zone Change, PEN19-0109 and Plot Plan PEN19-0110, attached hereto as Exhibit B.

APPROVED this 10th day of October, 2019.

Jeffrey Sims
Chairperson, Planning Commission

ATTEST:

APPROVED AS TO FORM:

Chris Ormsby, Senior Planner
Secretary to the Planning Commission

City Attorney

ATTACHMENTS:

- Exhibit A: Initial Study/Mitigated Negative Declaration
- Exhibit B: Mitigation Monitoring and Reporting Program

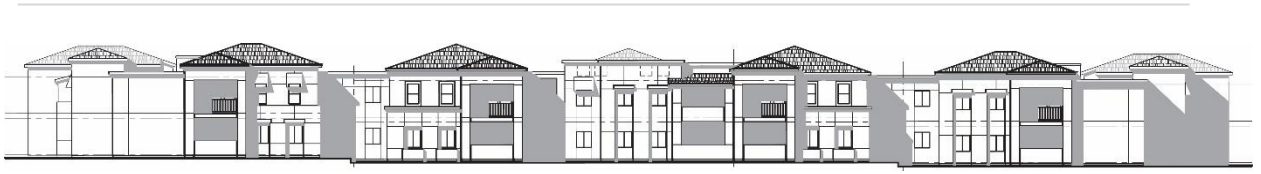
3
Resolution No. 2019-37
Date Approved:

Draft Initial Study/ Mitigated Negative Declaration of Environmental Impact

September 2019

The Courtyards at Cottonwood Family Apartments

(Northeast Corner of Cottonwood Avenue and Indian Street)



Prepared By:



Maxsum Development, LLC
3016 E. Colorado Boulevard, Suite 5626
Pasadena, California 91117
626. 422. 0351 (O) 626. 664. 5003 (C)
milan@maxsumdevelopment.com



Draft Initial Study/Mitigated Negative Declaration of Environmental Impact

September 2019

The Courtyards at Cottonwood Family Apartments
 (Northeast Corner of Cottonwood Avenue and Indian Street)
 APN: 482-161-021 through 024, Moreno Valley, CA

Lead Agency:



City of Moreno Valley
 Community Development Department
 Planning Division
 14177 Fredrick Street
 Moreno Valley, CA 92553
 951. 413. 3214 office

Project Applicant:

Rancho Belago Developers, Inc.
 27700 Kalmia Avenue
 Rancho Belago, CA 92555
 951. 686. 6600

Prepared By:



MaxSum Development, LLC (Milan L. Garrison)
 3016 E. Colorado Boulevard, Suite 5626
 Pasadena, California 91117
 626. 422. 0351 (O) 626. 664. 5003 (C)

Attachment: Exhibit A to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)



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D. Appendices

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- Appendix B: Trip Generation Assessment Table, Prepared by Coco Traffic Planners, Inc. (May 2019)
- Appendix C: Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis, Prepared by MG Resolutions, Inc. (June 2019)
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- Appendix F: Phase I Environmental Site Assessment, Prepared by LOR Geotechnical Group, Inc. (April 10, 2019)
- Appendix G: Geotechnical and Infiltration Investigation Report, Prepared by LOR Geotechnical Group, Inc. (April 10, 2019)
- Appendix H: Water Quality Management Plan (WQMP), Prepared by Winchester Associates, Inc. (May 3, 2018)
- Appendix I: Acoustical Analysis Assessment, Prepared by Maxsum Development, LLC (June 2019)



1.0 Introduction

Attachment: Exhibit A to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)



1.0 INTRODUCTION

1.1 DOCUMENT PURPOSE AND SCOPE

This Initial Study (IS) and Mitigated Negative Declaration of Environmental Impact (MND) addresses potential impacts associated with the construction and operation of "The Courtyards at Cottonwood Family Apartments" ("Project"), which proposes to construct 80-unit + 1 manager unit affordable residential project within two (2) two-story multi-family buildings, a one-story senior residential building, a 4,840 square-foot Community Building including a manager's unit, as well as parking and a variety of site recreational amenities. The Project site encompasses 8.10 acres (6.78 net acres) and is located at the northeast corner of Cottonwood Avenue and Indian Street in the City of Moreno Valley, California.

The Applicant is requesting the following entitlements: (1) a General Plan Amendment to amend the land use of a 6.78-acre portion of the project site, Parcel 1, from Residential 5 to Residential 10 and a 1.59-acre portion of the project site, Parcel 2, from Residential 5 to Public; 2) a Change of Zone to rezone Parcel 1 from Residential 5 District (R5) to Residential 10 District (R10) and Parcel 2 from Residential 5 District (R5) to Public District (P); 3) a Plot Plan to construct an 80-unit gated affordable housing development and a managers unit on Parcel 1. A complete description of the Proposed Project is presented in Section 2.0, "Project Description," of this IS/MND.

This Initial Study was prepared pursuant to Section 15063 of the *California Environmental Quality Act (CEQA) Guidelines*. Although this Initial Study was prepared with consultant support, all analysis, conclusions, findings and determinations presented in the Initial Study fully represent the independent judgment and position of the City of Moreno Valley ("City"), acting as Lead Agency under CEQA. In accordance with the provisions of CEQA, and the State and local CEQA *Guidelines*, as the Lead Agency, the City is solely responsible for approval of the proposed Project. As part of the decision-making process, the City is required to review and consider the potential environmental effects that could result from the Project.

The potential environmental effects of the proposed Project have been evaluated in this IS/MND consistent with § 15063 of the *CEQA Guidelines*. Article 6 of the *CEQA Guidelines* discusses the Mitigated Negative Declaration Process, which is applicable to the Project. As stated in Article 6: "A public agency shall prepare or have prepared a proposed negative declaration or mitigated negative declaration for a project subject to CEQA when:

- (a) The initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or



(b) The initial study identified potentially significant effects, but:

(1) Revisions in the project plans or proposals made by or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and

(2) There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment."

As supported by the Initial Study presented herein, the City has determined that the Project may result in or cause potentially significant effects. However, compliance with existing policies, plans and regulations, and applicable revisions to the Project plans, together with design features and mitigation measures incorporated in the proposal would avoid the effects or mitigate the effects to a point where no significant impacts would occur. The City has consequently determined that a Mitigated Negative Declaration (MND) should be prepared for the proposed Project.

The City has the authority to review and approve the proposed Project. This IS/MND is intended to be an informational document, providing the City's decision-makers, other public agencies, and the public with an objective assessment of the potential environmental impacts that could result from implementation of the proposed Project.

I.2. DOCUMENT ORGANIZATION

This IS/MND includes the following sections:

Introduction: This section (Section 1.0) describes the format of the Project IS/MND and provides summary findings of the environmental analysis.

Project Description: This section (Section 2.0) describes the Project and its objectives and outlines the existing regulations that will affect development of the Project.

Environmental Evaluation: This section (Sections 3.0 and 4.0) presents the environmental checklist and responses. Answers provided for items in the checklist are substantiated qualitatively in all instances, and quantitatively where feasible and appropriate. Additionally, for environmental considerations identified as "potentially significant unless mitigation incorporated," the checklist discussion identifies specific potential environmental impacts of the Project, proposes mitigation measures that reduce potentially adverse environmental effects, and indicates levels of significance subsequent to the application of proposed mitigation measures.



Mitigation Monitoring and Reporting Program (MMRP): This section (Section 5.0) presents the MMRP, which is a document or a matrix identifying mitigation actions to be taken and out comes when significant environmental impacts have been identified in the initial study. The MMRP is adopted at the time the Mitigated Negative Declaration of Environmental Impact is adopted.

I.3 DISPOSITION OF THIS DOCUMENT

This Mitigated Negative Declaration of Environmental Impact and supporting Initial Study will be circulated by the City of Moreno Valley for 20 days to allow for public and agency review. Comments received on the IS/MND will be considered by the City in their review of the proposed Project. The public is encouraged to contact the City for responses to specific questions regarding the CEQA process and its administration for the proposed Project.

I.4 POTENTIAL ENVIRONMENTAL EFFECTS

The analysis presented in this IS/MND indicates that the Project could not result in or cause potentially significant environmental impacts. Furthermore, revisions to the Project plans, together with design features and mitigation measures incorporated in the proposal, would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. Based on this finding, a Mitigated Negative Declaration will be prepared for the proposed Project.



2.0 Project Description

Attachment: Exhibit A to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)



2.0 PROJECT DESCRIPTION

2.1 INTRODUCTION

The proposed Project is a gated, affordable residential development on an 8.10-acre site (6.78 net acres) located at the northeast corner of Cottonwood Avenue and Indian Street in the City of Moreno Valley. The proposed development consists of eighty (80) plus 1 manager's affordable units within two (2) two-story, 30-unit family buildings with a total of eight (8) 1-bedroom, twenty-four (24) 2-bedroom and twenty-eight (28) 3-bedroom units. The proposed development also includes a one-story, 20-unit senior building with sixteen (16) 1-bedroom and four (4) 2-bedroom units. The proposed project will also include a 4,840 square-foot Community Building with management, leasing, services and maintenance offices, a maintenance garage, computer lab, laundry room and a full kitchen. Site amenities are also proposed to include a community pool, a tot lot, basketball court and a senior vita course. A manager's unit will be located on the second floor of the community building.

The proposed development will be an affordable housing project that will be rented to extremely low-income households (up to 30% of median income), and low-income households (up to 60% median income). All income-restricted units will be at rents that do not exceed affordable rents as defined in the California Health and Safety Code. A portion of the units will be reserved for senior citizen households.

The Project also provides 118 on-site vehicular parking spaces which is in compliance with allowable parking reductions for affordable housing projects within the City. Existing General Plan land use designation for the project site is Residential 5 and a corresponding zoning designation of Residential 5 District, (R5).

Vehicular access will be provided via two project driveways. A full access ingress/egress at the mid-point of Cottonwood Avenue and the second driveway on the north end of the project site on Indian Street. Development of this project will require a General Plan Amendment from Residential 5 to Residential 10, Change of Zone from Residential 5 District (R5) to Residential 10 District (R10) and Public District,(P) and Plot Plan Review at a duly noticed public hearing before the City's Planning Commission and City Council. A Lot Line Adjustment to merge the existing four (4) parcels into two (2) new lots will be required as a condition for the project.

2.2 PROJECT LOCATION AND SURROUNDING AREA

The project site lies within the southwest portion of the City of Moreno Valley, Riverside County, California. The City of Moreno Valley is located north of the City of Perris, northwest of the City of Hemet, west of the City of Beaumont, east/southeast of the City of Riverside, and east of

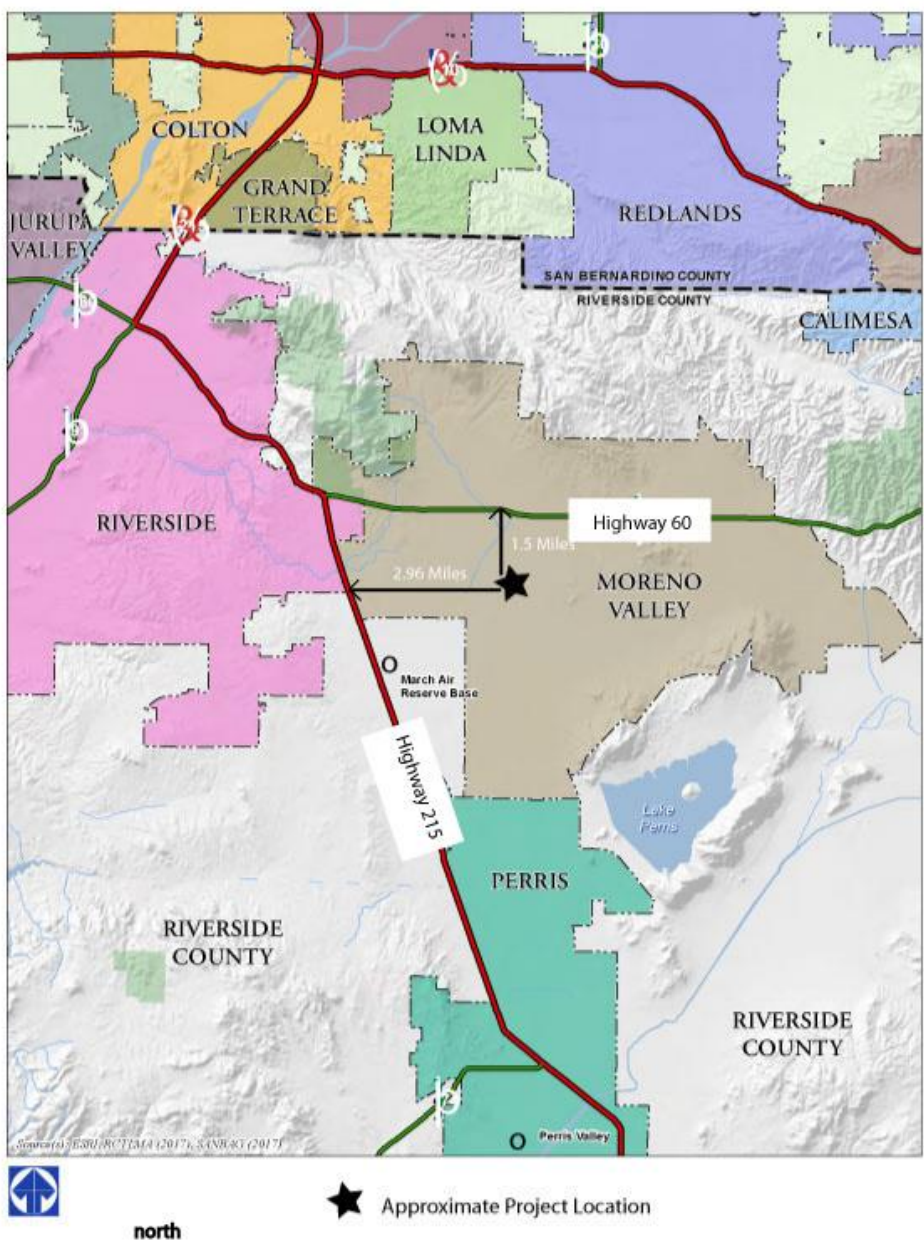


the unincorporated communities of Mead Valley and Woodcrest. As shown on Figure A-1, Regional Location Map, the Project Site is approximately 2.95 miles east of the Interstate 215 (I-215), and approximately 1.1 miles south of State Route 60 (SR-60). Locally, the Project site is situated at the northeast corner of Cottonwood Avenue and Indian Street (Vicinity Map, Figure A-2 and Project Site, Figure A-5).

Surrounding major roadways include Eucalyptus Avenue to the north and Alessandro Boulevard to the south, Perris Boulevard to the east and Heacock Street on the west (see Figure A-2, *Vicinity Map*). The Project site includes Assessor Parcel Number (APN) 482-161-021 to 024 (Parcel Map 8073). The project site has a gently rolling, northeast to the southwest trending ridgeline. Vegetation consist of a light growth of weeds and a single tree centered on the parcel. There are no street trees fronting the site along Cottonwood Avenue and Indian Street. Representative photos of the Project site are presented at Figures A-6 through A-10. Additionally, the proposed design drawings are illustrated on Figures A-11 through A-25.



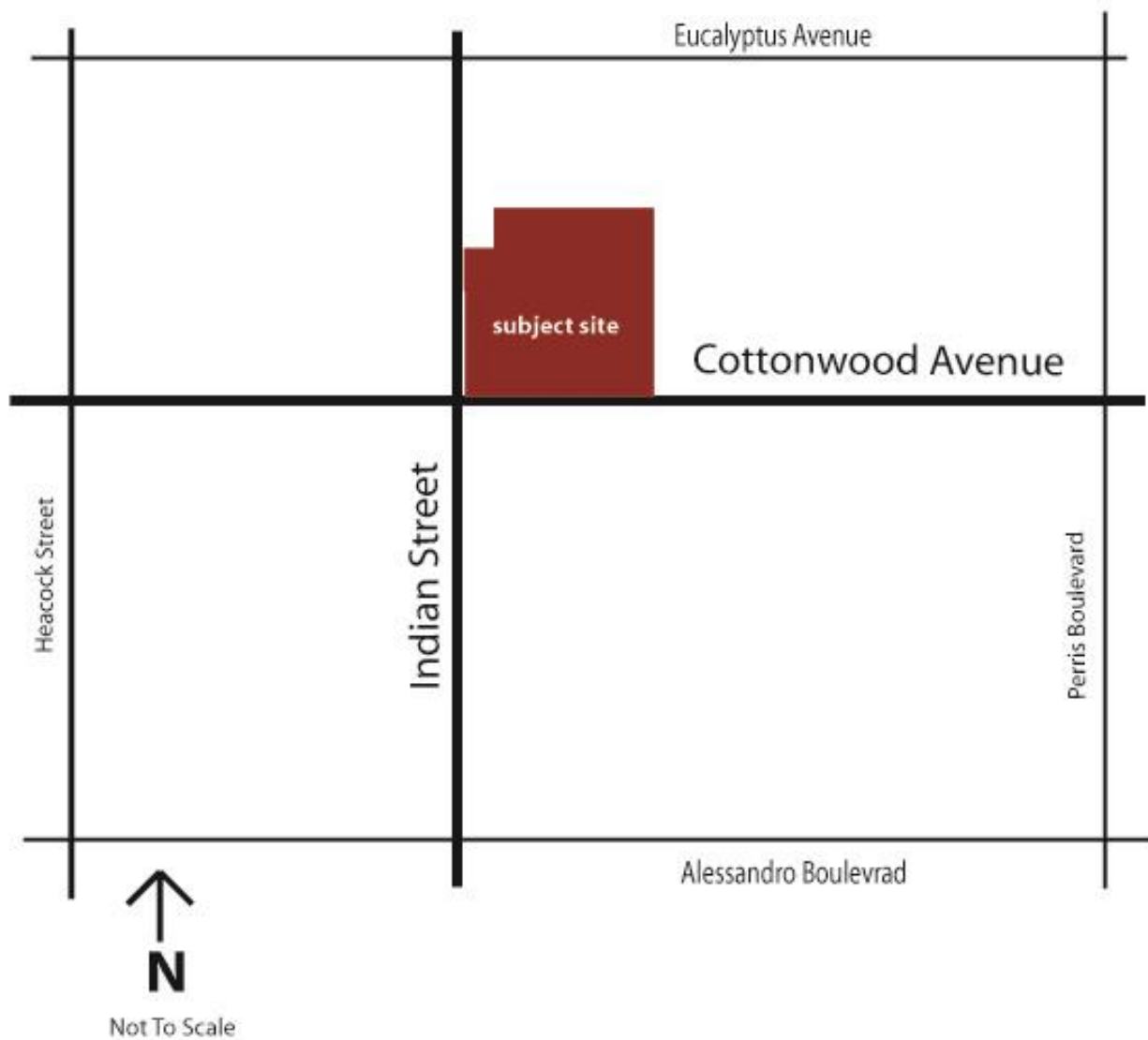
Figure A-1
Regional Location Map



Attachment: Exhibit A to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)



Figure A-2
Vicinity Map



Attachment: Exhibit A to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)



The project site is located in a highly urbanized portion of the City of Moreno Valley. The Project site is located between a public school use to the north and single-family residences to the south, east and west. The following land uses occur adjacent to the project site:

- North: The immediate adjacent parcel to the north is developed with a School (Moreno Valley Adult School/March Mountain High School) within the Public District (P).
- South: The south side of the lot abuts Cottonwood Avenue; across Cottonwood Avenue is a single-family residential neighborhood in the Residential 5 District (R5).
- East: The site is bordered on the east by older established one- and two-story single-family residences in Residential 5 District (R5).
- West: The west side of the site abuts Indian Street; across Indian Street are single-family residences in the Residential 5 District (R5).

2.3. EXISTING LAND USE AND ZONING DESIGNATIONS

The City of Moreno Valley General Plan is the prevailing long-range document that pertains to the Project site. The General Plan designates the entire Project site as Residential 5. The applicant is proposing a General Plan Amendment to change the land use designation to Residential 10, in conjunction with a Change of Zone from Residential 5 District (R5) to Residential 10 District (R10) and Public District (P). According to the City's General Plan Land Use Policy 2.2.16 affordable housing developments should be compatible in visual design with surrounding development. The City of Moreno Valley Zoning Map applies a Residential 5 District (R5) designation. According to the City's Zoning Ordinance, the purpose behind the Residential 5 District (R5) zoning is to provide for residential development on common sized suburban lots. This district is intended as an area for development of single-family residential and mobile homes subdivisions at a maximum allowable density of five (5) DUs per net acre.

2.4 DESCRIPTION OF THE PROPOSED PROJECT

The proposed Project consists of applications for a General Plan Amendment (PEN19-0108), and Change of Zone (PEN19-0109), Plot Plan (PEN19-0110), and Expanded Initial Study (PEN19-0097). Copies of the entitlement applications for the proposed Project are herein incorporated by reference pursuant to CEQA Guidelines § 15150 and are available for review at the City of Moreno Valley Community Development Department, Planning Division, located at 14177 Frederick Street, Moreno Valley, CA 92552.

As shown on Figure A-5, Proposed Site Plan, the Project Applicant proposes to construct 80 affordable units, plus 1 manager's unit, including two family apartment buildings, one senior apartment building, one community building, one laundry building, one community pool, and



open community space. The unit mix includes 1, 2, 3-bedroom apartments ranging in size from 624 square feet to 1,009 square feet. A manager's unit will be located on the second floor of the community building. The Project also includes 118 vehicular on-site parking spaces whereby 118 spaces are required based on allowable parking reductions for affordable residential units.

The development will total 83,741 square feet of gross building area on a net lot area of 295,337 square feet (6.78 net acres) located at the northeast corner of Cottonwood Avenue and Indian Street. A full access ingress/egress at the mid-point of Cottonwood Avenue and the second driveway on the north end of the project site on Indian Street. There is approximately frontage of 609 feet along the north side of Cottonwood Avenue, 599 feet fronting the east side of Indian Street. Cottonwood Avenue is a designated divided Major arterial running east/west along the southern boundary of the project site. Indian Street is an 88 feet wide Minor Arterial running north and south along the westerly project site boundary. The surrounding and adjoining properties are zoned Residential 5 District (R5) and Public District (P).

Development of this project will require a General Plan Amendment (from Residential 5 to Residential 10 and Public. (see Figure A-3 and A-4), Change of Zone (from Residential 5 District (R5) to Residential 10 District (R10) and Public District (P), and Plot Plan Review at a duly noticed public hearing before the City's Planning Commission and City Council. A Lot Line Adjustment two (2) new lots will be required as a condition for the project. The project will be constructed in a single phase as follows:

Parcel 1 (4.34 acres) Proposed Zoning Residential 10 District (R10)

- 30 Family Apartments
- 20 Senior Apartments
- 1 Manager's Unit
- Community Building
- Laundry Building
- Pool and Tot Lot
- Access driveway (Cottonwood Avenue) and parking

Parcel 2 (2.42 acres) Proposed Zoning Residential 10 District (R10)

- 30 family apartments
- Community Park
- Access driveway (Indian Street) and parking

Parcel 3 (1.61 acres) Proposed Zoning Public District (P)

- To remain vacant/undeveloped



Figure A-3

Existing and Proposed General Plan Land Use Designation



Attachment: Exhibit A to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)

Figure A-5
Project Site



Attachment: Exhibit A to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)

Figure A-6
Site Photos – View Looking north across site from Cotton Wood Avenue



Attachment: Exhibit A to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)

Figure A-7
Site Photos-View looking south across site from Indian Street



Attachment: Exhibit A to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)



Figure A-8
Site Photos-View looking northeast across site from Indian Street



Attachment: Exhibit A to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)



Figure A-9
Site Photos-View looking west across site



Attachment: Exhibit A to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)

Figure A-10
Site Photos – View looking northeast from Cottonwood Avenue



Attachment: Exhibit A to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)



Table A-1 Project Summary

Site Area

Total Gross Site Area	352,836 square feet (8.10 acres)
Net Site Area After (excluding remaining site area)	295,337 square feet (6.78 acres)

Zoning Information

- | | |
|-----------------------|---|
| • Existing GPA/Zoning | Residential 5, Residential R5 District |
| ▪ Proposed Zoning | Residential R10 and Public, Residential 10 District (R10) and Public District (P) |

Lot Coverage

	75,787 square feet
Building A Community Building	4,632 square feet
Building B Family Apartment	17,084 square feet
Building C Family Apartment	17,084 square feet
Building D Senior Apartment	18,411 square feet
Building E Laundry Building/Mail Kiosk	276 square feet
Parking Covers	17,820 square feet
Trash Enclosures	480 square feet
75,787 square feet/295,337 square feet	26% coverage
Allowable per R10	40% allowable coverage

Maximum Building Height

30'-1"

Proposed Development

Dwelling Units	Eighty (80) dwelling units
Manager's Unit	One (1) unit

Required Parking

Provided Parking	118 spaces
Minimum Required	118 spaces

Rental Unit Breakdown

One Bedroom	24 (30%)
Two Bedroom	28 (35%)
Three Bedroom	28 (35%)

Source: Architect: Derra Design, Inc., June 24, 2019



2.5 Construction Schedule

It is anticipated that construction of the project would commence in the fourth quarter of 2020) and last approximately twelve (12) to fourteen (14) months. Assuming this construction time frame, the affordable housing development would be ready for occupancy in the first to second quarter of 2022.

2.6 NECESSARY APPROVALS

Approvals required for development of the project include, but are not limited to, the following:

- **General Plan Amendment** Residential: Max. 5 dwelling units/acre to Residential: Max.10 dwelling units/acre.
- **Change of Zone** Residential 5 District (R5) to Residential 10 District (R10) and Public District (P).
- **Plot Plan** in accordance with Section 9.02.070 of the City Code for the construction of a multiple family residential development consisting of 81 affordable multiple family residential units.
- **Lot Line Adjustment** to merge the existing four (4) parcels and create three (3) lots pursuant to City of Moreno Valley Municipal Code Section 9.14.150.
- Grading, foundation, and Building permits and such additional actions as may be determined necessary.



3.0 Initial Study Checklist

Attachment: Exhibit A to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)



CITY OF MORENO VALLEY
 CALIFORNIA ENVIRONMENTAL QUALITY ACT
PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY:

City of Moreno Valley
 Community Development Department
 Planning Division
 14177 Fredrick Street
 Moreno Valley, CA 92553

PROJECT TITLE:

The Courtyards at Cottonwood
 Family Apartments

CASE NO:

Plot Plan No. PEN 19-
 0110

RELATED CASE NOS.

PEN19-0108 GPA
 PEN19-0109 ZC
 PEN19-0097 EXPANDED IS

PROJECT LOCATION: Northeast corner of Cottonwood Avenue and Indian Street (APN: 482-161-021 thru 024; PM 8073)

PROJECT DESCRIPTION:

The Project Applicant proposes to construct 80 affordable units and 1 managers unit, including two family apartment buildings, one senior apartment building, one community building, one laundry building, one community pool, and community open space. The unit mix includes 1, 2, 3-bedroom apartments ranging in size from 624 square feet to 1,009 square feet. The manager's unit will be located on the second floor of the community building. The Project also includes 118 vehicular on-site parking spaces whereby 118 spaces are required.

The development will total 83,741 square feet of gross building area on a net lot area of 295,337 square feet (6.78 net acres) located at the northeast corner of Cottonwood Avenue and Indian Street . Vehicular access will be provided via two project driveways - full access ingress/egress at the mid-point of Cottonwood Avenue and the second driveway on the north end of the project site on Indian Street.

The Applicant is requesting entitlements for a **General Plan Amendment** (from Residential 5 to Residential 10 pursuant to Section 9.02.040 of the City of Moreno Valley Municipal Code, a **Change of Zone** (from Residential 5 District (R5) to Residential 10 District (R10) and Public District (P) pursuant to Section 9.02.050 of the City of Moreno Valley Municipal Code; **Plot Plan** in

Attachment: Exhibit A to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)



accordance with Section 9.02.070 of the City of Moreno Valley Municipal Code for the construction of a multiple family residential development consisting of 81-units. Additionally, the applicant is requesting approval of the associated grading, foundation, lot line adjustment, and building permits and such additional actions as may be determined necessary.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY

Rancho Belago Developers, Inc.
 27700 Kalmia Avenue
 Rancho Belago, CA 92555
 951. 686. 6600

FINDING:

The Community Development Department, Planning Division of the City of Moreno Valley has proposed that a mitigated negative declaration be adopted for this project because the mitigation measures outlined on the attached pages will reduce any potential significant adverse effects to a level of insignificance.

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM

Milan L. Garrison

TITLE

President/CEO

ADDRESS

Maxsum Development, LLC
 3016 E. Colorado Boulevard, Suite 5626
 Pasadena, CA 91117

SIGNATURE (Official)

TITLE

President/CEO

DATE

September
 17, 2019

Attachment: Exhibit A to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)



CITY OF MORENO VALLEY

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY and CHECKLIST

(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Moreno Valley, Community Development Department, Planning Division		DATE: August 21, 2019
RESPONSIBLE AGENCIES:		
ENVIRONMENTAL CASE: PEN19-0097 EXPANDED INITIAL STUDY	RELATED CASES: PEN19-0108 GPA PEN19-0109 ZC Plot Plan No. PEN19-0110	
PREVIOUS ACTIONS CASE NO.:	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions.	
PROJECT DESCRIPTION: Proposed new 81-unit affordable housing development with 118 on-site parking spaces.		
<p>PROJECT DESCRIPTION:</p> <p>The Project Applicant proposes to construct 80 affordable units and 1 managers unit, including two family apartment buildings, one senior apartment building, one community building, one laundry building, one community pool, and community open space. The unit mix includes 1, 2, 3-bedroom apartments ranging in size from 624 square feet to 1,009 square feet. The manager's unit will be located on the second floor of the community building. The Project also includes 118 vehicular on-site parking spaces whereby 118 spaces are required.</p> <p>The development will total 83,741 square feet of gross building area on a net lot area of 295,337 square feet (6.78 net acres) located at the northeast corner of Cottonwood Avenue and Indian Street . Vehicular access will be provided via two project driveways - full access ingress/egress at the mid-point of Cottonwood Avenue and the second driveway on the north end of the project site on Indian Street.</p> <p>The Applicant is requesting entitlements for a General Plan Amendment (from Residential 5 to Residential 10 pursuant to Section 9.02.040 of the City of Moreno Valley Municipal Code, a Change of Zone (from Residential 5 District (R5) to Residential 10 District (R10) and Public District (P) pursuant to Section 9.02.050 of the City of Moreno Valley Municipal Code; Plot Plan in accordance with Section 9.02.070 of the City of Moreno Valley Municipal Code for the</p>		

Attachment: Exhibit A to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)



construction of a multiple family residential development consisting of 81-units. Additionally, the applicant is requesting approval of the associated grading, foundation, lot line adjustment, and building permits and such additional actions as may be determined necessary.

ENVIRONMENTAL SETTINGS:

The property includes four (4) contiguous, gently rolling, northeast to southwest trending, rectangular, corner and interior parcels with a combined area of 352,836 square feet (8.10 acres) of gross lot area. There is approximately frontage of 609 feet along the north side of Cottonwood Avenue, 599 feet fronting the east side of Indian Street, within the City of Moreno Valley. Existing zoning is R-5 with a consistent underlying land use designation of Residential5. The site is currently void of any development.

Cottonwood Avenue is a designated divided Major arterial running east/west along the southern boundary of the project site. Indian Street is an 88 feet wide Minor Arterial running north and south along the westerly project site boundary. The surrounding and adjoining properties are zoned Residential 5 District (R5) and Public District (P).

PROJECT LOCATION:

NEC Cottonwood Avenue and Indian Street (APN: 482-161-021 through 024), City of Moreno Valley, CA

COMMUNITY PLAN AREA: N/A

STATUS:

- Does Conform to Plan
 Does NOT Conform to Plan

EXISTING ZONING:

Residential 5 District (R5)

MAX DENSITY ZONING:

5 du/ac

GENERAL PLAN LAND USE:

Residential5

MAX DENSITY PLAN:

5 du/ac

PROPOSED ZONING: Residential 10 District and Public District (P)

PROPOSED PROJECT DENSITY:

11.98 du/ac (including density bonus)

PROPOSED GENERAL PLAN LAND USE: Residential 10 and Public



Determination (To Be Completed By 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 on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find the proposed 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 earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	Title	Phone
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Attachment: Exhibit A to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)



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 a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," cross referenced).
5. Earlier analysis must 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 16063 (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 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 sources 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 whichever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant.



Environmental Factors Potentially Affected:

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

<input type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURAL RESOURCES <input type="checkbox"/> AIR QUALITY <input type="checkbox"/> BIOLOGICAL RESOURCES <input type="checkbox"/> CULTURAL RESOURCES <input type="checkbox"/> ENERGY <input type="checkbox"/> GEOLOGY AND SOILS <input type="checkbox"/> GREENHOUSE GAS EMISSIONS	<input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input type="checkbox"/> HYDROLOGY AND WATER QUALITY <input type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input type="checkbox"/> NOISE <input type="checkbox"/> POPULATION AND HOUSING	<input type="checkbox"/> PUBLIC SERVICES <input type="checkbox"/> RECREATION <input type="checkbox"/> TRANSPORTATION/CIRCULATION <input type="checkbox"/> TRIBAL CULTURAL RESOURCES <input type="checkbox"/> UTILITIES <input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME: Rancho Belago Developers, Inc. **PHONE NUMBER:** 951. 686. 6600

APPLICANT ADDRESS:
27700 Kalmia Avenue
Rancho Belago, CA 92555

AGENCY REQUIRING CHECKLIST: City of Moreno Valley **DATE SUBMITTED:** August 21, 2019
Community Development Department
14177 Fredrick Street
Moreno Valley, CA 92553

PROPOSAL NAME (if Applicable):
The Courtyards at Cottonwood Family Apartments

Attachment: Exhibit A to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)

Potentially significant impact	Potentially Significant Unless mitigation incorporated	Less than significant impact	No impact
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PLEASE NOTE THAT EACH AND EVERY RESPONSE IN THE CITY OF MORENO VALLEY INITIAL STUDY AND CHECKLIST IS SUMMARIZED FROM AND BASED UPON THE ENVIRONMENTAL ANALYSIS CONTAINED IN THE ATTACHMENT. EXPLANATION OF CHECKLIST DETERMINATIONS. PLEASE REFER TO THE APPLICABLE RESPONSE IN THE ATTACHMENT FOR A DETAILED DISCUSSION OF CHECKLIST DETERMINATIONS.

I. AESTHETICS

a.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	SUBSTANTIALLY DAMAGE SCENIC RESOURCES, INCLUDING, BUT NOT LIMITED TO, TREES, ROCK OUTCROPPINGS, AND HISTORIC BUILDINGS WITHIN A STATE SCENIC HIGHWAY?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE WHICH WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

II. AGRICULTURAL RESOURCES

a.	CONVERT PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF STATEWIDE IMPORTANCE, AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY, TO NON-AGRICULTURAL USE?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	CONFLICT WITH THE EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	CONFLICT WITH EXISTING ZONING FOR, OR CAUSE REZONING OF, FOREST LAND (AS DEFINED IN PUBLIC RESOURCES CODE SECTION 1220(g)), TIMBERLAND (AS DEFINED BY PUBLIC RESOURCES CODE SECTION 4526), OR TIMBERLAND ZONED TIMBERLAND PRODUCTION (AS DEFINED BY GOVERNMENT CODE SECTION 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	RESULT IN THE LOSS OF FOREST LAND OR CONVERSION OF FOREST LAND TO NON-FOREST USE?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE OR CONVERSION OF FOREST LAND TO NON-FOREST USE?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III. AIR QUALITY

a.	CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE APPLICABLE AIR QUALITY PLAN?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Attachment: Exhibit A to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)

		Potentially significant impact	Potentially Significant Unless mitigation incorporated	Less than significant impact	No impact
b.	VIOULATE ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF ANY CRITERIA POLLUTANT FOR WHICH THE AIR BASIN IS NON-ATTAINMENT (OZONE, CARBON MONOXIDE, & PM 10) UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD (INCLUDING RELEASING EMISSIONS WHICH EXCEED QUANTITATIVE THRESHOLDS FOR OZONE PRECURSORS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	CREATE OBJECTIONABLE ODORS AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IV. BIOLOGICAL RESOURCES					
a.	HAVE A SUBSTANTIAL ADVERSE EFFECT, EITHER DIRECTLY OR THROUGH HABITAT MODIFICATION, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN THE CITY OR REGIONAL PLANS, POLICIES, REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	INTERFERE SUBSTANTIALLY WITH THE MOVEMENT OF ANY NATIVE RESIDENT OR MIGRATORY FISH OR WILDLIFE SPECIES OR WITH ESTABLISHED NATIVE RESIDENT OR MIGRATORY WILDLIFE CORRIDORS, OR IMPEDE THE USE OF NATIVE WILDLIFE NURSERY SITES?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS TREE PRESERVATION POLICY OR ORDINANCE (E.G., OAK TREES OR CALIFORNIA WALNUT WOODLANDS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

		Potentially significant impact	Potentially Significant Unless 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
V. CULTURAL RESOURCES					
a.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VI. ENERGY					
a.	RESULT IN POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACT DUE TO WASTEFUL, INEFFICIENT, OR UNNECESSARY CONSUMPTION OF ENERGY RESOURCES, DURING PROJECT CONSTRUCTION OR OPERATIONS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	CONFLICT WITH OR OBSTRUCT A STATE OR LOCAL PLAN FOR RENEWABLE ENERGY EFFICIENCY?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VII. GEOLOGY AND SOILS					
a.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING: 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING: STRONG SEISMIC GROUND SHAKING?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING: SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING: LANDSLIDES?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	BE LOCATED ON A GEOLOGIC UNIT OR SOIL THAT IS UNSTABLE, OR THAT WOULD BECOME UNSTABLE AS A RESULT OF THE PROJECT, AND POTENTIAL RESULT IN ON- OR OFF-SITE LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION, OR COLLAPSE?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Attachment: Exhibit A to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)

		Potentially significant impact	Potentially Significant Unless mitigation incorporated	Less than significant impact	No impact
g.	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h.	HAVE SOILS INCAPABLE OF ADEQUATELY SUPPORTING THE USE OF SEPTIC TANKS OR ALTERNATIVE WASTE WATER DISPOSAL SYSTEMS WHERE SEWERS ARE NOT AVAILABLE FOR THE DISPOSAL OF WASTE WATER?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VIII. GREEN HOUSE GAS EMISSIONS					
a.	GENERATE GREENHOUSE GAS EMISSIONS, EITHER DIRECTLY OR INDIRECTLY, THAT MAY HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	CONFLICT WITH AN APPLICABLE PLAN, POLICY OR REGULATION ADOPTED FOR THE PURPOSE OF REDUCING THE EMISSIONS OF GREENHOUSE GASES?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IX. HAZARDS AND HAZARDOUS MATERIALS					
a.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	BE LOCATED ON A SITE WHICH IS INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES COMPILED PURSUANT TO GOVERNMENT CODE SECTION 65962.5 AND, AS A RESULT, WOULD IT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR PEOPLE RESIDING OR WORKING IN THE PROJECT AREA?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR THE PEOPLE RESIDING OR WORKING IN THE AREA?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. HYDROLOGY AND WATER QUALITY					

Attachment: Exhibit A to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)

		Potentially significant impact	Potentially Significant Unless mitigation incorporated	Less than significant impact	No impact
a.	VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 LAND USES FOR WHICH PERMITS HAVE BEEN GRANTED?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, IN A MANNER WHICH WOULD RESULT IN SUBSTANTIAL EROSION OR SILTATION ON- OR OFF-SITE?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 WHICH WOULD RESULT IN FLOODING ON- OR OFF-SITE?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	OTHERWISE SUBSTANTIALLY DEGRADE WATER QUALITY?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g.	PLACE HOUSING WITHIN A 100-YEAR FLOOD PLAIN AS MAPPED ON FEDERAL FLOOD HAZARD BOUNDARY OR FLOOD INSURANCE RATE MAP OR OTHER FLOOD HAZARD DELINEATION MAP?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h.	PLACE WITHIN A 100-YEAR FLOOD PLAIN STRUCTURES WHICH WOULD IMPEDE OR REDIRECT FLOOD FLOWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j.	INUNDATION BY SEICHE, TSUNAMI, OR MUDFLOW?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XI. LAND USE AND PLANNING					
a.	PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	CONFLICT WITH 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, COASTAL PROGRAM, OR ZONING ORDINANCE) ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	CONFLICT WITH ANY APPLICABLE HABITAT CONSERVATION PLAN OR NATURAL COMMUNITY CONSERVATION PLAN?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XII. MINERAL RESOURCES					
a.	RESULT IN THE LOSS OF AVAILABILITY OF A KNOWN MINERAL RESOURCE THAT WOULD BE OF VALUE TO THE REGION AND THE RESIDENTS OF THE STATE?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

		Potentially significant impact	Potentially Significant Unless 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XIII. NOISE					
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	EXPOSURE OF PEOPLE TO OR GENERATION OF EXCESSIVE GROUNDBORNE VIBRATION OR GROUNDBORNE NOISE LEVELS?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	A SUBSTANTIAL TEMPORARY OR PERIODIC INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XIV. POPULATION AND HOUSING					
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	DISPLACE SUBSTANTIAL NUMBERS OF EXISTING HOUSING NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	DISPLACE SUBSTANTIAL NUMBERS OF PEOPLE NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XV. PUBLIC SERVICES					
a.	WOULD THE PROJECT 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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		Potentially significant impact	Potentially Significant Unless mitigation incorporated	Less than significant impact	No impact
b.	WOULD THE PROJECT 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: POLICE PROTECTION?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	WOULD THE PROJECT 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: SCHOOLS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	WOULD THE PROJECT 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: PARKS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	WOULD THE PROJECT 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: OTHER PUBLIC FACILITIES?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XVI. RECREATION					
a.	WOULD THE PROJECT INCREASE THE USE OF EXISTING NEIGHBORHOOD AND REGIONAL PARKS OR OTHER RECREATIONAL FACILITIES SUCH THAT SUBSTANTIAL PHYSICAL DETERIORATION OF THE FACILITY WOULD OCCUR OR BE ACCELERATED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XVII. TRANSPORTATION/TRAFFIC					

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		Potentially significant impact	Potentially Significant Unless 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	SUBSTANTIALLY INCREASE HAZARDS DUE TO A DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G., FARM EQUIPMENT)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	RESULT IN INADEQUATE EMERGENCY ACCESS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 SUPPORTING ALTERNATIVE TRANSPORTATION (E.G., BUS TURNOUTS, BICYCLE RACKS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XVIII. TRIBAL CULTURAL RESOURCES					
a.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A TRIBAL CULTURAL RESOURCE, DEFINED IN PUBLIC RESOURCE 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: LISTED OR ELIGIBLE FOR LISTING IN THE CALIFORNIA REGISTER OF HISTORICAL RESOURCES, OR IN A LOCAL REGISTER OF HISTORICAL RESOURCES AS DEFINED IN PUBLIC RESOURCES CODE SECTION 5020.1 (K), OR	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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		Potentially significant impact	Potentially Significant Unless mitigation incorporated	Less than significant impact	No impact
b.	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, SACRED PLACE, OR OBJECT WITH CULTURAL VALUE TO A CALIFORNIA NATIVE AMERICAN TRIBE, AND THAT IS: 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 RESOURCE CODE SECTION 5024.1, THE LEAD AGENCY SHALL CONSIDER THE SIGNIFICANCE OF THE RESOURCE TO A CALIFORNIA NATIVE AMERICAN TRIBE.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XIX. UTILITIES AND SERVICE SYSTEMS					
a.	EXCEED WASTEWATER TREATMENT REQUIREMENTS OF THE APPLICABLE REGIONAL WATER QUALITY CONTROL BOARD?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	REQUIRE OR RESULT IN THE CONSTRUCTION OR NEW WATER OR WASTEWATER TREATMENT FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT FROM EXISTING ENTITLEMENTS AND RESOURCES, OR ARE NEW OR EXPANDED ENTITLEMENTS NEEDED?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECT'S SOLID WASTE DISPOSAL NEEDS?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g.	COMPLY WITH FEDERAL STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XX. MANDATORY FINDINGS OF SIGNIFICANCE					
a.	DOES THE PROJECT HAVE THE POTENTIAL TO DEGRADE THE QUALITY OF THE ENVIRONMENT, SUBSTANTIALLY REDUCE THE HABITAT OF 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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		Potentially significant impact	Potentially Significant Unless mitigation incorporated	Less than significant impact	No impact
b.	DOES THE PROJECT HAVE IMPACTS WHICH ARE INDIVIDUALLY LIMITED, BUT CUMULATIVELY CONSIDERABLE? ("CUMULATIVELY CONSIDERABLE" MEANS THAT THE INCREMENTAL EFFECTS OF AN INDIVIDUAL 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).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attachment: Exhibit A to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)



DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets of necessary)

The Environmental Impact Assessment includes the use of official City of Moreno Valley and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology – Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in their Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Moreno Valley's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document. The environmental case file known as The Courtyards at Cottonwood Family Apartments and the associated case(s), PEN19-0108 – General Plan Amendment, PEN19-0109 – Change of Zone, PEN19-0110 – Plot Plan, PEN19-0097 – Expanded Initial Study, and Development Agreement. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self-sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.



ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the Community Development Department, Planning Division of City Hall, 14177 Fredrick Street, Moreno Valley, CA 92553, 951. 413. 3214.

PREPARED BY: Milan L. Garrison Maxsum Development, LLC	TITLE: President/CEO	TELEPHONE NO.: 626. 664. 5003	DATE: August 21, 2019
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4.0 Environmental Impacts Analysis Evaluation

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I. AESTHETICS

Would the project:

a. Have a substantial adverse effect on a scenic vista?

No Impact. The project site is currently undeveloped vacant land in the City of Moreno Valley, which lies relatively flat with gently sloping topography. According to the General Plan EIR Figure 5.11-1, Major Scenic Resources, The Project site is not located within a view corridor of the Box Springs Mountains, Reche Canyon, the Badlands, or Mount Russell (City of Moreno Valley, 2006, Figure 5.11-1). The project site is within a highly urbanized area of the community within the City of Moreno Valley and in general, views within the project vicinity are short in range and limited to the roadway corridors due the surrounding development. These views are common within urban areas, particularly in more densely developed residential and commercial corridors, and are unlikely to be considered unique scenic vistas. Moreover, the project site is not located in a scenic area or vista designated by the City of Moreno Valley and is not listed in the Historic Resources Inventory database maintained by the State Office of Historic Preservation. Furthermore, there are no scenic highways in the surrounding project area identified by the City of Moreno Valley. Therefore, no impact will result.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. As discussed above in response to Checklist Question 1.a, the project site is currently undeveloped. The project site is not located in the vicinity of a State-designated scenic highway. The project site does not contain any unique or locally recognized, natural, urban, or historic features, nor is the project site listed on the Historic Resources Inventory database maintained by the State Office of Historic Preservation. Therefore, implementation of the project would not damage scenic resources or other desirable features within a state-designated scenic highway, and no impacts would occur to scenic resources.

c. Substantially degrade the existing visual character or quality of the site and its surroundings?

Less than Significant. Implementation of the proposed Project would result in the visual conversion of the site from vacant land to a multiple family apartment development with parking spaces, drive aisles, utility infrastructure, landscaping, exterior lighting, and fencing. The Project would be compatible with the size, scale, height, and aesthetic qualities of other residential developments planned and constructed in the vicinity of the



Project site and would be required to comply with the applicable development standards and design guidelines contained in the Moreno Valley Zoning Ordinance.

The proposed buildings have been setback along the north (68 feet), south (Cottonwood Avenue) 36 feet, east (53 feet) and west (Indian Street) 30 feet from the project boundary, and will be landscaped with a combination of trees, shrubs and groundcover. The landscaping proposed along the north, south east and west project boundary will provide improved aesthetic buffering of the project for motorists and pedestrians on Cottonwood Avenue and Indian Street compared to the existing condition that has minimal landscape materials. The project will improve the existing aesthetics of the now vacant site with the construction of four (4) two-story buildings and one single story structure, new landscaping and site improvements. Elevations of the proposed buildings are shown in Figure A-16. All Project designs will be subject to City review and approval.

Given that the site is currently vacant, the proposed two-story development will change the scenic view from the adjoining properties and roadways. However, while the project will be more visible, the project will not significantly degrade the existing visual characteristics of either the site or the surrounding due to the variations of building relief, heights, setbacks and landscaping. The proposed buildings will have a maximum height of 30'-1" while other building in the neighborhood range from approximately 25' to 35' in height. The City of Moreno Valley Municipal Code (Section 9.03.040) allows a maximum height of 50 feet for a development in the Multiple Family Residential 10 District (R10) zone.

The project will not reduce the privacy of the residents' south, east and west of the project due to the restricted 30'-1" height for the proposed two-story buildings. The adjacent residential developments are no greater than 35 feet in height. The proposed buildings will allow project residents along the south, east and west side of the site to have views of the rear yard areas of the residential properties to the south, east and west. These views will be limited in nature and restricted primarily to second floor units, based on the proposed building layout, buffered by landscaping, and the substantial setbacks the buildings have been sited from the property lines. Project compliance with all applicable development standards and design guidelines in the City of Moreno Valley Municipal Code (Sections 9.03 and 9.16) will reduce project aesthetic impacts for adjacent residents, businesses, pedestrians, and motorists on Cottonwood Avenue and Indian Street. Based on the preceding discussion, the potential for the Project to substantially degrade the existing visual character and quality of the site and its surroundings is considered less-than-significant.



d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant. The project site is located in a highly urbanized area with a mix of adjoining land uses including single family residential, and public (adult/ high school) uses. The project vicinity exhibits considerable ambient nighttime illumination levels due to the densely developed nature of the area and presence of residential uses that are occupied at night. Artificial light sources from the surrounding residential structures include interior and exterior lighting for security, parking, architectural highlighting, incidental landscape lighting, and illuminated signage. Automobile headlights, streetlights, and stoplights for visibility and safety purposes along the major and secondary surface streets contribute to overall ambient lighting levels, as well. Light sensitive residential uses in proximity to the project site include single family residential developments along the south, east and west sides of the site.

Similar to surrounding uses, the project would include low to moderate levels of interior and exterior lighting for security, parking, and architectural highlighting. Compliance with City and State energy conservation measures currently in place would limit the amount of unnecessary interior illumination during evening and nighttime hours. All proposed identification signage and outdoor lighting would be subject to applicable regulations contained within the Moreno Valley Municipal Code (Sections 9.12, 9.08.100 and 9.10.110, respectively). Therefore, less than significant impacts would occur as a result of construction of the Project.

Interior lighting within the proposed apartment development would be visible during evening hours. Such lighting would not be expected to be bright enough to cast illumination onto light-sensitive properties. Additionally, it can be reasonably expected that many or most project habitants would use blinds or curtains for privacy, which would reduce the amount of light emanating from the building. Furthermore, given the degree of ambient lighting that currently exists in the project area, the proposed lighting would not substantially alter ambient night light levels.

Glare occurs from sunlight reflected from reflective materials utilized in existing developments in the project area and from vehicle windows and surfaces. Glare-sensitive receptors also include motorists on the roadways surrounding the site. As glare is a temporary phenomenon that changes with the movement of the sun, receptors other than motorists are generally less sensitive to glare impacts than to light impacts.

Glass fenestration incorporated into the building façade would have low-reflectivity value, minimizing off-site glare. Furthermore, the proposed exterior finishes will



be painted to further reduce the possibility of glare. Any glare experienced by nearby residences or the occupants of vehicles on nearby streets would be temporary, changing with the movement of the sun throughout the course of the day and the seasons of the year. Therefore, the proposed project would not create a substantial new source of glare which would adversely affect day or nighttime views in the area. Therefore, this impact would be less than significant.

II. AGRICULTURAL 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?**

No Impact. The project site is currently undeveloped (vacant land area), and no agricultural uses or related operations are present within the site or surrounding area. The project site is not located on designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program.

According to the 2002 Important Farmland Map, the project site is located in the area designated as "D - Urban and Built-Up Land." Therefore, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses. No impact would occur and no mitigation measures are necessary.

- b. Conflict with the existing zoning for agricultural use or a Williamson Act Contract?**

No Impact. The project site is zoned for residential uses and is currently void of any development (vacant). No agricultural zoning is present in the surrounding area, and no nearby lands are enrolled under the Williamson Act. As such, the proposed project would



not conflict with existing or proposed zoning for agricultural use or a Williamson Act contract and no mitigation measures are necessary.

- c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 1220(g)), Timberland (as defined by Public Resources Code Section 4526), or Timberland zoned Timberland production (as defined by Government Code Section 51104(g))?**

No Impact. Neither the Project Site nor the surrounding parcels are zoned for forest land or timberland. No impacts to forest land or timberland would occur.

- d. Result in the loss of forest land or conversion of forest land to non-forest use?**

No Impact. The Project Site is completely surrounded by urban uses and infrastructure and is not forest land. No impact related to the loss of forest land or conversion of forest land would occur.

- 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?**

No Impact. Since there are no agricultural uses or related operations on or near the project site, the project would not involve the conversion of farmland to other uses, either directly or indirectly. No impacts to agricultural land or uses would occur and no mitigation measures are necessary.

III. AIR QUALITY

The significance criteria established by the South Coast Air Quality Management District (SCAQMD) 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 following discussion is based on the Air Quality Calculations prepared by Maxsum Development, LLC, June 2019. The Air Quality Calculations are included as Appendix A to this Initial Study.

Less Than Significant Impact. A significant air quality impact may occur if a project is not consistent with the applicable Air Quality Management Plan (AQMP) or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. In the case of projects proposed within the City of Moreno Valley or



elsewhere in the South Coast Air Basin (Basin), the applicable plan is the Air Quality Management Plan (AQMP), which is prepared by the South Coast Air Quality Management District (SCAQMD).

The SCAQMD is the agency principally responsible for comprehensive air pollution control in the Basin. To that end, the SCAQMD, a regional agency, works directly with the Southern California Association of Governments (SCAG), county transportation commissions and local governments, and cooperates actively with all state and federal government agencies. The SCAQMD develops rules and regulations, establishes permitting requirements, inspects emissions sources, and enforces such measures through educational programs or fines, when necessary. The SCAQMD has adopted criteria for consistency with regional plans and the regional AQMP in its CEQA Air Quality Handbook (Handbook). These include: 1) identifying whether a project would increase the frequency or severity of existing air quality violations or cause or contribute to new air quality violations and 2) identifying whether a project would exceed the assumptions utilized in preparing the AQMP. Under the second criterion, a significant impact would occur if a project is inconsistent with the growth assumptions upon which the regional AQMP was based.

According to the CEQA Air Quality Handbook, the consistency criteria for the first criterion pertain to pollutant concentrations rather than to total regional emissions. As such, an analysis of the Proposed Project's pollutant emissions relative to localized pollutant concentrations is used as the basis for evaluating Project consistency with the first criterion. As shown in Tables B-2 (Estimated Daily Peak Construction Emissions) and B-3 (Estimated Daily Peak Operational Emissions in Pounds Per Day) under Question III(b) below, the SCAQMD's localized thresholds for NO_x, CO, PM₁₀, and PM_{2.5} would not be exceeded during Proposed Project construction and operation. In addition, because the SO₂ emissions would be negligible during Project construction and long-term operations, a violation of the SO₂ ambient air quality standard would not occur as a result of the Proposed Project.

Overall, as none of the criteria pollutant emissions would exceed the SCAQMD's significance thresholds at off-site receptors in proximity to the Project Site, the Proposed Project meets the first criterion for determining project consistency with the 2016 AQMP. With regards to the second criterion, projects that are consistent with the regional population, housing, and employment forecasts identified by SCAG are considered to be consistent with the AQMP growth projections, since the forecast assumptions by SCAG forms the basis of the land use and transportation control portions of the AQMP.

As discussed in Question XII(a) below, the Proposed Project would have a less than significant impact with respect to population, housing, and employment that would be



introduced at the Project Site. The proposed project would be consistent with the proposed *General Plan* land use designation of Residential: Maximum 10 dwelling units per acre" and is consistent with the adopted City of Moreno Valley Housing Element, which are included in the SCAG's growth projections.

As concluded in the Initial Study, the proposed increase in population and housing from implementation of the Proposed Project would be consistent with the SCAG growth projections. As the Proposed Project would be consistent with the underlying assumptions of the SCAQMD's 2016 AQMP and does not cause or worsen an exceedance of an ambient air quality standard, the Proposed Project would be consistent with that plan. This impact would be less than significant.

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Less Than Significant Impact. A project may have a significant impact if project-related emissions would exceed federal, state, or regional standards or thresholds, or if project-related emissions would substantially contribute to an existing or projected air quality violation. To address potential impacts from construction and operational activities, the SCAQMD currently recommends that impacts from projects with mass daily emissions that exceed any of the thresholds outlined in Table B-1, SCAQMD Thresholds of Significance, be considered significant. The City of Moreno Valley defers to these thresholds for the evaluation of construction and operational air quality impacts.

**Table B-1
SCAQMD Thresholds of Significance**

Mass Daily Thresholds (Pounds per Day)		
Pollutant	Construction	Operation
Reactive Organic Gases (ROG)	75	55
Nitrogen Oxides (NO _x)	100	55
Respirable Particulates (PM ₁₀)	150	150
Fine Particulates (PM _{2.5})	55	55
Sulfur Oxides (SO _x)	150	150
Carbon Monoxide (CO)	550	550



Mass Daily Thresholds (Pounds per Day)		
Pollutant	Construction	Operation
Lead ¹	3	3

Construction activities associated with the proposed project would be undertaken in two main steps: (1) grading, excavation and foundation and (2) building construction and finishing. Grading, excavation and foundations would occur for approximately nine (9) months and would require the export of soil. Building construction would occur for approximately twelve (12) to fourteen (14) months and would include the construction of the proposed building, connection of utilities, laying irrigation for landscaping, architectural coatings, paving, and landscaping the project site.

These construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. Construction activities involving grading and foundation preparation would primarily generate PM_{2.5} and PM₁₀ emissions. Mobile sources (such as diesel-fueled equipment onsite and traveling to and from the project site) would primarily generate NO_x emissions. The application of architectural coatings would primarily result in the release of ROG emissions. The amount of emissions generated on a daily basis would vary, depending on the amount and types of construction activities occurring at the same time.

The analysis of daily construction emissions has been prepared utilizing the California Emissions Estimator Model (CalEEMod), version 2016.3.1 Emissions Estimator Model recommended by the SCAQMD. Due to the construction time frame and the normal day-to-day variability in construction activities, it is difficult, if not impossible, to precisely quantify the daily emissions associated with each phase of the proposed construction activities. Nonetheless, Table B-2, Estimated Peak Daily Construction Emissions, identifies daily emissions that are estimated to occur on peak construction days for each construction phase.

Table B-2
Estimated Peak Daily Project Construction Emissions

Emission Sources	Peak Day Emissions					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Demolition	3.38	33.24	22.35	0.04	1.83	1.58
Site Preparation	3.97	42.47	22.23	0.04	20.46	12.00



Emission Sources	Peak Day Emissions					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Grading	2.50	26.43	0.03	0.03	7.79	4.56
Building	4.63	38.70	0.35	0.03	1.83	1.24
Architectural Coating	23.31	1.56	4.25e-	4.25e-	0.22	0.13
Maximum Daily Emissions	23.31	42.47	22.86	0.04	20.46	12.00
SCAQMD Thresholds	75	100	550	150	150	55
Significant Impact?	No	No	No	No	No	No

These calculations assume that appropriate dust control measures would be implemented as part of the Project during each phase of development, as required by SCAQMD Rule 403 - Fugitive Dust. Specific Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site, and maintaining effective cover over exposed areas.

It is mandatory for all construction projects in the South Coast Air Basin (Basin) to comply with SCAQMD Rule 403 for Fugitive Dust. Compliance with Rule 403 would reduce regional particulate matter emissions associated with construction activities and the impacts would be less than significant.

Operational emissions generated by both stationary and mobile sources would result from normal day-to-day activities after buildout of the proposed Project. Stationary area source emissions would be generated by space and water heating devices and by the operation of landscape maintenance equipment. Mobile emissions would be generated by motor vehicles traveling to and from the project site.

The results of the California Emissions Estimator Model, version 2016.3.1 calculations for the daily operational emissions of the proposed project are presented in Table B-3. The emissions reflect the net increase in emissions anticipated from the proposed Project. As shown, the daily operational emissions are below the SCAQMD thresholds for all criteria pollutants; therefore, no adverse air quality impact would occur.



TABLE B-3
ESTIMATED PEAK DAILY PROJECT OPERATIONAL EMISSIONS IN POUNDS PER DAY

Emission Sources	Peak Day Emissions					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Offroad	0.00	0.00	0.00	0.00	0.00	0.00
Area	23.17	1.75	47.88	0.10	6.22	6.22
Energy	0.047	0.40	0.17	2.59e-	0.03	0.03
Mobile	1.17	8.40	14.08	0.58	4.26	1.16
Maximum Daily Emissions	24.38	10.56	62.14	0.1662	10.52	7.42
SCAQMD Thresholds	75	55	550	150	150	55
Significant Impact?	No	No	No	No	No	No

LOCAL SIGNIFICANCE THRESHOLDS

The SCAQMD has developed localized significance thresholds (LSTs) that are based on the amount of pounds of emissions per day that can be generated by a project that would cause or contribute to adverse localized air quality impacts. These localized thresholds, which are found in the mass rate look-up tables in the "Final Localized Significance Threshold Methodology" document prepared by the SCAQMD, apply to projects that are less than or equal to five acres in size and are only applicable to the following criteria pollutants: NO_x, CO, PM₁₀, and PM_{2.5}. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or State ambient air quality standards, and are developed based on the ambient concentrations of that pollutant for each Source Receptor Area (SRA). For PM₁₀, the LSTs were derived based on requirements in SCAQMD Rule 403 — Fugitive Dust. For PM_{2.5}, the LSTs were derived based on a general ratio of PM_{2.5} to PM₁₀ for both fugitive dust and combustion emissions.

The SCAQMD has developed five sample construction+ scenarios, one-acre, two-acre, three-acre, four-acre, and five-acre in size, where construction impacts do not exceed the most stringent LSTs. The sample scenarios were designed to be used as models or templates for analyzing construction air quality impacts by projects of similar size. As the project site is approximately 6.78 acres in size, the five-acre sample construction scenario was used as a template to analyze the significance of the construction emissions generated by the Proposed Project.



In conducting the analysis, the parameters of the five-acre sample construction scenario were slightly modified such that they would apply to the project-specific characteristics of the Proposed Project. The parameters that have been modified in the five-acre sample construction scenario for the Proposed Project analysis include the number of equipment, the construction schedule, the square footage of the proposed structures, and the amount of dirt that would be handled at the Project Site. The resulting construction emissions generated were then analyzed against the applicable LSTs for five-acre site.

The applicable thresholds and project construction emissions are shown in Table B-4. The LST emissions thresholds were compared to the maximum daily construction activities. As shown in Table B-4, all on-site project emissions are below the LST for demolition/grading and construction. The project will have a less than significant LST emissions.

Table B-4
Project Construction Localized Significance Threshold Emissions

Emissions and Thresholds	Emissions (Pounds per Day)			
	CO	NO _x ^b	PM ₁₀	PM _{2.5}
Project maximum daily on-site emissions	22.35	42.47	0.71	0.19
Localized Significance Threshold	562	103	4	3
Exceeds SCAQMD Localized Threshold?	NO	NO	NO	NO

- 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)?**

Less Than Significant Impact. A significant impact may occur if a project would add a considerable cumulative contribution to federal or State non-attainment pollutants. As the Basin is currently in nonattainment for ozone, CO, and PM₁₀, related projects could exceed an air quality standard or contribute to an existing or projected air quality exceedance. In regards to determining the significance of the Proposed Project contribution, the SCAQMD neither recommends quantified analyses of construction and/or operational emissions from multiple development projects nor provides



methodologies or thresholds of significance to be used to assess the cumulative emissions generated by multiple cumulative projects. Instead, the SCAQMD recommends that a project's potential contribution to cumulative impacts should be assessed utilizing the same significance criteria as those for project specific impacts.

Furthermore, SCAQMD states that if an individual development project generates less than significant construction or operational emissions then the development project would not generate a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment.

As discussed in the response to Question III(b) above, the Proposed Project would not generate construction or operational emissions that exceed the SCAQMD's recommended thresholds. Therefore, the Proposed Project would not generate a cumulatively considerable increase in emissions of the pollutants for which the Basin is in nonattainment, and impacts would be less than significant.

d. Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. Air quality impacts are analyzed relative to those persons with the greatest sensitivity to air pollution exposure. Such persons are called "sensitive receptors". Sensitive population groups include young children, the elderly and the acutely and chronically ill (especially those with cardio-respiratory disease).

Residential areas are considered to be sensitive to air pollution exposure because they may be occupied for extended periods, and residents may be outdoors when exposure is highest. Existing off-site residences abutting the site are considered pollution-sensitive to any project related emissions. The residences north, east and west of the project are considered sensitive receptors to air emissions. Although air emissions will be generated during project construction, as presented in the air quality assessment, the project emissions will not exceed adopted air emission thresholds. The project will not exceed air emission thresholds as discussed in the above section III.b, and as a result, will not expose sensitive receptors to any substantial pollutant concentrations.

Toxic Air Contaminant Emissions from On-Site Construction

Construction activities would result in short-term, project-generated emissions of Diesel Particulate Matter (DPM) from the exhaust of off-road, heavy-duty diesel equipment used for site preparation (e.g., demolition, excavation, and grading), paving, building construction, and other miscellaneous activities. CARB identified DPM as a Toxic Air Contaminant (TAC) in 1998. The dose to which receptors are exposed is the primary factor



used to determine health risk. Dose is a function of the concentration of a substance or substances in the environment and the duration of exposure to the substance. Thus, the risks estimated for a maximally exposed individual (MEI) are higher if a fixed exposure occurs over a longer period. According to the Office of Environmental Health Hazard Assessment, health risk assessments (which determine the exposure of sensitive receptors to TAC emissions) should be based on a 30-year exposure period; however, such assessments should be limited to the period/duration of activities associated with the project. During project construction activities, relatively few pieces of off-road, heavy-duty diesel equipment would be in operation, and the total construction period would be relatively short when compared to a 30-year exposure period. Combined with the highly dispersive properties of DPM and additional reductions in particulate emissions from newer construction equipment, as required by USEPA and CARB regulations, construction emissions of TACs would not expose sensitive receptors to substantial emissions of TACs. The impact would be less than significant, and no mitigation is required.

Exposure to Off-Site Toxic Air Contaminant Emissions

The CARB *Air Quality and Land Use Handbook: A Community Health Perspective* provides guidance concerning land use compatibility with TAC sources. While not a law or adopted policy, the handbook offers advisory recommendations for siting sensitive receptors near uses associated with TACs (such as freeways and high-traffic roads, commercial distribution centers, rail yards, ports, refineries, dry cleaners, gasoline stations, and industrial facilities) to help keep children and other sensitive populations out of harm's way. Projects of concern for mobile sources of TACs are typically those located within 500 feet of the following types of facilities that emit significant quantities of DPM: urban roads with more than 100,000 vehicles per day; freeways or roads with a high heavy truck concentration; and/or near rail yards, ports, and/or distribution centers.

The project site is more than 500 feet from any freeway or major urban road. With respect to proximity to emissions from railroad sources, CARB recommends avoiding siting new sensitive land uses within 1,000 feet of a major service and maintenance rail yard; the project site is not located within 1,000 feet of this type of facility. CARB also recommends not placing sensitive receptors within the same building as a dry cleaner and avoiding siting residences within 300 feet of a large gas station or within 500 feet of dry cleaning operations with two machines using perchloroethylene. There are no gas stations within 300 feet or dry cleaning operations within 500 feet. The project also does not involve emission sources with the potential for substantial levels of emissions of TACs. As such, no off-site sensitive uses would be exposed to significant levels of TACs. Impacts would be less than significant and no mitigation is required.



e. Create objectionable odors affecting a substantial number of people?

Less Than Significant Impact. Some objectionable odors are anticipated as a result of either construction or operation of the project, however residential buildings are generally not considered substantial point sources of objectionable odors. The project would be constructed using conventional building material typical of construction projects of similar type and size, and odiferous building materials are not anticipated to be used. Any odors that may be generated during construction would be localized and temporary in nature and would not be sufficient to affect a substantial number of people or result in a nuisance as defined by SCAQMD Rule 402.

According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor complaints typically including agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The project does not include any uses identified by the SCAQMD as being associated with odors. Garbage collection areas for the project would be covered and situated away from the property line and sensitive uses. Good housekeeping practices would be sufficient to prevent nuisance odors. Therefore, odor impacts would be less than significant.

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 by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

The biological analysis contained herein is based on the following technical study:

- *Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis, Prepared by Maxsum Development, LLC June 2019, Appendix C.*

Potentially Significant Unless Mitigation Incorporated. The Project site is vacant and undeveloped under existing conditions. However, the Project site has the potential to contain species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service.



The Western Riverside County MSHCP is a comprehensive multi-jurisdictional habitat conservation planning program for Western Riverside County, California. The purpose of the Western Riverside County MSHCP is to preserve native habitats, and to this end, the plan focuses upon the habitat needs of multiple species rather than one species at a time. An MSHCP consistency report was prepared and no special-status wildlife or plant species were observed on the project site during the various field surveys conducted on the site.

The Western Riverside County Regional Conservation Authority (RCA) MSHCP Information Map was queried to determine if the MSHCP identifies any potential survey requirements for the project site. Further, the proposed project site was reviewed against the MSHCP to determine if the site is located within any MSHCP areas including Criteria Cells (core habitat and wildlife movement corridors) and areas proposed for conservation. Based on the RCA MSHCP Information Map query and review of the MSHCP, it was determined that the project site is located within the Reche Canyon/Badlands Area Plan of the MSHCP but is not located within any Criteria Cells or MSHCP Conservation Areas. Further, it was determined that the project site is located within the designated survey area for burrowing owl (*Athene cuicularia*) within Sections 6.3.2 of the MSHCP (Appendix C).

The project site was surveyed to determine the suitable habitat areas consisting of low-growing vegetation, open areas for foraging, and availability of small mammal burrows. The focused burrow survey and subsequent focused surveys were conducted in accordance with the "Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area" (County of Riverside 2006).

The project site provides line-of-site opportunities favored by burrowing owls; however, on-site disturbances and surrounding land uses have likely discouraged the use of the project site by burrowing owls. In addition, surrounding residential developments and ornamental trees on and adjacent to the project site have further decreased the likelihood that burrowing owls would occur on-site as these features provide perching opportunities for larger raptor species (i.e., red-tailed hawk) that prey on burrowing owls. Despite a systematic search of the project site, no burrowing owls or sign (pellets, feathers, castings, or white wash) were observed on or within 500 feet, where accessible, of the project site during the focused surveys.

As a result, burrowing owl are presumed absent from the project site. However, out of an abundance of caution, and to ensure burrowing owl remain absent from the project site, it is recommended as Mitigation Measure BIO-1 that a burrowing owl preconstruction clearance survey be conducted prior to any ground disturbing activities in accordance with the *Burrowing Owl Survey Instructions for the Western Riverside Multiple Species*



Habitat Conservation Plan Area. The pre-construction clearance surveys shall be conducted no more than 30 days prior to the start of ground disturbing activities to document the continued absence of burrowing owl from the project site. Implementation with the noted mitigation measure will result in less than significant impacts on candidate, sensitive, or special status species. Compliance with the mitigation measures and payment of the MSHCP and Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan (HCP) mitigation fees, pursuant to Moreno Valley Municipal Code Chapters 3.48 and 8.60, development of the project site will be fully consistent with the Western Riverside County MSHCP.

Mitigation Measures:

BIO-1: Vegetation clearing, and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through September 15), unless a migratory bird nesting survey is completed in accordance with the following requirements:

- a) A migratory bird nesting survey of the Project's impact footprint, including suitable habitat within a 500-foot radius, shall be conducted by a qualified biologist within three (3) days prior to initiating vegetation clearing or ground disturbance.
- b) A copy of the migratory nesting bird survey results report shall be provided to the City of Moreno Valley. If the survey identifies the presence of active nests, then the qualified biologist shall provide the City with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be subject to review and approval by the City and shall be no less than a 100-foot radius around the nest for non-raptors and no more than a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and the City verify that the nests are no longer occupied and juvenile birds can survive independently from the nests.

BIO-2: Within 30 days prior to grading, a qualified biologist shall conduct a survey of suitable habitat on site and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the City of Moreno Valley prior to the issuance of a grading permit and subject to the following provisions:

- a) In the event that the pre-construction survey identifies no burrowing owls on the



property, a grading permit may be issued without restriction.

- b) In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owls, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing owls. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow California Department of Fish and Wildlife (CDFW) relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.
- c) In the event that the pre-construction survey identifies the presence of three (3) or more mating pairs of burrowing owls, the requirements of MSHCP Species-Specific Conservation Objectives 5 for the burrowing owl shall be followed. Objective 5 states that if the site (including adjacent areas) supports three (3) or more pairs of burrowing owls and supports greater than 35 acres of suitable habitat, at least 90 percent of the area with long-term conservation value and burrowing owl pairs will be conserved onsite until it is demonstrated that Objectives 1-4 have been met. A grading permit shall be issued, either:
- a. Upon approval and implementation of a property-specific Determination of Biologically Superior Preservation (DBESP) report for the burrowing owl by the CDFW; or
 - b. A determination by the biologist that the site is part of an area supporting less than 35 acres of suitable Habitat, and upon passive or active relocation of the species following accepted CDFW protocols. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow CDFW relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of



a grading permit.

- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

No Impact. A project would normally have a significant impact on biological resources if it could result in: (a) the loss of individuals, or the reduction of existing habitat, of a state or federal listed endangered, threatened, rare, protected, candidate, or sensitive species or a Species of Special Concern; (b) the loss of individuals or the reduction of existing habitat of a locally designated species or a reduction in a locally designated natural habitat or plant community; (c) the alternation of an existing wetland habitat; or (d) interference with habitat such that normal species behaviors are disturbed (e.g., from the introduction of noise, light) to a degree that may diminish the chances for long-term survival of a sensitive species.

As indicated in the Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis, prepared by Maxsum Development, LLC (June 2019- Appendix C), the project site is located in an urbanized area and is an unimproved land area, with previous residential development. The project site is not located within a significant ecological area (SEA), as designated by the City of Moreno Valley General Plan (FEIR 2006, p. 5.9-15, Figure 5.9-2), and no riparian habitat or other sensitive natural communities exist on site. Therefore, implementation of the project would not result in a substantial adverse effect on riparian habitat or other sensitive natural community.

- 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?**

No Impact. The project site is located in an urbanized area and is currently an unimproved land area. Based on a field survey conducted by Maxsum Development, LLC consulting biologist, the site does not contain any federally protected wetlands as defined by Section 404 of the Clean Water Act. Therefore, implementation of the project would not result in a substantial adverse effect on federally protected wetlands. Impacts would not occur, and no mitigation measures are necessary.

- d. Interfere substantially with the movement of any native resident of migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**



Potentially Significant Unless Mitigation Incorporated. The site is void of any structures, however, four (4) trees remain, and could be a habitat for migratory birds. Pursuant to the Migratory Bird Treaty Act (MBTA) and Fish and Game Code, removal of any trees, shrubs, or any other potential nesting habitat should be conducted outside the avian nesting season, which is from February 1 through August 31. Therefore, Mitigation Measure BIO-3 requires that the trees be removed prior to or after the avian nesting season. Additionally, if removal of the trees cannot occur outside of the nesting period, a preconstruction clearance survey shall be provided with detailed parameters and requirements of the survey by a licensed biologist to minimize potential impacts to potential migratory birds and their habitat. With implementation of these mitigation measures, the project will not adversely interfere with the movement of any native resident or migratory fish or wildlife species or use of wildlife nursery, thus ensure impacts to be reduced to less than significant levels. Additionally, there are no natural water bodies, therefore no potential for the Project to interfere with the movement of fish, and there are no wildlife nurseries on-site, and therefore no potential for the Project to impede the use of a native nursery site.

Mitigation Measures:

BIO-3 Prior to Grading Permit issuance, the Project Applicant shall demonstrate, to the satisfaction of the Moreno Valley Planning Department that the project complies with the following:

Tree Removal - Trees shall not be removed from the site during the avian nesting season from February 1 through August 31. If ground disturbance and vegetation removal cannot occur outside of the nesting season, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a 300-foot buffer around the active nest. For raptors and special-status species, this buffer will be expanded to 500 feet. It is recommended that a biological monitor be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities can occur.



e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g. oak trees or California walnut woodlands)?

Less Than Significant. Although the project site is undeveloped, it does have several trees on the property, but does not contain any significant amount of site vegetation or protected trees (Appendix E: Arborist Report, Prepared by James Carrera/Consulting Arborist, June 2019). Thus, no locally protected biological resources exist on the project site. Additionally, the Moreno Valley Municipal Code (Section 8.60.010) requires development projects to pay mitigation fees for the MSHCP implementation and the Stephens' Kangaroo Rat to minimize any adverse impacts. Therefore, the project would not conflict with local policies or ordinances protecting biological resources and result in less than significant impacts.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approval local, regional, or state habitat conservation plan?

Less Than Significant Impact. A significant impact would occur if the Proposed Project would be inconsistent with mapping or policies in any conservation plans of the types cited. Based on the RCA MSHCP Information Map query and review of the MSHCP, it was determined that the project site is located within the Reche Canyon/Badlands Area Plan of the MSHCP but is not located within any Criteria Cells or MSHCP Conservation Areas. Further, it was determined that the project site is located within the designated survey area for burrowing owl (*Athene cuinularia*). However, as discussed above (IV.a and d), the proposed mitigation measures implementation of the project would not conflict with any habitat conservation plans and result in less than significant impacts.

V. CULTURAL RESOURCES

Would the project:

a. Cause a substantial adverse change in significance of a historical resource as defined in State CEQA §15064.5?

No Impact. A historical resource is defined in Section 15064.5(a)(3) of the CEQA Guidelines as any object, building, structure, site, area, place, record, or manuscript determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Historical resources are further defined as being associated with significant



events, important persons, or distinctive characteristics of a type, period, or method of construction; representing the work of an important creative individual; or possessing high artistic values. Resources listed in or determined eligible for the California Register, included in a Local Register, or identified as significant in a historic resource survey as also considered historical resources under CEQA.

A project with an effect that may cause substantial adverse change in the significance of a resource is a project that may have a significant impact effect on the environment. Substantial adverse change is defined as physical demolition, relocation, or alteration of a resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.¹ Direct impacts are those that cause substantial adverse physical change to a historic property.

Indirect impacts are those that cause substantial adverse change to the immediate surroundings of an historic property such that the significance of an historical resource would be materially impaired

Based on the property profile, historical tenant report, Sanborn Map review, building permits information, and the City of Moreno Valley General Plan FEIR 2006 (Section 5.10, Cultural Resources) the subject site was previously used for residential purposes and row crops (circa 1959) but has been vacant and undeveloped since 1978. Thus, no listed historic resources would be impacted by the redevelopment of the Project Site. Therefore, the Proposed Project would not cause an adverse change in the significance of an historic resource and no impact would occur.

b. Cause a substantial adverse change in significance of an archaeological resource as defined in State CEQA §15064.5?

Less than Significant Impact. There is no evidence based on the archival research conducted (Cultural Resources Assessment, Appendix D) suggesting that the project site would contain potentially significant archaeological resources. The project's potential to disturb heretofore unidentified archaeological resources is considered unlikely. However, there is a possibility that unknown, subsurface archaeological resources may exist at the project site. Project-related excavation for the multiple family development building footings may have the potential to uncover archaeological resources. However, if archeological resources are found during excavation, the project will be required to follow procedures as detailed in the California Public Resources Code Section 21083.2, establishing guidelines that specifically include criteria for public agencies to follow in

¹ California Code of Regulations, Title 14, Chapter 3, Article 5, Section 15064.5(b)(1).



determining whether or not a proposed project may have a "significant effect on the environment." Therefore, the impact would be less than significant.

c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Unless Mitigation Incorporated. The Moreno Valley area contains sedimentary rock units with potential to contain significant nonrenewable paleontological resources which are subject to adverse impacts by ground-disturbing activities. However, much of Moreno Valley is covered with recent alluvium. These sediments overlie fossiliferous sedimentary units of the Mt. Eden Formation and the San Timoteo Formation. According to the *General Plan EIR*, excavation to depths normal for development would probably not penetrate recent alluvial sediments to encounter fossiliferous deposits. *General Plan FEIR* Figure 5.10-3, Paleontological Resource Sensitive Areas, displays areas of paleontological resource sensitivity in the Moreno Valley planning area. The project area is located within an area identified as having low potential for paleontological resources. Although it is not anticipated that the proposed multiple family development would impact undiscovered paleontological resources, compliance with Mitigation Measure CUL-1 through CUL-4 would reduce potential impacts to a less than significant level.

Mitigation Measures:

CUL-1 Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a qualified paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.

CUL-2 The paleontological monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontological monitor shall be empowered to temporarily halt or divert equipment to allow of removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have a low potential to contain or yield fossil resources.



CUL-3 Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the Western Science Museum in Hemet, California, is required for significant discoveries. The paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.

CUL-4 A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the City of Moreno Valley prior to building final.

d. Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. No conditions exist that suggest human remains are likely to be found within the project area. It is not anticipated that human remains, including those interred outside of formal cemeteries, would be encountered during future earth removal or disturbance activities. If human remains were found, those remains would require proper treatment in accordance with applicable laws. State of California *Public Resources Health and Safety Code* Sections 7050.5-7055 describe the general provisions for human remains. Specifically, *Health and Safety Code* Section 7050.5 describes the requirements if any human remains are accidentally discovered during excavation of a site. As required by State law, the requirements and procedures set forth in Section 5097.98 of the California *Public Resources Code* would be implemented, including notification of the County Coroner, notification of the Native American Heritage Commission, and consultation with the individual identified by the Native American Heritage Commission to be the “most likely descendant.” If human remains are found during excavation, excavation must stop in the vicinity of the find and any area that is reasonably suspected to overlay adjacent human remains until the County Coroner has been called out, and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains. Following compliance with State regulations, which detail the appropriate actions necessary in the event human remains are encountered, impacts in this regard, would be considered less than significant.

VI. ENERGY



- a. **Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**
- b. **Conflict with or obstruct a state or local plan for renewable energy efficiency?**

Less than Significant Impact. The proposed project would involve tie-ins to the existing electric utility line configuration, and maintenance. Most of the proposed project's energy consumption would occur during construction activities and primarily associated with fuel consumption from vehicle trips and construction equipment use. However, the proposed project would also involve consumption of other sources of energy, such as electricity and/or natural gas. As described in Section 5.7, "Greenhouse Gases," the proposed project would be required to comply with federal and state standards addressing fuel efficiency for light- and heavy-duty vehicles. Additionally, the increasingly stringent state and federal regulations on engine efficiency combined with local, state, and federal regulations limiting engine idling times from equipment would further reduce the amount of fuel demand during project construction. As shown in Section VI, the project would not conflict with relevant plans involving renewable energy and energy efficiency, such as the statewide Climate Change Scoping Plan. Because the proposed project would avoid the wasteful and inefficient use of transportation fuel and would not conflict with state and local policies on renewable energy and energy efficiency, impacts to energy resources would be less than significant.

VII. GEOLOGY AND SOILS

- a. **Exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: 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.**

Less than Significant Impact. There are no Alquist-Priolo Earthquake Fault Zones affecting the project site. The nearest earthquake fault zone is the San Jacinto Fault, which occurs approximately 6 miles northwest of the Project site. (Google Earth Pro, 2017; City of Moreno Valley, 2006, Figure 5.6.2). Because there are no known faults located on the Project site, there is no potential that the proposed Project could expose people or structures to adverse effects related to ground rupture. New development will be required to comply with the seismic safety requirements in the California Building Code (CBC) and the California Geological Survey Special Publication 117 (Guidelines for Evaluating and Mitigating Seismic Hazards in California [2008]), which provide guidance for evaluating and mitigating earthquake-related hazards. The Project will be subject to the City of Moreno Valley Building Code (City of Moreno Valley Municipal Code – Chapter 8.20). With mandatory compliance with the existing codes, standards and regulations, impacts would be less than significant.



b. Exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: Strong seismic ground shaking?

Less than Significant Impact. The project site is located in the seismically active Southern California region, which is characterized by major faults and fault zones. According to the California Geologic Survey (CGS), faults are classified as active, potentially active, or inactive. As outlined in the Alquist-Priolo Earthquake Fault Zoning Map Act, the State of California defines active faults as faults that have historically produced earthquakes or shown evidence of movement within the past 11,000 years (during the Holocene Epoch). Potentially active faults are faults that have shown evidence of the most recent surface displacement within the last 1.6 million years (during the Quaternary-age). Faults with no evidence of movement within the last 1.6 million years are considered inactive. Active faults may be designated as Earthquake Fault Zones under the Alquist-Priolo Earthquake Fault Zoning Act, which includes standards regulating development adjacent to active faults.

Nonetheless, the proposed project would comply with the *Special Publications 117A, Guidelines for Evaluating and Mitigating Seismic Hazards in California (2008)* established by the California Geological Society (CGS), which provides guidance for evaluation and mitigation of earthquake-related hazards. Furthermore, the project would be designed and constructed in accordance with the California Building Standards Code (CBSC) and the Moreno Valley Building Code (Municipal Code – Chapter 8.20).

Lastly, a preliminary geotechnical and infiltration feasibility investigation was conducted (LOR Geotechnical Group, Inc., April 10, 2019; Appendix F) which concluded based on their field investigation and testing program that the site is feasible from a geotechnical standpoint for development as proposed. Therefore, the potential for exposure of people or structures to seismic risks would be less than significant.

c. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction is the process when loose, granular soils below the groundwater table lose strength due to excess water pressure that builds up during repeated movement from seismic activity. The vast majority of liquefaction hazards are associated with sandy soils and silty soils of low plasticity. Potentially liquefiable soils (based on composition) must be saturated or nearly saturated to be susceptible to liquefaction. Liquefaction potential has been found to be the greatest where the ground



water level is shallow and submerged loose, fine sands occur within a depth of about 40-50 feet.

Based on information from the California Division of Mines and Geology, groundwater has historically only been as high as approximately 90 feet below the existing ground surface. However, the presence of shallower, perched groundwater cannot be ruled out. Nonetheless, according to the Geotechnical Investigation Report prepared for the project site, groundwater at the site was not discovered in boring test to a depth of 45 feet below ground surface level (bgs).² The native soils are anticipated to be dense and stiff and not susceptible to liquefaction.

Furthermore, according to the California Division of Mines and Geology (www.conservation.ca.gov/cgs/), the site is not within an area identified as having a potential for liquefaction. Therefore, the potential for liquefaction to occur at the site is low. Seismic-induced settlement is often caused by loose to medium-dense granular soils densified during ground shaking. Uniform settlement beneath a given structure would cause minimal damage; however, because of variations in distribution, density, and confining conditions of the soils, seismic-induced settlement is generally non-uniform and can cause serious structural damage. Dry and partially saturated soils, as well as saturated granular soils, are subject to seismic-induced settlement. It is anticipated that the existing fill and the upper soils that may be susceptible to seismic-induced settlement would be removed by excavation for the buildings footings. The underlying soils are anticipated to be dense and are not considered susceptible to significant seismic induced settlement.

Based on the above, impacts regarding seismic-related ground failure hazards, including liquefaction and seismic-induced settlement, would be less than significant. Furthermore, the project would be designed and constructed in accordance with the standards and requirements of the California Building Standards Code (CBSC) and the Moreno Valley Building Code (Municipal Code – Chapter 8.20), to minimize seismic-related hazards.

d. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: Landslides?

Less Than Significant Impact. The site is relatively level, but with a westerly slope. The surrounding project area is highly urbanized and is not identified as having a potential for slope instability per the City of Moreno Valley Safety Element of the General Plan. Furthermore, the site is not within a California Division of Mines and Geology Seismically

² Appendix F: Geotechnical and Infiltration Investigation Report, Prepared by LOR Geotechnical Group, Inc. (April 10, 2019)



Induced Landslide Hazard Zone. Thus, landslides are not expected to occur on-site. However, it is acknowledged that the site soils are generally uncemented. If constructed at angles steeper than approximately 1.5:1 (horizontal to vertical), temporary cut slopes may be susceptible to sloughing and failure. Temporary shoring can be designed to protect excavations and other adjacent properties. Compliance with this design specification or comparable specification would reduce any potential impacts to a less than significant level. This is a regulatory requirement and will be included in the geotechnical report to be submitted to the City Department of Building and Safety as part of the standard Building Plan Check process.

e. Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. The project site is currently undeveloped. Construction activities associated with the project have the potential to result in minor soil erosion during excavation, grading and soil stockpiling, subsequent siltation, and conveyance of other pollutants into municipal storm drains. However, project construction would comply with the requirements of the National Pollutant Discharge Elimination System (NPDES) Construction permit and would implement City grading permit regulations that include compliance with erosion control measures, including grading and dust control measures.

Specifically, construction would occur in accordance with City Building Code Chapter VIII, which requires necessary permits, plans, plan checks, and inspections to reduce the effects of sedimentation and erosion. In addition, the project would be required to have an erosion control plan approved by the City of Moreno Valley Building and Safety Division, as well as a Storm Water Pollution Prevention Plan (SWPPP). As part of these requirements, Best Management Practices (BMPs) would be implemented during construction to reduce soil erosion to the maximum extent possible. These BMPs would be designed based on the City of Moreno Valley BMPs.

As the site is currently unpaved and exposed, development of the proposed project would lessen the existing site contribution to sediment runoff at project completion. With the incorporation of conditions of approval into the project's design, as well as compliance with all applicable storm water discharge permits and the requirements of the WQMP (Appendix H), impacts would be less than significant. Furthermore, Standard Urban Stormwater Mitigation Plan (SUSMP) provisions would be implemented throughout the operational life of the project that would assist in reducing on site erosion. A SUSMP is a working plan that is systematically reviewed and revised to ensure that BMPs are functioning properly and are effective at treating runoff from the site for the life of the project. Therefore, through mitigation efforts, the required implementation of the



applicable erosion control standards, and conformance with the City Building Code, including implementation of an erosion control plan, potential impacts regarding wind or waterborne erosion during construction and operation of the project would be less than significant.

f. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Less Than Significant Impact. The site had been developed with residential structures, and it is anticipated that artificial fill is present, at least locally. The quality of the existing fill, in their present condition, would not provide uniformity and/or adequate support for the proposed structures. However, fill materials would be removed and/or re-compacted, as necessary during excavation of the site in structural areas. The site is underlain by Holocene to late Pleistocene age alluvial fan deposits. These deposits consist of interlayered clay, silt, sand, and sand with gravel and some cobbles. These alluvial soils were stiff and dense in borings drilled on site.

As stated in Response VI.c the potential for liquefaction at the site is low as the native soils are anticipated to be dense and stiff. As stated in Response VI.d the site and adjacent properties are generally flat and have been previously developed, thus, the site has not been identified as having the potential for landslides.

Since the project site does not contain free-faces or slopes, the potential for lateral spreading to occur is low. Subsidence is a localized mass movement that involves the gradual downward settling or sinking of the ground, resulting from the extraction of mineral resources, subsurface oil, groundwater, or other subsurface liquids, such as natural gas. The site is not located within an area of known subsidence associated with oil or ground water withdrawal, peat oxidation or hydro-compaction. Furthermore, the project does not include the extraction of oil or groundwater from aquifers under the project site. As such, the potential for subsidence to occur on site is low. Based on the information cited above, the site is considered stable from a geological perspective. The project would comply with all applicable State and City building and safety guidelines, restrictions, and permit requirements. Thus, impacts would be less than significant in this regard, and no mitigation measures are required.

g. 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?



Less Than Significant Impact. Expansive soils contain significant amounts of clay particles that swell considerably when wetted and which shrink when dried. Foundations constructed on these soils are subject to uplifting forces caused by the swelling. It is anticipated that artificial fill is present on the site, at least locally. The quality of any existing fill is unknown, but is anticipated to not be uniformly compacted. Fill materials would be removed and/or recompacted, as necessary during excavation of the site in structural areas. Below the fill materials, if any, the site is underlain by Holocene to late Pleistocene age alluvial fan deposits (LOR, Preliminary Geotechnical and Infiltration Feasibility Investigation, April 10, 2019; Appendix F). These deposits consist of interlayered clay, silt, sand, and sand with gravel and some cobbles. These alluvial soils were stiff and dense in borings drilled on nearby sites. The sands typically have a low expansion potential, but the silts and local clays could have medium to high expansion potential. These soils would be removed and/or replaced as part of standard construction practices pursuant to the City of Moreno Valley and/or CBSC building requirements. Therefore, project implementation would result in less than significant impacts associated with expansive soils, and substantial risks to life or property would not occur.

h. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The project site is located in an urbanized area of the City of Moreno Valley which is served by an existing sewer infrastructure. The project would not involve the use of septic tanks or alternative wastewater disposal systems. As such, no impact would occur in this regard.

VIII. GREENHOUSE GAS EMISSIONS

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. Greenhouse gas (GHG) emissions refer to a group of emissions that have the potential to trap heat in the atmosphere and consequently affect global climate conditions. Although there is disagreement as to the speed of global warming and the extent of the impacts attributable to human activities, most agree that there is a direct link between increased emission of GHGs and long-term global temperature.

The project site is located within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The proposed project would generate 468 average daily



new trips (Trip Generation Assessment Table, Prepared by Coco Traffic Planners, Inc. May 2019). The project would require electricity for lighting and miscellaneous electronics. Municipal waste from project operation would also be generated.

The proposed project would result in short term emissions of greenhouse gases (CHGs) during construction. These emissions, primarily carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O), are the result of fuel combustion by construction equipment and motor vehicles. The other primary CHGs (hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride) are typically associated with specific industrial sources and would not be emitted by the project. The emissions of CO₂, CH₄ and N₂O were estimated using California Emissions Estimator Model (CalEEMod), version 2016.3.1. using the same methodology as described above for estimating criteria air pollutants.

In addition to electrical demand, the project would result in indirect GHG emissions due to water consumption, wastewater treatment, and solid waste generation. California Emissions Estimator Model, version 2016.3.1 default values were used for consumption of water and generation of waste as well as the emissions resulting from these activities. GHG emissions from water consumption are due to electricity needed to convey, treat, and distribute water. The annual electrical demand factors for potable water were obtained from the California Energy Commission. GHG emissions from wastewater are due to the electricity needed to treat wastewater and the treatment process itself, which primarily releases CH₄ into the atmosphere. GHG emissions from solid waste generation are due to the decomposition of organic material, which releases CH₄ into the atmosphere. The GHG emission factor for solid waste generation was based on Intergovernmental Panel on Climate Change (IPCC) methods for quantifying GHG emissions from solid waste and waste disposal rates were based on CalRecycle data.

The annual GHG emissions associated with construction and operation of the project are provided below in table B-8, Estimated Greenhouse Gas Emissions. Direct and indirect operational emissions associated with the proposed project are compared with the SCAQMD's threshold of significance for all land use projects, which is 3,000 metric tons of CO₂ equivalent (MTCO₂e) per year.



Table B-5
Estimated Project Greenhouse Gas Emissions

Operational GHG Emissions from Mobile and Indirect Sources	GHG Emissions (MTCO ₂ e/Year)
Construction (Annualized) Emissions	13.51
Operational (Mobile) Sources	1,521.96
Area Sources	0.001
Energy Sources	360.64
Waste Sources	27.24
Water Sources	33.12
Total Project	1,535.47
SCAQMD Threshold (All Land Use Projects)	3,000
Exceed Threshold?	No

The City of Moreno Valley Energy Efficiency and Climate Action Strategy, which incorporates applicable provisions of the CALGreen Code, and in some cases outlines more stringent GHG reduction measures available to development projects in the City of Moreno Valley is consistent with statewide goals and policies in place for the reduction of greenhouse gas emissions, including AB 32 and the corresponding Scoping Plan. Among the many GHG reduction measures outlined later in this Section, the Green Building Code requires projects to achieve a 20 percent reduction in potable water use and wastewater generation, meet and exceed Title 24 Standards adopted by the California Energy Commission on December 17, 2008, and meet 50 percent construction waste recycling levels. Accordingly, a new development Project that can demonstrate it complies with the Green Building Code is considered consistent with statewide GHG-reduction goals and policies, including AB 32, and would not make a cumulatively considerable contribution to global warming.

The increase in daily trips, electricity demand, and waste generation would result in a minimal increase in GHGs, which would clearly not exceed the SCAQMD draft threshold for all land use projects of 3,000 metric tons of carbon dioxide equivalents (MTCO₂e) per year. As such, the project would result in less than significant greenhouse gas impacts.



b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. As described above, the proposed project would result in an increase in GHG emissions that falls below SCAQMD's threshold for land use projects. As GHG emissions would be relatively minimal, the project would not impede the State of California's goal to reduce GHG emissions consistent with the Global Warming Solutions Act of 2006 (AB 32). Therefore, the proposed project would not conflict with an applicable plan or policy adopted for the purpose of reducing emissions of GHGs. Impacts would be less than significant.

VIV. 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?

Less Than Significant Impact. The project proposes a multi-family residential development with on-site amenities. Hazardous materials are not typically associated with this type of land use. Minor cleaning products and occasionally used pesticides and herbicides for landscape maintenance of the project are the extent of materials used and applicable here. Development plans for the project would also be reviewed by the City of Moreno Valley Fire Department for hazardous material use, safe handling and storage, as appropriate. The Fire Department would require that conditions of approval be applied to the project applicant to reduce hazardous material impacts.

Therefore, it is not anticipated that the use of such hazardous materials would create a significant hazard associated with a risk of upset or accident conditions involving the release of hazardous materials during project operations. Additionally, the Phase I Site Assessment (Appendix F) concluded that there are no properties listed with the regulatory agencies within a one-mile radius which might pose an adverse environmental impact to the site. It further attest that there are no potential onsite or offsite past or current practices or businesses that would provide a source for vapor intrusion under the site. As such, it is concluded that the project would result in less than significant impacts.

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?



Less than Significant Impact. As discussed in response to Checklist Question VIII.a, above, the project is unlikely to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The subject property was developed with a residential structure built in the late 1940s. The Geotechnical and Infiltration Investigation Report prepared for the Project revealed no evidence of (Recognized Environmental Conditions) RECs, HRECs, or CREC indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject site. The report (LOR Geotechnical Group, Inc., September 2018; Appendix G) concluded that based on no reportable concentrations of TPH-G or volatile organic compounds (VOCs) detected in the eight soil vapor probe locations along the southern portion of the east site boundary, the site appears suitable for the intended residential development. Therefore, excavation of the project site (building footings) would not likely result in significant hazards to the public or the environment from the release of hazardous materials into the environment.

Furthermore, construction and development would include the limited use of potentially hazardous materials in the form of cleaning solvents and mechanical fluids, however the use and storage of such materials would comply with applicable standards and regulations and would not likely pose significant hazards.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less than Significant Impact. The project site is adjacent to an existing school, which would not be impacted during the scheduled construction period, as construction would not impede pedestrian passageways. Also, the limited quantities of hazardous materials, as described above, are not expected to pose a risk to the adjacent school. Furthermore, occupancy of the proposed apartment development uses would not cause hazardous substance emissions or generate hazardous waste. As such, it is concluded that the project would result in less than significant impacts at the existing adjacent school and/or any proposed schools within a one-quarter mile radius of the site.

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?

Less Than Significant Impact. A search of federal, state, county, and city regulatory databases were conducted to identify known or potential hazardous waste sites, landfills, hazardous waste generators, and disposal facilities within the vicinity of the project site. The records search identified whether the project site and/or any surrounding properties



are listed within a hazardous materials database within the minimum search distance. It was determined that no surrounding properties present an environmental concern to the project site at this time. Furthermore, the site is not identified on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Geotechnical and Infiltration Investigation Report; LOR Geotechnical Group, Inc., April 10, 2019; Appendix F). Therefore, as a result, the project would not create a significant hazard to the public or the environment. Thus, less than significant impacts would occur in this regard, 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?

No Impact. The Project site is located approximately 1.5 miles northeast of the March Air Reserve Base. According to City of Moreno Valley General Plan FEIR Figure 5.5-3, City Areas Affected by Aircraft Hazard Zones, and March Air Reserve Base/Inland Port Land Use Study Exhibit 2-14, Accident Potential Zones, the Project site is not located within an "Accident Potential Zone" or "Clear Zone" (i.e., high risk areas 3,000 feet from each end of the runway) (City of Moreno Valley, 2006, Figure 5.5-3; ALUC, 2010, Exhibit 2-14). Thus, because the Project site is not located in an area identified as an "Accident Potential Zone" or a "Clear Zone", implementation of the proposed Project would not result in a safety hazard for people living or working on the Project area and impacts would be less than significant.

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area?

No Impact. There are no private airstrips in the vicinity of the project site, and the site is not located within a designated airport hazard area. Therefore, the proposed project would not result in airport-related safety hazards for the people residing or working in the area. No impact would occur and no mitigation measures are necessary.

g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The project site is located in an area where adequate circulation and access is provided to facilitate emergency response. The proposed building configuration would comply with applicable fire codes, including proper emergency exits for residents and patrons. Prior to the issuance of any building permits, a project will be required to develop an emergency response plan in consultation with the



Fire Department. The emergency response plan typically include mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments. Construction activities would generally be confined to the project site and would be subjected to emergency access standards and requirements of the City of Moreno Valley Fire Department to ensure traffic safety. As such, implementation of the proposed project would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, impacts would be less than significant.

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?

No Impact. The project site is currently vacant in a highly urbanized area and does not contain wildland features. In addition, the site is not located adjacent to any wildland areas. Therefore, development of the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, and no mitigation measures are required.

IX. HYDROLOGY AND WATER QUALITY

Would the proposal result in:

a. Violate any water quality standards or waste discharge requirements?

Less than Significant Impact. The project site is currently undeveloped but was previously developed with a single-family residence. As with any urban project, runoff entering the storm drainage system would contain minor amounts of pollutants (including pesticides, fertilizers and motor oil) which would incrementally contribute to the degradation of surface and sub-surface water quality. Additionally, grading activities for the apartment complex would temporarily expose soils to wind and water erosion that would contribute to downstream sedimentation. Storm flows from the existing tributaries from the north and east properties will be captured and conveyed through the site in underground storm drainpipes. The proposed project would comply with all permit and development guidelines associated with urban water runoff and discharge, set forth by the City of Moreno Valley and the Regional Water Quality Control Board.

As part of Section 402 of the Clean Water Act, the U.S. Environmental Protection Agency (EPA) has established regulations under the National Pollution Discharge Elimination System (NPDES) program to control direct storm water discharges. In California, the State Water Resources Control Board (SWRCB) administers the NPDES permitting



program and is responsible for developing NPDES permitting requirements. The NPDES program regulates industrial pollutant discharges, which include construction activities. The SWRCB works in coordination with the Regional Water Quality Control Boards (RWQCB) to preserve, protect, enhance, and restore water quality. The City is located in the jurisdiction of the Santa Ana RWQCB.

A Preliminary Water Quality Management Plan has been approved and a Final Water Quality Management Plan is required prior to any grading on the site to address urban runoff. A Final Water Quality Management Plan will include site design best management practices (BMP's), source control BMP's, treatment control BMP's, operation and maintenance BMP's, and sources of funding BMP's for BMP implementation. With the approval of the storm drainage facilities by the City Engineer as well as complying with all applicable storm water discharge permits, impacts would be less than significant, and no mitigation measures would be required.³

- 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 land uses for which permits have been granted)?**

Less Than Significant Impact. Eastern Municipal Water District will provide the proposed project with water supplies. Water supplies are adequate to serve the proposed project. Although the project would cover a majority of the site with impervious surfaces, the landscaped areas and bio-retention basin at the southeast section of the site would still provide a means for groundwater recharge. Impacts would be less than significant in that the project will not 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.⁴

- 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?**

Less Than Significant Impact. During the pre-developed conditions, the project site is impacted from the north by Q10=18.6 cfs and Q100=27.7 cfs offsite stormwater runoff. The combined offsite and onsite stormwater runoff sheets through the site and discharges at Cottonwood Avenue where it is intercepted by an existing catch basin and is

³ Hydrology and Hydraulic Studies, Winchester Associates, Inc.

⁴ Same as Footnote 3



discharged on Vellanto Way through an existing 30" RCP pipe and under sidewalk drain. The accumulated on-site and offsite runoff at the site's discharge point is $Q_{10}=26.65$ cfs and $Q_{100}=40.4$ cfs.

The storm water runoff accumulated by the project site tributary area is conveyed downstream through local streets and intercepted by existing catch basins at the commencement of the existing Lime M-13 per Sunnymead MDP. During the post-developed conditions the drainage pattern will remain the same. The off-site tributary area runoff and the runoff accumulated by the portion of the site that will remain undeveloped, labeled "NOT-A-PART" on the hydrology map, will be intercepted and conveyed through a proposed storm drain to the existing catch basin on Cottonwood Avenue. The on-site runoff accumulated by the developed portion of the project will be routed through a storm water quality facility before discharging into the existing storm drain system. The accumulated on-site and offsite runoff at the discharge point is $Q_{10}=26.1$ cfs and $Q_{100}=38.8$ cfs.

The project site location is identified on the City of Moreno Valley Watershed Boundaries map (dated May 23, 2017) as a project that may be required to mitigate for hydromodification impact. However, hydrology and hydraulic analysis shows that the site drains into an existing storm drain line located at an area not requiring HCOC mitigation, hence no mitigation is proposed.

- 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 which would result in flooding on or off site?**

Less Than Significant Impact. The existing storm flows that are tributary to the site, under current conditions, outlet both onto Cottonwood Avenue and Indian Street. The proposal is to capture all of the tributary waters and convey them through the site in a storm pipe to outlet only to Cottonwood Avenue. The storm flows that will be conveyed in Cottonwood Avenue will not exceed the capacity of the street improvement section for Cottonwood Avenue⁵, as approved by the city engineer based on the Geotechnical and Infiltration Feasibility Investigation prepared for the proposed Project. The ultimate disposition of these flows will continue to be the existing storm drain at the Old Hwy. 395, which is located approximately 2.95 miles to the west of the site. The runoff from the proposed development will not substantially increase the existing flows and will not result in on-site or off-site flooding. Specifically, any increased runoff due to the site

⁵ Preliminary Geotechnical and Infiltration Feasibility Investigation, LOR Geotechnical Group, Inc. (April 10, 2019)



development will be mitigated by constructing onsite underground storm water storage facilities as necessary during the construction of the project. Storm drain plans and hydrology/hydraulic calculations will be approved by the City's Land Development-Engineering Department.⁶ Less than significant impacts associated with alterations to existing drainage patterns would occur with project implementation.

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?

Less than Significant Impact. All storm drainage improvement would be developed to the standards of the City Engineer. Additionally, the project has been designed in accordance with the City's standard conditions of approval, which include measures pertaining to storm drainage facilities and runoff. As with any urban project, runoff entering the storm drainage system would contain minor amounts of pollutants (including pesticides, fertilizers and motor oil). This would incrementally contribute to the degradation of surface and sub-surface water quality. Additionally, grading activities would temporarily expose soils to water erosion that would contribute to downstream sedimentation. However, the project is subject to the permit requirements of the Santa Ana Regional Water Quality Control Board. As the site is currently unpaved and exposed, development of the proposed project would lessen the existing site contribution to sediment runoff at project completion. With the incorporation of conditions of approval into the project's design, as well as compliance with all applicable storm water discharge permits, impacts would be less than significant.⁷

f. Otherwise substantially degrade water quality?

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

⁶ Same as Footnote 5

⁷ Hydrology and Hydraulic Studies, Winchester Associates, Inc., and Project Specific Water Quality Management Plan, Winchester Associates, Inc.



compliance with all applicable storm water discharge permits, impacts would be less than significant.⁸

g. Place housing within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

Less than Significant Impact. Flood hazard areas identified on the Flood Insurance Rate Map (FIRM) are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will inundated by the flood event having a 1-percent chance of being equaled or exceed in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).⁹

The current Federal Emergency Management Agency (FEMA) maps indicated that the site is currently zoned X, which is defined as outside the 100-year floodplain. The Community Panel Number is 06065C 0745 G for the site. The 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. As such, project development would not place housing within a 100-year flood plain and impacts are expected to be less than significant.

h. Place within a 100-year flood plain structures which would impede or redirect flood flows?

Less than Significant Impact. As stated above, the current Federal Emergency Management Agency (FEMA) maps indicated that the site is currently zoned X, which is defined as outside the 100-year floodplain. The Community Panel Number is 06065C 0745 G for the site. The apartment project as designed and as conditioned, will not place structures which would impede or redirect flood flows. The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. Less

⁸ Project Specific Water Quality Management Plan, Winchester Associates, Inc.

⁹ <https://www.floodpartners.com/fema-flood-map/>



than significant impacts would occur with regard to flood flows and no mitigation measures are necessary.

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?

No Impact. The current Federal Emergency Management Agency (FEMA) maps indicated that the site is currently zoned X, which is defined as outside the 100-year floodplain. The Community Panel Number is 06065C 0745 G for the site. The apartment project as designed and as conditioned, will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as the result of the failure of a levee or dam. The project is not located in a flood inundation area and thus will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. The nearest dam is the Perris Lake Dam located approximately 8 miles southwest of the project site. As such, impacts associated with the exposure of people or structures to a significant risk of loss, injury, or death involving flooding would not occur, and no mitigation measures are necessary.



j. Inundation by seiche, tsunami, or mudflow?

No Impact. A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, lake, or storage tank. A tsunami is a great sea wave, commonly referred to as a tidal wave, produced by a significant undersea disturbance such as tectonic displacement of the sea floor associated with large, shallow earthquakes. Mudflows result from the downslope movement of soil and/or rock under the influence of gravity. The project site is located approximately 8 miles northwest of Lake Perris, which is the nearest body of water. The site is not identified in the General Plan as a location subject to seiche, tsunami, or mudflow. As such, there is no potential for exposure of people to a seiche or a tsunami. In addition, the site is not positioned in an area of potential mudflow. Potential impact associated with inundation by seiche, tsunami, or mudflows would not occur, and no mitigation measures are necessary.

X. LAND USE AND PLANNING

Would the project:

a. Physically divide an established community?

No Impact. The project site is located in a highly urbanized portion of the City of Moreno Valley. The Project site is located between a public school use to the north and single-family residences to the south, east and west. The following land uses occur adjacent to the project site:

- North: The immediate adjacent parcel to the north is developed with a School (March Mountain High School/Moreno Valley Adult School) within the Public District (P).
- South: The south side of the lot abuts Cottonwood Avenue; across Cottonwood Avenue is a single-family residential neighborhood in the Residential 5 District (R5).
- East: The site is bordered on the east by older established one- and two-story single-family residences zoned Residential 5 District (R5).
- West: The west side of the site abuts Indian Street; across Indian Street are single-family residences in the Residential 5 District (R5).

Development of the project site in the proposed manner consisting of residential uses would be compatible with the established land use patterns in the area and would



not physically divide an established community. Therefore, no impacts would occur and no mitigation measures are necessary.

- b. Conflict with 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?**

Less Than Significant Impact. The City of Moreno Valley Zoning Code implements land use policies of the City of Moreno Valley's General Plan, while the Moreno Valley Municipal Code (MVMC) directly regulates land use and development of the project site through development and building standards.

Zoning Analysis

The subject property is situated on four (4) contiguous parcels within the Residential 5 District (R5) with a consistent General Plan Land Use designation of Residential 5 totaling approximately 8.10 gross acres (352,836 square feet of gross lot area). The surrounding community is developed with single family residential uses.

The proposed zoning is Residential 10 District (R10) and Public District (P), as such, it is imperative to implement a General Plan Land Use Designation that is consistent with the intended zoning. The project proposes to amend the General Plan Land Use designation to Residential 10 and Public, which is consistent and supports good zoning practice to carry out the intent of the General Plan. The project is requesting the following discretionary actions: General Plan Amendment, Zone Change, Plot Plan Review.

The project will conform to all development standards expressed in the zoning regulations, in addition to compliance with the City of Moreno Valley Building Code.

The project site plans depict the arrangement of the building, building height, elevations, parking, landscaping, open spaces, trash collectors, and other improvements. The proposed buildings consist of 1 and 2-story high buildings with surface parking areas on the perimeters of the buildings. The building height, based on its contemporary design, roof configuration and tiered setting away from the property lines is consistent with the existing development within the immediate vicinity and is consistent with the surrounding development as defined in the Land Use Chapter of the General Plan Community Development Element.



Southern California Association of Governments (SCAG) Regional Comprehensive Plan and Guide (RCPG), Regional Transportation Plan (RTP), and Growth Vision Report

The project site is also within the planning area of the SCAG. SCAG is a joint powers agency with responsibilities pertaining to regional issues. SCAG's RCPG, updated as recently as 2008, contains a general overview of various federal, state, and regional plans that affect the southern California region and serves as a comprehensive planning guide. The primary goals of the RCPG are to improve the standard of living, enhance the quality of life, and promote social equity. In the RCPG, issues related to land use and development are addressed in the Growth Management chapter. The project would not conflict with the applicable policies set forth in SCAG's regional plan.

South Coast Air Quality Management District

The project site is located within the South Coast Air Basin (the Basin), making it subject to policies set forth by the SCAQMD. The SCAQMD, in conjunction with SCAG, is responsible for establishing and implementing air pollution control programs throughout the Basin. The SCAQMD's AQMP, amended in 2016, presents strategies for achieving the air quality planning goals set forth in the Federal and California Clean Air Acts, including a comprehensive list of pollution control measures aimed at reducing emissions. Specifically, the AQMP proposes a comprehensive list of pollution control measures aimed at reducing emissions and achieving ambient air quality standards.

The location of the project site at the northeast intersection of Cottonwood Avenue and Indian Street in close proximity to public transit lines would provide opportunities for residents, employees and visitors to make use of public transit and other alternative transportation modes. As discussed in Response No. III.a, the project's estimated residential population is consistent with SCAG's population projections for the City of Moreno Valley subregion and as such, the project would be consistent with the AQMP.

Conclusion

Although the Project is currently inconsistent with the existing General Plan Land Use designation and zoning, with approval of the proposed discretionary actions described above, and the proposed design features and mitigation measures, the project would not conflict with applicable land use plan, policy, or regulation of an agency with jurisdiction over the project site and impacts would be less than significant.



c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. The City is a permittee under the MSHCP and, while the project is not specifically identified as a Covered Activity under Section 7.1 of the MSHCP, public and private development that is outside of Criteria Areas and Public/Quasi-Public (PQP) Lands is permitted under the MSHCP, subject to consistency with MSHCP policies that apply to area outside of Criteria Areas. As such, to achieve coverage, the project must be consistent with the following policies of the MSHCP:

- The policies for the protection of species associated with Riparian/Riverine areas and vernal pools as set forth in Section 6.1.2 of the MSHCP;
- The policies for the protection of Narrow Endemic Plant Species as set forth in Section 6.1.3 of the MSHCP;
- The requirements for conducting additional surveys as set forth in Section 6.3.2 of the MSHCP;
- Guidelines pertaining to the Urban/Wildlands Interface intended to address indirect effects associated with locating Development in proximity to the MSHCP Conservation Area as detailed in Section 6.1.4 of the MSHCP.

The project was reviewed and determined to be consistent with the MSHCP, SKR HCP (See Section IV Biological Resources). As such, the project would not conflict with a habitat conservation plan. No impact would occur and no mitigation measures are necessary.

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?

No Impact. The project site is not located within a City-designated Mineral Resource Zone where significant mineral deposits are known to be present¹⁰, nor is the site

¹⁰ City of Moreno Valley, *Citywide General Plan Final Environmental Impact Report*, July 2006.



classified as a mineral producing area by the California Geological Survey (CGS).¹¹ No mineral extraction operations occur on the site or in the vicinity. Furthermore, the site has been previously developed with urban uses, but is currently vacant, and thus the potential of uncovering mineral resources during project construction is considered low. The project would not result in the loss of availability of known mineral resources. Therefore, no impacts would occur.

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?

No Impact. The project site is not located within a City-designated Mineral Resource Zone where significant mineral deposits are known to be present, nor is the site classified as a mineral producing area by the California Geological Survey (CGS).¹² No mineral extraction operations occur on the site or in the vicinity. Furthermore, the site has been previously developed with urban uses, but is currently vacant, and thus the potential of uncovering mineral resources during project construction is considered low. The project would not result in the loss of availability of known mineral resources. Therefore, no impacts would occur.

XII. NOISE

Would the project result in:

- a. Would the project 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?**
- b. Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels?**
- c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

¹¹ State of California Department of Conservation, California Geologic Survey, map of California Principal Mineral-Producing Localities 1990-2000.

¹² State of California Department of Conservation, California Geologic Survey, map of California Principal Mineral-Producing Localities 1990-2000.



d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Sound is technically described in terms of amplitude (loudness) and frequency (pitch). The standard unit of sound amplitude measurement is the decibel (dB). The decibel scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Since the human ear is not equally sensitive to a given sound level at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear.

Noise, on the other hand, is typically defined as unwanted sound. A typical noise environment consists of a base of steady "background" noise that is the sum of many distant and indistinguishable noise sources. Superimposed on this background noise is the sound from individual local sources. These can vary from an occasional aircraft or train passing by to virtually continuous noise from, for example, traffic on a major highway.

Several rating scales have been developed to analyze the adverse effect of community noise on people. Since environmental noise fluctuates over time, these scales consider that the effect of noise upon people is largely dependent upon the total acoustical energy content of the noise, as well as the time of day when the noise occurs. Those that are applicable to this analysis are as follows:

L_{eq} – An L_{eq} , or equivalent energy noise level, is the average acoustic energy content of noise for a stated period of time. Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.

L_{max} – The maximum instantaneous noise level experienced during a given period of time.

L_{min} – The minimum instantaneous noise level experienced during a given period of time.

CNEL – The Community Noise Equivalent Level is a 24-hour average L_{eq} with a 5 dBA "weighting" during the hours of 7:00 P.M. to 10:00 P.M. and a 10 dBA "weighting" added to noise during the hours of 10:00 P.M. to 7:00 A.M. to account for noise sensitivity in the evening and nighttime, respectively. The logarithmic effect of



these additions is that a 60 dBA 24 hour L_{eq} would result in a measurement of 66.7 dBA CNEL.

Noise environments and consequences of human activities are usually well represented by median noise levels during the day, night, or over a 24-hour period. For residential uses, environmental noise levels are generally considered low when the CNEL is below 60 dBA, moderate in the 60–70 dBA range, and high above 70 dBA. Noise levels greater than 85 dBA can cause temporary or permanent hearing loss. Examples of low daytime levels are isolated, natural settings with noise levels as low as 20 dBA and quiet suburban residential streets with noise levels around 40 dBA. Noise levels above 45 dBA at night can disrupt sleep. Examples of moderate level noise environments are urban residential or semi-commercial areas (typically 55–60 dBA) and commercial locations (typically 60 dBA). People may consider louder environments adverse, but most will accept the higher levels associated with more noisy urban residential or residential-commercial areas (60–75 dBA) or dense urban or industrial areas (65–80 dBA).

It is widely accepted that in the community noise environment the average healthy ear can barely perceive CNEL noise level changes of 3 dBA. CNEL changes from 3 to 5 dBA may be noticed by some individuals who are extremely sensitive to changes in noise. A 5 dBA CNEL increase is readily noticeable, while the human ear perceives a 10 dBA CNEL increase as a doubling of sound.

Noise levels from a particular source generally decline as distance to the receptor increases. Other factors, such as the weather and reflecting or barriers, also help intensify or reduce the noise level at any given location. A commonly used rule of thumb for roadway noise is that for every doubling of distance from the source, the noise level is reduced by about 3 dBA at acoustically “hard” locations (i.e., the area between the noise source and the receptor is nearly complete asphalt, concrete, hard-packed soil, or other solid materials) and 4.5 dBA at acoustically “soft” locations (i.e., the area between the source and receptor is normal earth or has vegetation, including grass). Noise from stationary or point sources is reduced by about 6 to 7.5 dBA for every doubling of distance at acoustically hard and soft locations, respectively. In addition, noise levels are also generally reduced by 1 dBA for each 1,000 feet of distance due to air absorption. Noise levels may also be reduced by intervening structures – generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA, while a solid wall or berm reduces noise levels by 5 to 10 dBA. The normal noise attenuation within residential structures with open windows is about 17 dBA, while the noise attenuation with closed windows is about 25 dBA.¹³

¹³ National Cooperative Highway Research Program Report 117, *Highway Noise: A Design Guide for Highway Engineers*, 1971.



- a. **Would the project 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?**

Potentially Significant Unless Mitigation Incorporated. Implementation of the Proposed Project would result in an increase in ambient noise levels during both construction and operation, as discussed in further detail below.

Construction Noise

Construction of the Proposed Project would require the use of heavy equipment for site clearing, grading, excavation and foundation preparation, the installation of utilities, paving, and building construction. During each construction phase there would be a different mix of equipment operating and noise levels would vary based on the amount of equipment in operation and the location of each activity. The U.S. Environmental Protection Agency (EPA) has compiled data regarding the noise generating characteristics of specific types of construction equipment and typical construction activities. The data pertaining to the types of construction equipment and activities that would occur at the Project Site are presented in Table B-6, Noise Range of Typical Construction Equipment, and Table B-7, Typical Outdoor Construction Noise Levels, respectively, at a distance of 50 feet from the noise source (i.e., reference distance).

The noise levels shown in Table B-7 represent composite noise levels associated with typical construction activities, which take into account both the number of pieces and spacing of heavy construction equipment that are typically used during each phase of construction. As shown in Table B-7, construction noise during the heavier initial periods of construction is estimated to be approximately 86 dBA L_{eq} when measured at a reference distance of 50 feet from the center of construction activity.

These noise levels would diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance. For example, a noise level of 84 dBA L_{eq} measured at 50 feet from the noise source to the receptor would reduce to 78 dBA L_{eq} at 100 feet from the source to the receptor, and reduce by another 6 dBA L_{eq} to 72 dBA L_{eq} at 200 feet from the source to the receptor. Construction activities associated with the Proposed Project would be expected to occur and generate noise. These activities include demolition/site clearing, site preparation/excavation/grading and the physical construction and finishing of the proposed structures.



Table B-6
Noise Range of Typical Construction Equipment

Construction Equipment	Noise Level in dBA L_{eq} at 50 Feet ^a
Front Loader	73-86
Trucks	82-95
Cranes (moveable)	75-88
Cranes (derrick)	86-89
Vibrator	68-82
Saws	72-82
Pneumatic Impact Equipment	83-88
Jackhammers	81-98
Pumps	68-72
Generators	71-83
Compressors	75-87
Concrete Mixers	75-88
Concrete Pumps	81-85
Back Hoe	73-95
Tractor	77-98
Scraper/Grader	80-93
Paver	85-88

^a Machinery equipped with noise control devices or other noise-reducing design features does not generate the same level of noise emissions as that shown in this table.

Source: United States Environmental Protection Agency, *Noise from Construction Equipment and Operations, Building Equipment and Home Appliances*, PB 206717, 1971.

Table B-7
Typical Outdoor Construction Noise Levels

Construction Phase	Noise Levels at 50 Feet with Mufflers (dBA L_{eq})	Noise Levels at 60 Feet with Mufflers (dBA L_{eq})	Noise Levels at 100 Feet with Mufflers (dBA L_{eq})	Noise Levels at 200 Feet with Mufflers (dBA L_{eq})
Ground Clearing	82	80	76	70
Excavation, Grading	86	84	80	74
Foundations	77	75	71	65
Structural	83	81	77	71
Finishing	86	84	80	74

Source: United States Environmental Protection Agency, *Noise from Construction Equipment and Operations, Building Equipment and Home Appliances*, PB 206717, 1971.



Baseline Ambient Noise Levels

Land uses on the properties surrounding the Project Site primarily include single family residential homes and a public school. Among these land uses, several uses have been identified and depicted in Table B-8, as the most likely sensitive receptors to experience noise level increases during construction. To identify the existing ambient noise levels in the general vicinity of the Project Site, representative noise measurements were taken at the Project Site with a Larson Davis 824 sound level meter. This instrument was calibrated and operated according to the manufacturer's written specifications. At each measurement site, the microphone was placed at a height of approximately five feet above grade. The measured noise levels are shown in Table B-9, Existing Ambient Daytime Noise Levels in Project Site Vicinity. In addition, the noise measurement location and the noise sensitive receptors are illustrated in Figure B-1 Noise Monitoring and Sensitive Receptor Location Map.

Table B-8
Community Noise Exposure (CNEL)

Land Use	Normally Acceptable ^a	Conditionally Acceptable ^b	Normally Unacceptable ^c	Clearly Unacceptable ^d
Single-family, Duplex, Mobile Homes	50 - 60	55 - 70	70 - 75	above 75
Multi-Family Homes	50 - 65	60 - 70	70 - 75	above 75
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 - 70	60 - 70	70 - 80	above 80
Transient Lodging – Motels, Hotels	50 - 65	60 - 70	70 - 80	above 75
Auditoriums, Concert Halls, Amphitheaters	---	50 - 70	---	above 70
Sports Arena, Outdoor Spectator Sports	---	50 - 75	---	above 75
Playgrounds, Neighborhood Parks	50 - 70	---	67 - 75	above 75



Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 - 75	---	70 - 80	above 80
Office Buildings, Business and Professional Commercial	50 - 70	67 - 77	above 75	---
Industrial, Manufacturing, Utilities, Agriculture	50 - 75	70 - 80	above 75	---

^a **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.

^b **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.

^c **Normally Unacceptable:** New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

^d **Clearly Unacceptable:** New construction or development should generally not be undertaken.

Source: Office of Planning and Research, State of California General Plan Guidelines, October 2003 (in coordination with the California Department of Health Services); City of Los Angeles, General Plan Noise Element, adopted February 1999.

Table B-9
Existing Ambient Daytime Noise Levels in Project Site Vicinity

No.	Location	Primary Noise Sources	Noise Level Statistics ^a		
			Leq	Lmin	Lmax
1	North Side of Cottonwood Avenue fronting the Project Site.	Traffic noise along Cottonwood Avenue.	68.4	55.2	86.3
2	East Side of Indian Street along the Project Site.	Traffic noise along Indian Street.	50.1	41.4	73.2
3	North Side of Project Site mid parcel along the property line.	School parking lot.	28.1	28.3	38.4
4	West Side of property along subject site property line mid parcel.	Rear yard of residential uses along the east property line.	27.5	27.7	37.6

Notes:
^a Noise measurements were taken on June 2, 2019 for a duration of 15 minutes.
Source: MaxSum Development, LLC, June 2019.



Figure B-1 Noise Monitoring Receptors Location Map



Attachment: Exhibit A to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)



Due to the use of heavy construction equipment during the construction phase, the Proposed Project would expose surrounding off-site receptors to increased ambient exterior noise levels potentially exceeding the existing threshold levels for residential activity/use in the City of Moreno Valley (Section 11.80.030 of the MVMC). It is anticipated that the existing residential development to the north, east and west of the Project Site would be impacted by daytime construction noise for an approximate 18-24-month construction period. MVMC Section 8.14.040.E regulates noise from demolition and construction activities. Exterior demolition and construction activities that generate noise are prohibited between the hours of 7:00 P.M. and 7:00 A.M. Monday through Friday, and between 4:00 P.M. and 8:00 A.M. on Saturday. Demolition and construction are prohibited on Sundays and all federal holidays.

The closest sensitive area to the proposed Courtyards at Cottonwood Family Apartments are the residences to the immediate south (across Cottonwood Avenue), east and west (across Indian Street), which are approximately 50 feet from the closest construction area. The maximum sound levels would be approximately 70 to 97 dBA, based on the typical construction equipment to be used on a project of this type and size. Based on the acoustical analysis assessment (Appendix I), the average noise levels (L50) are typically 15 dB lower than the peak (Lmax) noise levels. The 15 dB value is based on our general observations during construction noise measurements over the past 20 years. Average noise levels (LSO) at the existing residences could be in the range of 55 to 82 dBA (L50). These noise levels will be high, but consistent with the noise levels often generated by the nearby traffic along the two adjacent streets. The project will comply with the City of Moreno Valley Noise Ordinance (8.14.040.E), and no construction will occur between the hours of seven a.m. to seven p.m. Monday through Friday, excluding holidays and from eight a.m. to four p.m. on Saturday, unless written approval is obtained from the city building official or city engineer. Therefore, there will be no impacts due to construction.

Mitigation Measures:

- NOI-1** Prior to issuance of a grading permit, the developer shall prepare a Construction Noise Control Plan (CNCP) and submit it to the City for review and approval. The plan shall include but will not be limited to the following:
- o During all project site excavation and grading, contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.



- The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- A temporary construction barrier with a minimum height of 8 feet shall be placed along the project's property line during project grading and construction.
- During all project site construction, the construction contractor shall limit all construction-related activities, including maintenance of construction equipment and the staging of haul trucks, to between the hours of 7:00 a.m. to 5:00 p.m. Monday through Friday and 8:00 a.m. to 4:00 p.m. on Saturday. No construction is permitted on Sundays and government code holidays.
- Prior to issuance of a grading or building permit, the developer shall prepare a haul route and staging plan for any trucks hauling earth or construction materials to or from the project site to where material will be disposed (i.e. export). The plan shall be reviewed and approved by the City before a grading permit is issued by the City. To the extent feasible, haul routes and truck staging areas shall not pass sensitive land uses or residential dwellings not on a direct driving route to the closest freeway.

NOI-2

Prior to issuance of a grading or building permit, the developer shall prepare a haul route and staging plan for any trucks hauling earth or construction materials to or from the project site to where material will be disposed (i.e. export). The plan shall be reviewed and approved by the City before a grading permit is issued by the City. To the extent feasible, haul routes and truck staging areas shall not pass sensitive land uses or residential dwellings not on a direct driving route to the closest freeway.

- Haul truck and other construction-related trucks traveling to and from the project site shall be restricted to the same hours specified for the operation of construction equipment.
- To the extent feasible, construction haul routes shall not pass directly by sensitive land uses or residential dwellings.



Operational Noise

Surface Parking Area Noise

Noise would be generated by activities within the new parking lot areas associated with the Proposed Project. Parking would be provided within surface parking area throughout the Project Site. Sources of noise within the parking area would include engines accelerating, doors slamming, car alarms, and people talking. Noise levels within the parking areas would fluctuate with the amount of automobile and human activity. As the surface parking areas serving the Proposed Project would be entirely within the project boundaries, noise generated at these locations would likely be imperceptible at ground level locations on and adjacent to the Project Site. As is typical for multi-family residential buildings, cars entering and exiting the site at all hours of the day and night can become a nuisance to occupants of the building and adjacent buildings. However, given the site configuration and limited access points noise impacts associated with the Proposed Project's parking areas would be less than significant.

Exposure to Ambient Noise Levels

The future occupants of the proposed apartment buildings would be exposed to ambient noise levels associated with vehicle traffic on adjacent roadways. However, the Proposed Project will be constructed in accordance with Title 24 insulation standards of the California Code of Regulations for residential buildings, which serves to provide an acceptable interior noise environment for sensitive uses. The Project Applicant would be required to submit evidence to the City's Department of Building and Safety of a means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45dBA based on the California Building Code and as indicated in the City of Moreno Valley FEIR (2006 Noise Element) in any habitable room of the Proposed Project. Therefore, impacts associated with interior noise levels at the proposed residences would be less than significant with the aforementioned mitigation measures.

b. *Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

Less than Significant Impact. Construction activities for the Proposed Project have the potential to generate low levels of groundborne vibration. The operation of construction equipment generates vibrations that propagate through the ground and diminishes in intensity with distance from the source. Vibration impacts can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage of buildings at the highest levels. The



construction activities associated with the Proposed Project could have an adverse impact on both sensitive structures (i.e., building damage) and populations (i.e., annoyance). There are no historic or otherwise vibration-sensitive structures within 25 feet of the Project Site. As such, impacts with respect to building damage resulting from Project-generated vibration would be less than significant.

In terms of human annoyance caused by construction-related vibration impacts, the sensitive receptors located in the vicinity of the Project Site could be exposed to increased vibration level events. Similar to increased noise level events, vibration impacts would occur occasionally and intermittently – not continuously during construction. Consistent with the City of Moreno Valley's Municipal Code, construction vibration levels would be considered exempt from the threshold if all technically feasible noise attenuation measures are implemented. As such, human annoyance impacts with respect to construction-generated vibration increases would be less than significant.

Operation of the Proposed Project would not require the use of stationary equipment or point sources that would result in high vibration levels. Although groundborne vibration at the Project Site and immediate vicinity may currently result from heavy-duty vehicular travel (e.g., refuse trucks and transit buses) on the nearby local roadways, the proposed land uses at the Project Site would not result in the increased use of these heavy-duty vehicles on the public roadways. While refuse trucks would be used for the removal of solid waste at the Project Site, these trips would typically only occur once a week and would not be any different than those presently occurring in the vicinity of the Project Site. As such, vibration impacts associated with operation of the Proposed Project would be less than significant.

c. *Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

Less Than Significant Impact. A significant impact may occur if the Proposed Project were to result in a substantial permanent increase in ambient noise levels above existing ambient noise levels without the Proposed Project. A project would normally have a significant impact on noise levels from Proposed Project operations if the Proposed Project causes the ambient noise level measured at the property line of affected uses that are shown in Table B-9, Community Noise Exposure (CNEL), to increase by 3 dBA in CNEL to or within the "normally unacceptable" or "clearly unacceptable" category, or any 5 dBA or greater noise increase. Thus, a significant impact would occur if noise levels associated with operation of the Proposed Project would increase the ambient noise levels by 3 dBA CNEL at homes where the resulting noise level would be at least 70 dBA CNEL. In addition, any long-term increase of 5 dBA CNEL or more is considered to cause a



significant impact. Generally, in order to achieve a 3 dBA CNEL increase in ambient noise from traffic, the volume on any given roadway would need to double.

Table B-9
Community Noise Exposure (CNEL)

Land Use	Normally Acceptable ^{e^a}	Conditionally Acceptable ^b	Normally Unacceptable ^c	Clearly Unacceptable ^d
Single-family, Duplex, Mobile Homes	50 - 60	55 - 70	70 - 75	above 75
Multi-Family Homes	50 - 65	60 - 70	70 - 75	above 75
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 - 70	60 - 70	70 - 80	above 80
Transient Lodging – Motels, Hotels	50 - 65	60 - 70	70 - 80	above 75
Auditoriums, Concert Halls, Amphitheaters	---	50 - 70	---	above 70
Sports Arena, Outdoor Spectator Sports	---	50 - 75	---	above 75
Playgrounds, Neighborhood Parks	50 - 70	---	67 - 75	above 75
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 - 75	---	70 - 80	above 80
Office Buildings, Business and Professional Commercial	50 - 70	67 - 77	above 75	---
Industrial, Manufacturing, Utilities, Agriculture	50 - 75	70 - 80	above 75	---

^aNormally 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.

^bConditionally 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.

^cNormally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

^dClearly Unacceptable: New construction or development should generally not be undertaken.



Source: Office of Planning and Research, State of California General Plan Guidelines, October 2003 (in coordination with the California Department of Health Services); City of Los Angeles, General Plan Noise Element, adopted February 1999.

Traffic Noise

In order for a new noise source to be audible, there would need to be a 3 dBA or greater CNEL noise increase. As discussed above, the traffic volume on any given roadway would need to double in order for a 3 dBA increase in ambient noise to occur. The proposed development would result in a maximum net increase of 468 net new daily vehicle trips, including 33 a.m. peak hour trips and 45 p.m. peak hour trips. As designed, the Proposed Project would not have the potential to double the traffic volumes on any one intersection or roadway segment in the vicinity of the Project Site. As such, the Proposed Project would not have the potential to increase roadway noise levels by 3 dBA, and thus traffic generated noise impacts would be considered less than significant.

Operational Noise

Stationary Noise Sources

New stationary sources of noise, such as rooftop mechanical HVAC equipment would be installed on the proposed buildings at the Project Site. The design of this equipment would be required to comply with the City of Moreno Valley's ordinance (Section 11.80.030) which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises exceeding the established ambient level for residential uses (daytime 60 decibels, and nighttime 55 decibels). Thus, because the noise levels generated by the HVAC equipment serving the Proposed Project would not be allowed to exceed this ambient noise level, a substantial permanent increase in noise levels would not occur at the nearby sensitive receptors. This impact would be less than significant.

- d. Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Less Than Significant Impact. Temporary impacts associated with construction as discussed in this Section XII.a would be considered less than significant with the inclusion of the mitigation measure and the existing City regulations regarding construction hours



and days. These requirements would ensure the Proposed Project does not result in a substantial temporary or periodic increase in ambient noise levels that would impact potential inhabitants of the development as well as the immediately surrounding population. This impact would be less than significant.

- 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?**

No impact. The Project site is located approximately 2.5-miles northeast of the March Air Reserve Base. According to General Plan Figure 5.4-1, March Reserve Air Base Noise Impact Area, the Project site is located outside of the 60 dBA CNEL noise contour and would not be subjected to excessive noise levels due to operations at the March Air Reserve Base. Because the Project site is not located within the March Air Reserve Base noise contours, the Project would not expose people residing or working in the Project area to excessive noise levels due to its location outside of two miles of a public airport. A less than significant impact would occur and no further analysis of this subject is 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?**

No Impact. The project site is not located within the vicinity of a private airstrip. Therefore, the proposed project would not expose people residing or working in the project area to excessive noise levels from such uses. No impacts would occur in this regard.

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)?**

Less Than Significant Impact. The proposed Project is an infill development project located in an area that is currently developed and served by local and regional infrastructure. The Project Site is adequately served by existing public roads, public utilities (sewers, water, natural gas, electricity), services (fire, police, schools, parks), and public transit. As shown in Table B-10, SCAG Population/Households Forecast for the City of



Moreno Valley Subregion, below, the forecast from 2012 through 2035 envisions growth of 52,600 additional persons, yielding an approximate 21.1 percent growth rate.

Table B-10
SCAG's 2016 RTP Growth Forecast for the City of Moreno Valley

Projection Year	Population	Households	Person/Households
2012	197,600	51,800	3.81
2035	250,200	71,200	3.51
Net Change from 2012 to 2035			
No. of Population/Households	52,600	19,400	
Percent Change	21.1%	27.3%	
Source: SCAG, 2016 Regional Transportation Plan (RTP)			

Based on the community's current household demographics (e.g., an average of 3.783 persons per household, the construction of 81 additional residential dwelling units would result in an increase in approximately 306 net permanent residents in the City of Moreno Valley.¹⁴ Although this results in increase in density by the proposed General Plan Land Use designation amendment and zone change, the proposed increase would not be considered substantial to cause an adverse impact. Therefore, the proposed increase in housing units and population would be consistent with SCAG's forecast of 19,400 additional households and approximately 52,600 persons in the City of Moreno Valley between 2012 and 2035. As such, the proposed Project would not cause growth (i.e., new housing or employment generators) or accelerate development in an undeveloped area that exceeds projected/planned levels for the year of proposed Project occupancy/buildout, and that would result in an adverse physical change in the environment; or introduce unplanned infrastructure that was not previously evaluated in the adopted General Plan. Therefore, impacts related to population growth would be less than significant.

- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**
- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

b. and c. No Impact. The project site is currently undeveloped (vacant). Therefore, no person will be displaced by the development, but will provide an opportunity by the

¹⁴ State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011 and 2012, with 2010 Benchmark*. Sacramento, California, May 2012.



new housing that will be constructed on site. Therefore, no impacts would occur to existing housing with project implementation.

XIV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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.

Less Than Significant Impact. Fire protection services to the Project site are provided by the Moreno Valley Fire Department (MVFD). The Project site is served by the Kennedy Park Fire Station (Station No. 65), located at 15111 Indian Avenue, approximately 1.6 miles to the south of the Project site, and the Morrison Park Fire Station (Station No. 99), located at 13400 Morrison Street, approximately 2.0 miles to the east of the Project site. Thus, the Project would be adequately served by fire protection services, and no new or expanded unplanned facilities would be required. The Project is required to comply with the provisions of the City of Moreno Valley's Development Impact Fee (DIF) 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 DIF Ordinance would be required prior to the issuance of a building permit.

The Project also would feature a minimum of fire safety and fire suppression activities, including type of building construction, fire sprinklers, a fire hydrant system, and paved access.

Based on the foregoing, the proposed Project would receive adequate fire protection service and would not result in the need for new or physically altered fire protection facilities. Impacts to fire protection facilities would be less than significant.

b. Police protection.

Less Than Significant Impact. Local municipal police protection and law enforcement services for the proposed project area are currently provided by the City of Moreno Valley Police Department. The Proposed Project will not result in a substantial increase in the population and housing in the surrounding area nor is it expected to significantly affect the existing service capacity of the Moreno Valley Police Department. The increase in residences, visitors, employee and traffic in the area would not likely result



in the need for additional law enforcement services. However, there is an increased possibility for trespassing, vandalism, and unattractive nuisances during the construction phase. Temporary fencing erected during the construction phase should be enough to feasibly deter such activities. In addition, the project plans will incorporate design guidelines set forth by the City of Moreno Valley Police Department to mitigate impacts to a less than significant level.

c. Schools.

Less Than Significant Impact. The determination of whether the project results in a significant impact on public schools shall be made considering the following factors: (a) the population increase resulting from the project, based on the net increase of residential units or square footage of non-residential floor area; (b) the demand for school services anticipated at the time of project build-out compared to the expected level of service available (consider, as applicable, scheduled improvements to MVUSD services (facilities, equipment, and personnel) and the project's proportional contribution to the demand); (c) whether (and to the degree to which) accommodation of the increased demand would require construction of new facilities, a major reorganization of students or classrooms, major revisions to the school calendar (such as year-round sessions), or other actions which would create a temporary or permanent impact on the school(s); and (d) whether the project includes features that would reduce the demand for school services (e.g., on-site school facilities or direct support to MVUSD).

The project site is located within the Moreno Valley Unified School District, which serves kindergarten through the twelfth grades. As shown in Table B-11, the estimated net new students to be generated by the proposed project would be 17 new students. This relatively small projected increase would not be considered to cause a significant impact. Additionally, the MVUSD has reviewed the proposed development, and has provided a "will serve" letter (dated September 10, 2019) indicating that the MVUSD will be able to accommodate students from this proposed residential development. Moreover, the proposed apartment development shall comply with applicable school district development fees to be paid before the Proposed Project could be constructed. The impacts on nearby schools as a result of the project would be less than significant level.



Table B-11
Estimated Student Generation

Land Use	Size	School Type	Student Generation Factor *	Total Students Generated
Proposed Project				
Family Apartments	81 Family Apartments	Elementary School (K-5)	0.1266	8
		Middle School (6-8)	0.0692	5
		High School (9-12)	0.0659	4
<i>Proposed Project Subtotal</i>				17
<p><i>Note: The number of students has been rounded to the nearest whole number.</i></p> <p><i>*Excludes 20 units designated for senior occupancy.</i></p>				

d. Parks.

Less than Significant Impact. Development of future housing, as anticipated by the proposed project, would be subject to compliance with *Municipal Code Chapter 3.40, Dedication of Land for Park Facilities and Payment of In-Lieu Fees*, which requires as a condition of approval of a final subdivision map, parcel map, building permit or occupancy permit, dedication of land, payment of a fee in-lieu thereof, or a combination of both, at the option of the City, for neighborhood and community park or recreational purposes. Future residential development would also be required to comply with *Municipal Code Section 3.38.090, Community/recreation center residential development impact fees*, which requires any new residential dwelling unit to pay a fee for the purpose of acquiring, designing, constructing, improving, providing and maintaining recreation/community center facilities provided for in the City's *General Plan* and its adopted Capital Improvement Program or an adopted Master Plan of Parks and Recreation Facilities. Dedication of land or payment of in-lieu fees and payment of the community/recreation center development impact fee would reduce potential impacts to a less than significant level. Additionally, compliance with *General Plan* policies would assist in providing parkland and recreational facilities, further reducing potential impacts.

e. Other governmental services (including roads)

No Impact. The project would not generate substantial employment or population growth beyond what is included in the City's *General Plan* that could generate a demand for other public facilities (such as libraries), which would exceed the capacity available to serve the Project Site. No new governmental services will be needed to serve the



development and land uses associated the implementation of the Proposed Project. Street dedications may be required along Cottonwood Avenue and Indian Street to comply with Local Street standards. However, the resulting impacts are less than significant, and no mitigation measures are required.

XV. RECREATION

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact. The development proposes a 4,632 square foot community building, tot lot and basketball courts. The inclusion of this community space and recreation amenities on-site will serve to reduce or off-set the demand for off-site park services in the local area. Additionally, the Applicant would be required to pay applicable fees to offset potential increased demand on public recreational facilities in the area. Therefore, the Proposed Project would not substantially 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. Accordingly, the proposed project would result in a less-than-significant impact on park facilities.

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?

No Impact. As previously discussed in Checklist Question XV(a) the Proposed Project would not require the construction or expansion of recreational facilities beyond the limits of the Project Site which might have an adverse physical effect on the environment and thus there would be no impact. The proposed project will not involve any growth inducing population that would affect the service demand. As a result, no impacts from the proposed project are anticipated.

XVI. TRANSPORTATION/TRAFFIC

Would the project:

a. Conflict with an applicable plan, ordinance or policy establishing measure 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?

Less Than Significant Impact. Trip generation for the project is based on trip generation rates from the Institute of Transportation Engineers' (ITE) *Trip Generation* (10th Edition) and are based on Land Use 220 – Apartments and 252 – Senior Adult Housing. The project is anticipated to generate 33 trips in the a.m. peak hour, 45 trips in the p.m. peak hour, and 468 daily trips (Table B-12). Based on the existing traffic counts for Cottonwood Avenue (approximately 10,000 daily trips and Indian Street (approximately 7,400 daily trips), with the proposed project creating a total of less than 50 peak hour trips, the project will not cause an increase in traffic that results in an increase in the City's LOS standard at this intersection.

Table B-12

PROJECT TRAFFIC GENERATION
The Courtyards at Cottonwood Family Apartments Project Traffic Generation Analysis - Moreno Valley

LAND USE	SIZE	UNIT (3)	LAND USE CODE	AVERAGE DAILY TRAFFIC		AM PEAK HOUR				PM PEAK HOUR			
				(1)		TE Rate (1)		Trip Ends (2)		TE Rate (1)		Trip Ends (2)	
				TE Rate	Trip Ends	In	Out	In	Out	Out	In	Out	
Site Proposed Project													
Apartments	60	DU	220	6.88	413	0.113	0.377	7	23	0.394	0.231	24	14
Senior Adult Housing (Attached)	20	DU	252	2.75	55	0.067	0.124	1	2	0.194	0.159	4	3
Proposed Project Traffic Generation				468		AM Peak = 33		8	25	PM Peak = 45		28	17
Site Existing Development													
Vacant Land	6.75	Acr	N/A	0	0	0.00	0.00	0	0	0.00	0.00	0	0
Existing Project Traffic Generation				0		AM Peak = 0		0	0	PM Peak = 0		0	0
Net Future Site Traffic Addition				468		AM Total = 33		8	25	PM Total = 45		28	17

Note: Traffic Generation factors per Institute of Transportation Engineers (ITE) Traffic Generation Manual 10th Edition.

- 1) TE Rate is the average number of Trip Ends generated per "SIZE" Unit (i.e. DU).
- 2) Trip End is a one-way vehicle movement entering or leaving the traffic generator.
- 3) DU = Dwelling Unit; Acr = Acres.

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?

No Impact. The Congestion Management Program (CMP) was established in 1990 under Proposition 111. The intent of the CMP is to more directly link land use, transportation,



and air quality thereby prompting reasonable growth management programs that will effectively utilize new transportation funds, alleviate traffic congestion and related impacts, and improve air quality. Riverside County Transportation Commission (RCTC) is the designated Congestion Management Agency (CMA) for Riverside County and holds responsibility for the development and implementation of the Riverside County CMP. The CMP identifies a network of roadways that serve as regional linkages between Riverside County cities and adjacent counties. Local agencies are required to monitor how new development projects will impact the CMP network. Should a new development project cause a location on the CMP network to fall below a Level of Service (LOS) F, the local agency must prepare a deficiency plan that would outline specific mitigation measures and a schedule for mitigating the deficiency. Since the proposed net increase in peak hour trips are less than 50, which is below Caltrans threshold, no CMP impacts are forecast to occur.

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?

Less Than Significant Impact. The nearest airport to the project is March Air Reserve Base, approximately 1.5 miles to the southwest of the site. Due to the nature of the proposed project, project implementation would not result in a change in air traffic patterns, including either an increase in traffic levels or change in location that results in substantial safety risks. Therefore, project impacts are considered less than significant.

d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. Under proposed conditions, access to the project site is provided via ingress/egress curb cuts located along Cottonwood Avenue and Indian Street. Project driveways have been designed to intersect perpendicularly with adjacent streets and would not create conflicts for motorists, pedestrians, or bicyclists. There are no hazardous design features such as sharp curves or dangerous intersections on-site. The driveways will allow for full turning movements in and out of the site. The proposed project driveways are not anticipated to conflict with traffic in such a manner that hazardous roadway conditions would occur.

Overall, no hazards due to a design feature or incompatible uses are anticipated to occur with implementation of the project. Furthermore, final site access and circulation designs will be reviewed by the City's Public Works Department to ensure that the project does not substantially increase hazards due to a design feature. Thus, impacts would be less than significant in this regard.



e. Result in inadequate emergency access?

Less Than Significant Impact. The Proposed Project would be subject to the Plot Plan review requirements of the City's Fire and Police Departments to ensure that all access roads, driveways and parking areas would remain accessible to emergency service vehicles. Therefore, the Proposed Project would not be expected to result in inadequate emergency access, and no project impact would occur.

Construction activities and staging areas for the project would be primarily confined to the site (except for new utility connections within adjacent street rights-of-way). During construction of the project, access to the site would be provided from Cottonwood Avenue and Indian Street via ingress/egress driveways. Emergency vehicles access would be maintained along the roadway during construction of the proposed project.

Access to the project site during the operational phase would be provided via driveways from Cottonwood Avenue and Indian Street. The project would be designed to permit adequate emergency access to the site and not to impede access to any adjacent or surrounding properties. No other modifications with the potential to affect emergency access would occur in conjunction with the project. As such, construction and operation of the project would result in a less than significant impact with respect to emergency access.

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 supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Less than Significant Impact. The Proposed Project would not require the disruption of public transportation services or the alteration of public transportation routes. Furthermore, the Proposed Project would not interfere with any class I or class II bikeway systems. Since the Proposed Project would not modify or conflict with any alternative transportation policies, plans or programs, it would have no impact on such programs.

The project site is well served by a number of public transit operators. The project would be well-served by multiple transit lines that lie within walking distance of the project site. Public transportation services within the City of Moreno Valley and near the proposed project include bus transit service (Riverside Transit Agency) and commuter rail transportation (Metrolink). These services are further described below.



Bus Service. Public transportation in the City of Moreno Valley is provided by the Riverside Transit Agency (RTA), which is the regional transit operator in Riverside County. The following bus routes are within the project vicinity:

- o **Route 18** provides service near the project site on Cottonwood Avenue. Route 18 connects the project site to the Moreno Valley March Field Metrolink Station, Moreno Valley College, and Kaiser Permanente Hospital. Near the project site, Route 18 travels along Cottonwood Avenue and operates at 60-minute headways on weekdays. The nearest bus stop is near the intersection of Cottonwood and Indian Street.

Commuter Rail Service. Commuter rail service is provided by Metrolink, which is operated by the Southern California Regional Rail Authority (SCRRA). Metrolink train service is available between the counties of Ventura, Los Angeles, San Bernardino, Orange, Riverside, and north San Diego. The area is served by the Perris Valley Line, which runs north-south between the Perris Station Transit Center and Moreno Valley/March Field Station. The Moreno Valley/March Field Station is the nearest Metrolink station to the project site and is approximately 2.5 miles from the project site.

The City's bicycle masterplan includes four types of facilities and a Class III Bicycle Lane, which shares the road with motor vehicles, is located on the north and south sides of Cottonwood Avenue and the east and west side of Indian Street which front the project site. Additionally, there are continuous sidewalks for pedestrian circulation adjacent to the project on Cottonwood Avenue and Indian Street. None of the forms of public transportation would be disturbed by the project. Therefore, implementation of the project would not conflict with adopted policies, plans, or programs supporting alternative transportation, and no impacts would occur in this regard.

XVII. TRIBAL CULTURAL RESOURCES

- a. **Would the project cause a substantial adverse change in the significance of a tribal resource, defined in public resource 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: 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**

Less than Significant Unless Mitigation Incorporated. Assembly Bill 52 (AB 52) establishes a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources



Code §21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed Project if the tribe has submitted a written request to be notified. The Native American Heritage Commission (NAHC) typically provides a list of Native American groups and individuals who might have knowledge of the religious and/or cultural significance of resources that may be in and near the Project site. However, there are Regulatory Compliance Measure adopted by the City, which would protect any potential archaeological resources that are discovered during excavation and which would protect any human remains discovered. To ensure any unforeseen and inadvertent discovery of Tribal Cultural Resources (TCR) would not result in any potentially significant impact, in the event that objects or artifacts that may be TCRs are encountered during the course of any ground-disturbance activities, all such activities would temporarily cease on the Project Site until potential TCRs are properly assessed following specific protocol required by the Community Development Department, Planning Division. Therefore, with the proposed mitigation measures impacts would be less than significant.

Mitigation Measures:

TR-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:

- 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.

TR-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.

TR-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.

TR-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."

TR-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.

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

- b. **Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe that is: 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 Resource Code Section 5024.1, the Lead Agency shall consider the significance of the resource to a California Native American Tribe?**

Less Than Significant Impact. As discussed in Section XVII.a above, there is a potential for Tribal Cultural Resources to be present on the project site and exposed during project construction. The recommended Mitigation Measures in Section XVII.a above will reduce potential Native American cultural resource impacts to less than significant.

XVIII. UTILITIES



Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Less than Significant Impact. The City requires NPDES permits, as administered by the Santa Ana RWQCB, according to Federal regulations for both point source discharges (a municipal or industrial discharge at a specific location or pipe) and nonpoint source discharges (diffuse runoff of water from adjacent land uses) to surface waters of the United States. For point source discharges, such as sewer outfalls, each NPDES permit contains limits on allowable concentrations and mass emissions of pollutants contained in the discharge.

The proposed project would need to comply with all provisions of the NPDES program, as enforced by the RWQCB. Additionally, the NPDES Phase I and Phase II requirements would regulate discharge from construction site. The Project would be required to comply with the wastewater discharge requirements issued by the SWRCB and Santa Ana RWQCB. Therefore, the multifamily residential development would not result in an exceedance of wastewater treatment requirements of the RWQCB with respect to discharges to the sewer system or stormwater system within the City. Accordingly, impacts would be less than significant.

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?

Less than Significant Impact. The proposed project would result in increased water demand and wastewater generation. However, the proposed project will connect to the city's existing water and wastewater treatment facilities and is not expected to create a need to expand these existing facilities. Domestic water and wastewater services are provided to the Project site by EMWD. Therefore, the proposed project would have a less-than-significant impact related to water or wastewater infrastructure.

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?

Less than Significant Impact. As discussed in Section XVIII.a, the project will not generate more storm water runoff than the existing storm drain facilities can handle. The project will not be required to construct any new off-site storm drain or surface water collection facilities. The Proposed Project will be required to demonstrate compliance with Low Impact Development Ordinance (Section 8.10 MVMC) standards and retain or treat



the first ¼ inch of rainfall in a 24-hour period. In addition, existing NPDES permit and Regional Water Quality Control Board (RWQCB) requirements supporting federal water quality standards and criteria established under the Clean Water Act (CWA) apply to the project site. In combination, requirements and procedures in Section IX of this document, the potential for the Project to implement facilities or activities that would violate water quality standards, waste discharge requirements, or otherwise substantially degrade water quality is considered less than significant.

d. Have sufficient water supplies available to serve the project from existing entitlements and resource, or are new or expanded entitlements needed?

Less than Significant Impact. EMWD is responsible for supplying potable water to the Project site and its region. As discussed in the 2015 EMWD Urban Water Management Plan, herein incorporated by reference as the "UWMP," which applies to and was adopted by the EMWD, adequate water supplies are projected to be available to meet the EMWD's estimated water demand through 2040 under normal, historic single-dry and historic multiple-dry year conditions (EMWD, 2016b, p. XV). EMWD forecasts for projected water demand are based on the population projections of the Southern California Association of Governments (SCAG), which rely on the adopted land use designations contained within the general plans that cover the geographic area within EMWD's service. The proposed net increase in density by the proposed General Plan Amendment and Zone Change would not result in a significant increase and therefore, would be considered a negligible impact. Therefore, Because the Project would be consistent with the City of Moreno Valley General Plan land use designation for the site, and the water demand associated with the Project was considered in the demand anticipated by the 2015 UWMP and analyzed therein. As stated above, the EMWD expects to have adequate water supplies to meet all its demands until at least 2040; therefore, the EMWD has sufficient water supplies available to serve the Project from existing entitlements/resources and no new or expanded entitlements are needed. The Project's impact would be less than significant.

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.

Less than Significant Impact. The proposed increase to wastewater service demand is negligible in comparison to the existing service of the area of the wastewater service purveyor. No deficiencies have been identified in these wastewater treatment facilities and the proposed project is within their serviceable volumes, and that the Moreno Valley Regional Reclamation Facility has sufficient capacity to absorb the new



development. Therefore, impacts on available wastewater treatment capacity of the wastewater treatment plants that serve the project site would be less than significant.

f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less than Significant Impact. The Project would generate an incremental increase in solid waste volumes requiring off-site disposal during short-term construction and long-term operational activities. Site-generated solid waste would be disposed of at one of several Class III landfills located within Riverside County. Based on solid waste generation factors from the California Integrated Waste Management Board (CIWMB), the proposed 81 apartment units would generate approximately 169 tons of solid waste per year.¹⁵ While these waste generation factors do not account for recycling and other waste diversion measures, the project-related waste is estimated to generate approximately 0.275 percent of the solid waste disposed in the City of Moreno Valley. Existing regulations related to recycling during construction and operation phases of the project, require that the project shall provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals.

In order to meet the diversion goals of the California Integrated Waste Management Act and the City of Moreno Valley, solid waste diversion would be accomplished through the on-site separation of materials and/or by contracting with a solid waste disposal facility that can guarantee a minimum diversion rate of 70 percent. In compliance with the Moreno Valley Municipal Code, the General Contractor shall utilize solid waste haulers, contractors, and recyclers who have obtained an Assembly Bill (AB) 939 Compliance Permit from the City of Moreno Valley Bureau of Sanitation.

In compliance with AB341, recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the Proposed Project's regular solid waste disposal program. The Project Applicant shall only contract for waste disposal services with a company that recycles solid waste in compliance with AB341. Thus, less than significant impacts regarding solid waste generation and disposal would occur with project implementation.

¹⁵ Based on CIWMB disposal rates, <http://www.ciwmb.ca.gov/wastechar/wastegenerates>.



g. Comply with federal, state, and local statutes and regulations related to solid waste?

Less than Significant Impact. The California Integrated Waste Management Act (AB 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50 percent waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the County of Riverside Countywide Integrated Waste Management Plan (CIWMP), which outlines the goals, policies, and programs the County and its cities implement to create an integrated and cost-effective waste management system that complies with the provisions of AB 939 and its diversion mandates. (CA Legislative Information, 2015).

In order to assist the City of Moreno Valley and the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project's building user(s) 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 Project is required to 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 mandatory requirements would reduce the amount of solid waste generated by the Project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. The Project would be required to comply with all applicable solid waste statutes and regulations; as such, impacts related to solid waste statutes and regulations would be less than significant.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of 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?**



Less than Significant Impact. The Proposed Project is located in a densely populated urban area and would have no unmitigated significant impacts with respect to biological resources or California's history or pre-history. The preceding analysis does not reveal any significant unmitigable impacts to the environment. Based on these findings and with the incorporation of the mitigation measures listed above, the project is not expected to degrade the quality of the environment. The existing site is currently undeveloped. The site does not support sensitive plant or animal species. As discussed above in Section V.a., the project site does not contain any historical structures as defined by the CEQA Guidelines. Additionally, although no known direct impacts to historic resources are anticipated, precautionary mitigation measures are recommended to ensure any impacts upon cultural resources are mitigated to less than significant levels in the unlikely event any such historic, archaeological, or paleontological materials are accidentally discovered during the construction process. Therefore, impacts would be less than significant.

- b. **Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual 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.)**

Less than Significant Impact. The potential for cumulative impacts occurs when a proposed project, in conjunction with one or more related projects, would yield a future impact that is greater than that which would occur with the development of only the proposed project. Compliance with applicable regulations would preclude cumulative impacts for a number of environmental issues. In addition, cumulative impacts are concluded to be less than significant for those issues for which it has been determined that a proposed project would have no impact. Environmental issues meeting this criterion for the proposed project include agricultural resources, mineral resources, and recreation. Compliance with applicable federal, State and City regulations and incorporation of identified mitigation measures would also preclude significant cumulative impacts with regards to aesthetics, air quality, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation/traffic, and utilities and service systems.



c. Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact Unless Mitigation Incorporation: A significant impact may occur if the Proposed Project has the potential to result in significant impacts, as discussed in the preceding sections. Based on the preceding environmental analysis, with the implementation of the recommended mitigation measures, the proposed project would not have the potential to cause substantial direct or indirect adverse effects on human beings.



5.0 Mitigation Monitoring and Reporting Program (MMRP)

Attachment: Exhibit A to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)





6.0 References and Preparers

Attachment: Exhibit A to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)



6.0 REFERENCES AND PREPARERS

REFERENCES:

The following references were utilized during preparation of this Initial Study/Environmental Checklist. These documents are available for review at the City of Moreno Valley located at 14177 Frederick Street, Moreno Valley, California 92552.

1. Air Quality & Greenhouse Gas Emissions Quantification Report, Maxsum Development, LLC, June 2019.
2. Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis, MG Resolutions, Inc. Inc., June 2019.
3. Cultural Resources Assessment, Maxsum Development, LLC June 2019.
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5. Phase I Environmental Assessment, LOR Geotechnical Group, Inc., April 10, 2019.
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8. California Air Resources Board, *Climate Change Proposed Scoping Plan*, October 2008.
9. California Air Resources Board, *Final Supplement to the AB 32 Scoping Plan Functional Equivalent Document*, August 19, 2011.
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13. City of Moreno Valley, *City of Moreno Valley General Plan*, July 11, 2006.
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17. Governor's Office of Planning and Research, *CEQA and Climate Change: Addressing Climate Change Through California Environmental Quality Act (CEQA) Review*, 2008.
18. Moreno Valley Fire Department Office of Emergency Management, *City of Moreno Valley Local Hazard Mitigation Plan*, October 4, 2011.
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20. South Coast Air Quality Management District, *CEQA Air Quality Handbook*, November 1993.
21. State of California Department of Conservation, *Alquist-Priolo Earthquake Fault Zone Maps*, http://www.quake.ca.gov/gmaps/ap/ap_maps.htm, accessed June 18, 2012.
22. State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011 and 2012, with 2010 Benchmark*. Sacramento, California, May 2012.



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The Courtyards at Cottonwood Family Apartments, Moreno Valley, CA
MITIGATION MONITORING REPORTING PROGRAM (MMRP)

Mitigation Measure	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
IV. BIOLOGICAL RESOURCES				
<ul style="list-style-type: none"> • BIO-1: Vegetation clearing, and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through September 15), unless a migratory bird nesting survey is completed in accordance with the following requirements: • A migratory bird nesting survey of the Project's impact footprint, including suitable habitat within a 500-foot radius, shall be conducted by a qualified biologist within three (3) days prior to initiating vegetation clearing or ground disturbance. • A copy of the migratory nesting bird survey results report shall be provided to the City of Moreno Valley. If the survey identifies the presence of active nests, then the qualified biologist shall provide the City with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be subject to review and approval by the City and shall be no less than a 100-foot radius around the nest for non-raptors and no more than a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no 	Project Applicant	Prepare and submit for review and approval a Migratory Nesting Bird Survey Report	City of Moreno Valley Planning Division	Prior to any site grading activities or permit issuance

Attachment: Exhibit B to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)

Mitigation Measure	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
<p>vegetation clearing or ground disturbance shall commence until the qualified biologist and the City verify that the nests are no longer occupied and juvenile birds can survive independently from the nests.</p>				
<p>BIO-2: Within 30 days prior to grading, a qualified biologist shall conduct a survey of suitable habitat on site and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the City of Moreno Valley prior to the issuance of a grading permit and subject to the following provisions:</p> <p>a) In the event that the pre-construction survey identifies no burrowing owls on the property, a grading permit may be issued without restriction.</p> <p>b) In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owls, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing owls. Passive</p>	<p>Project Applicant</p>	<p>Submit a pre-construction survey that determines the presence of the burrowing owl for review and approval</p>	<p>City of Moreno Valley Planning Division</p>	<p>Prior to any site grading activities or permit issuance</p>

Attachment: Exhibit B to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)

Mitigation Measure	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
<p>relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow California Department of Fish and Wildlife (CDFW) relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.</p> <p>c) In the event that the pre-construction survey identifies the presence of three (3) or more mating pairs of burrowing owls, the requirements of MSHCP Species-Specific Conservation Objectives 5 for the burrowing owl shall be followed. Objective 5 states that if the site (including adjacent areas) supports three (3) or more pairs of burrowing owls and supports greater than 35 acres of suitable habitat, at least 90</p>				

Attachment: Exhibit B to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)

Mitigation Measure	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
<p>percent of the area with long-term conservation value and burrowing owl pairs will be conserved onsite until it is demonstrated that Objectives 1-4 have been met. A grading permit shall be issued, either:</p> <ul style="list-style-type: none"> a. Upon approval and implementation of a property-specific Determination of Biologically Superior Preservation (DBESP) report for the burrowing owl by the CDFW; or b. A determination by the biologist that the site is part of an area supporting less than 35 acres of suitable Habitat, and upon passive or active relocation of the species following accepted CDFW protocols. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow CDFW relocation protocol and 				

Attachment: Exhibit B to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)

Mitigation Measure	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
<p>shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.</p>				
<p>BIO-3: Prior to Grading Permit issuance, the Project Applicant shall demonstrate, to the satisfaction of the Moreno Valley Planning Department that the project complies with the following:</p> <p>Tree Removal - Trees shall not be removed from the site during the avian nesting season from February 1 through August 31. If ground disturbance and vegetation removal cannot occur outside of the nesting season, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a 300-foot buffer around the active nest. For raptors and special-status species, this buffer will be expanded to 500 feet. It is recommended that a</p>	Project Applicant	Submit tree removal survey for review and approval	City of Moreno Valley Planning Division	Prior to grading permit issuance

Attachment: Exhibit B to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)

Mitigation Measure	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
<p>biological monitor be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities can occur.</p>				
<p>V. CULTURAL RESOURCES</p>				
<p>CUL-1: Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a qualified paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.</p>	Project Applicant	Hire a qualified paleontologist	City of Moreno Valley Planning Division	Prior to any grading activities or permit issuance
<p>CUL-2: The paleontological monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontological monitor shall be empowered to temporarily halt or divert equipment to allow of removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have a low potential to contain or yield fossil resources.</p>	Project Applicant	Site monitor by qualified paleontologist during grading activities	City of Moreno Valley Planning Division	During site grading activities

Attachment: Exhibit B to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)

Mitigation Measure	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
<p>CUL-3: Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the Western Science Museum in Hemet, California, is required for significant discoveries. The paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.</p>	Project Applicant	Monitor during grading	City of Moreno Valley Planning Division	During grading activities
<p>CUL-4: A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the City of Moreno Valley prior to building final.</p>	Project Applicant	Submit final report prior to building final	City of Moreno Valley Planning	Prior to Final Building sign off
XII. Noise				
<p>NOI-1: Prior to issuance of a grading permit, the developer shall prepare a Construction Noise Control Plan (CNCP) and submit it to the City for review and approval. The plan shall include but will not be limited to the following:</p> <ul style="list-style-type: none"> o During all project site excavation and grading, contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' 	Project Applicant	Site Monitor during construction	City of Moreno Valley Planning Division	During Building Construction

Attachment: Exhibit B to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)

Mitigation Measure	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
<p>standards.</p> <ul style="list-style-type: none"> o The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site. o The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. o A temporary construction barrier with a minimum height of 8 feet shall be placed along the project's property line during project grading and construction. o During all project site construction, the construction contractor shall limit all construction-related activities, including maintenance of construction equipment and the staging of haul trucks, to between the hours of 7:00 a.m. to 5:00 p.m. Monday through Friday and 8:00 a.m. to 4:00 p.m. on Saturday. No construction is permitted on Sundays and government code holidays. o Prior to issuance of a grading or building permit, the developer shall prepare a haul route and staging plan for any trucks hauling earth or construction materials to or from the project site to where material will be disposed (i.e. export). The plan shall be reviewed and approved by the City 				

Attachment: Exhibit B to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)

Mitigation Measure	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
before a grading permit is issued by the City. To the extent feasible, haul routes and truck staging areas shall not pass sensitive land uses or residential dwellings not on a direct driving route to the closest freeway.				
<p>NOI-2: Prior to issuance of a grading or building permit, the developer shall prepare a haul route and staging plan for any trucks hauling earth or construction materials to or from the project site to where material will be disposed (i.e. export). The plan shall be reviewed and approved by the City before a grading permit is issued by the City. To the extent feasible, haul routes and truck staging areas shall not pass sensitive land uses or residential dwellings not on a direct driving route to the closest freeway.</p> <p>Haul truck and other construction-related trucks traveling to and from the project site shall be restricted to the same hours specified for the operation of construction equipment. To the extent feasible, construction haul routes shall not pass directly by sensitive land uses or residential dwellings.</p>	Project Applicant	Site Monitor during construction	City of Moreno Valley Planning Division	During Building Construction
XVII. Tribal Cultural Resources				
<p>TR-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</p>	Project Applicant	Submit a Cultural Resources Monitoring Agreement	City of Moreno Valley Planning Division	Prior to any grading activities or permit issuance

Attachment: Exhibit B to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)

Mitigation Measure	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
<p>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:</p> <ul style="list-style-type: none"> 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 				

Attachment: Exhibit B to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)

Mitigation Measure	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
<p>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;</p> <p>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.</p>				
<p>TR-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</p>	<p>Project Applicant</p>	<p>Proof that appropriate Native American representative(s), Project Archaeologist and the Tribal representative(s) shall be allowed to monitor and</p>	<p>City of Moreno Valley Planning Division</p>	<p>Prior to grading activities or permit issuance</p>

Attachment: Exhibit B to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)

Mitigation Measure	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
<p>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.</p>		<p>have received a minimum of 30-days advance notice of all mass grading and trenching activities.</p>		
<p>TR-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:</p> <p>a) One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Department:</p> <p>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.</p>	<p>Project Applicant</p>	<p>Monitor during grading activities</p>	<p>City of Moreno Valley Planning Division</p>	<p>Prior to any grading activities or permit issuance</p>

Attachment: Exhibit B to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)

Mitigation Measure	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
<p>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.</p>				
<p>TR-4: The City shall verify that the following note is included on the Grading Plan:</p> <p>“If any suspected archaeological resources are discovered during ground-disturbing activities and the Project Archaeologist or Native American Tribal Representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the Project Archaeologist and the Tribal Representatives to the site to assess the significance of the find.”</p>	Project Applicant	Verify required condition is noted on the grading plans	City of Moreno Valley Planning Division	Prior to any grading activities or permit issuance
<p>TR-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</p>	Project Applicant	Verify required condition is noted on the grading plans	City of Moreno Valley Planning Division	Prior to any grading activities or permit issuance

Attachment: Exhibit B to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)

Mitigation Measure	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
<p>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.</p>				
<p>TR-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 24 hours of the published finding to be given a reasonable opportunity to identify the “most likely descendant”. The “most likely descendant” shall then make recommendations and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).</p>	<p>Project Applicant</p>	<p>Site monitor during grading activities</p>	<p>City of Moreno Valley Planning Division</p>	<p>During Grading activities</p>

Attachment: Exhibit B to Resolution No. 2019-37 (3758 : PEN19-0110 - Courtyards at Cottonwood)

PLANNING COMMISSION RESOLUTION NO. 2019-38

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE APPLICATION NO. PEN19-0108, AN AMENDMENT TO THE GENERAL PLAN LAND USE MAP, CHANGING THE LAND USE DESIGNATION FROM RESIDENTIAL 5 (R5) TO RESIDENTIAL 10 (R10) FOR 6.78 ACRES, AND FROM RESIDENTIAL 5 (R5) TO PUBLIC FACILITY (P) FOR 1.59 ACRES LOCATED AT THE NORTHEAST CORNER OF COTTONWOOD AVENUE AND INDIAN STREET (ASSESSOR PARCEL NUMBERS 482-161-021, 482-161-022, 482-161-023, AND 482-161-024)

WHEREAS, the Moreno Valley Housing Authority, filed Application No. PEN19-0108, requesting an amendment to the Moreno Valley General Plan, as described in the title of this resolution and the attached Exhibit A; and

WHEREAS, on October 10, 2019, the Planning Commission of the City of Moreno Valley held a public hearing to consider the subject applications and all of the environmental documentation prepared for the project; and

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

WHEREAS, the Planning Commission considered the Initial Study prepared for the Project for the purpose of compliance with the California Environmental Quality Act (CEQA). Based on the Initial Study, including all supporting technical evidence, 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.

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

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

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

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

FACT: The Courtyards at Cottonwood project proposes to construct an 80-unit affordable multiple family residential development with 1 manager unit, within two (2) two-story multi-family buildings, a one-story senior residential building, a 4,840 square-foot Community Building including a manager's unit, as well as parking and a variety of site recreational amenities. The Project site encompasses 8.37 gross acres (6.78 net acres) and is located at the northeast corner of Cottonwood Avenue and Indian Street.

The project site has a current General Plan designation of Residential 5. The proposed General Plan Amendment would change the land use designation on a 6.78-acre portion of the project site, Parcel 1, from Residential 5 to Residential 10, allowing a maximum of 10 dwelling units per acre. The balance of the site, a 1.59-acre portion, Parcel 2, would be amended from Residential 5 to Public, to match the General Plan designation of the adjacent school, to the north of the site.

The project site is situated at the northeast corner of Cottonwood Avenue and Indian Street. Surrounding major roadways include Eucalyptus Avenue to the north and Alessandro Boulevard to the south, Perris Boulevard to the east and Heacock Street on the west. The project site is located in a highly urbanized portion of the City of Moreno Valley, with a public school use to the north and single-family residences to the south, east, and west.

The 2014-2021 Housing Element, a part of the City's General Plan includes the Goal of encouraging adequate provision of a wide range of housing by location, type of unit and price to meet the existing and future needs of Moreno Valley residents. This goal will be achieved through implementation of the following Policies, which are implemented by this project.

Policy 1.1 – Continue to support non-profit and for-profit organizations in their efforts to construct, acquire, and improve housing to accommodate households with lower and moderated incomes.

Policy 1.5 – Promote construction of units consistent with the new construction needs identified in the Regional Housing Needs Assessment (RHNA).

Policy 2.2 – Work with non-profit agencies and private sector developers to encourage the development of senior housing.

Policy 2.5 – Encourage the development of rental units with three or more bedrooms to provide affordable housing to large families.

With approval of the requested General Plan Amendment, the project as designed and conditioned will achieve the objectives of the City of Moreno Valley's General Plan, Housing Element by encouraging the Development of new affordable housing for lower and moderate income families, in addition to the construction of 20 senior citizen units and 28 three bedroom units for large families. In addition, the project will contribution to meeting the City's RHNA objectives, and the General Plan amendment will promote development of the project site.

2. Health, Safety and Welfare – The proposed general plan amendment will not be detrimental to the public health, safety or welfare.

FACT: The proposed General Plan Amendment is a legislative action and will not result in any direct physical impacts; therefore, the action itself could not be detrimental to the public health, safety or welfare.

The change in land use designation for the vacant site will allow for future development of affordable housing units for senior citizens and families and protect and preserve for expanded public facilities if needed in the future. The proposed one and two story units are consistent with the existing development in the area and will not be detrimental to the public health, safety and welfare.

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.

BE IT FURTHER RESOLVED that the Planning Commission HEREBY APPROVES Resolution No. 2019-38, and RECOMMENDS that the City Council:

1. **APPROVE** General Plan Amendment Application No. PEN19-0108, based on the findings contained in this resolution and as depicted on the map attached as Exhibit "A".

APPROVED this 10th day of October 2019.

AYES:

ABSENT:

Jeffrey Sims
Chairperson, Planning Commission

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Resolution No. 2019-38
Date Approved:

ATTEST:

APPROVED AS TO FORM:

Chris Ormsby, Senior Planner
Secretary to the Planning Commission

City Attorney

ATTACHMENTS:

Exhibit A: General Plan Map

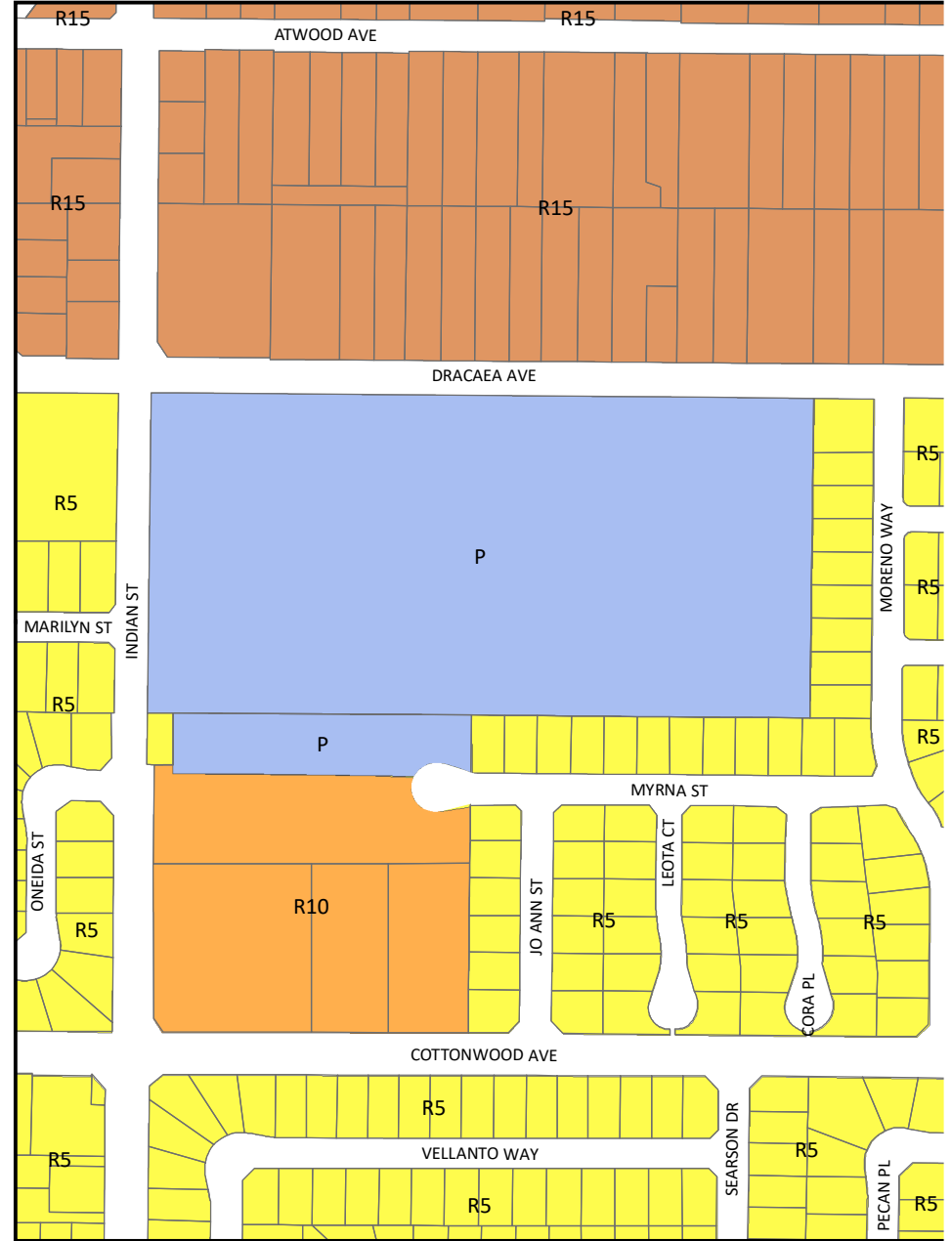
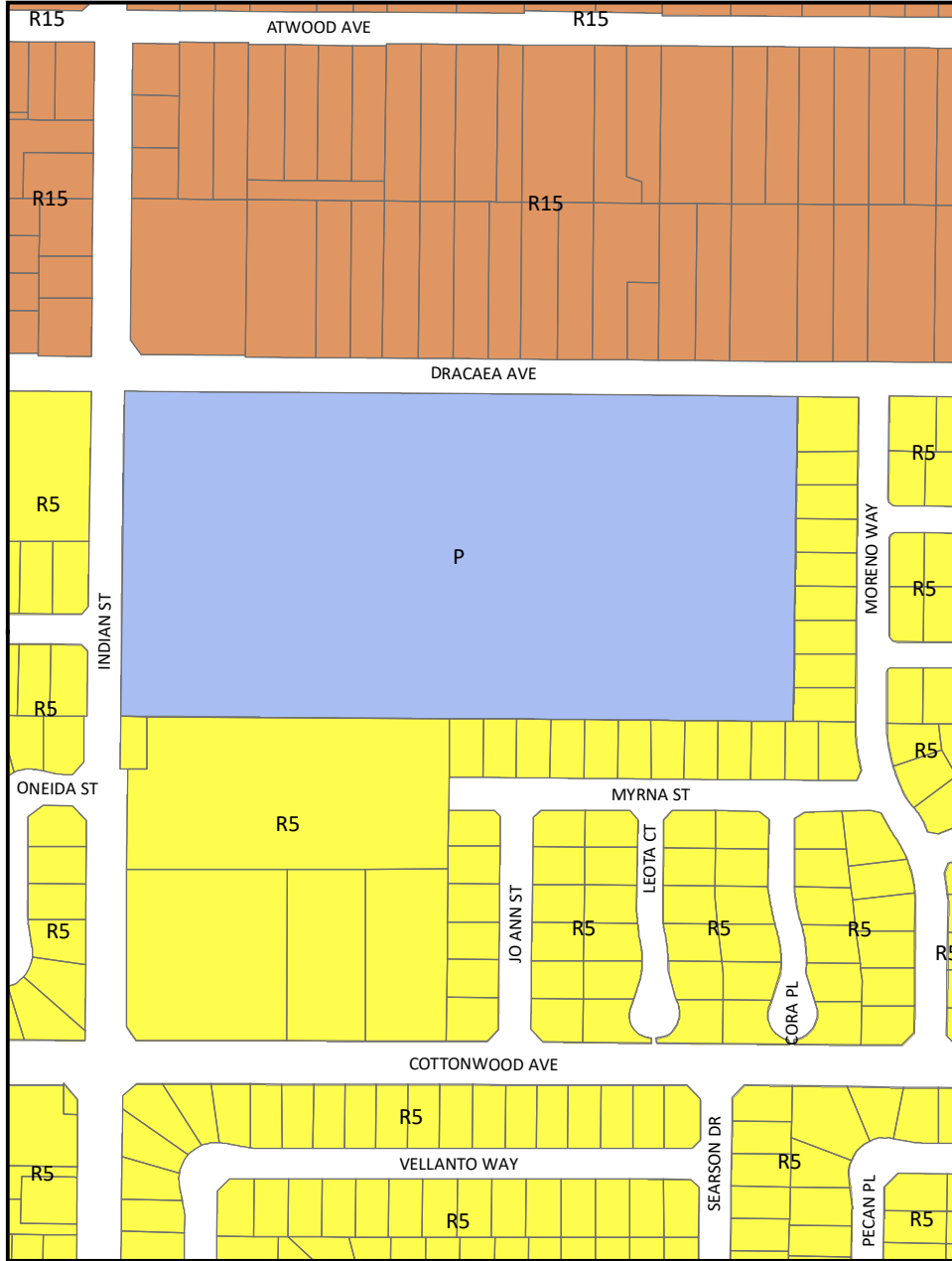
Attachment: Resolution 2019-38 - General Plan Amendment [Revision 5] (3758 : PEN19-0110 - Courtyards at Cottonwood)

4
Resolution No. 2019-38
Date Approved:

LAND USE

EXISTING

PROPOSED



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.

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



Attachment: Exhibit A to Resolution No. 2019-38 (3758 : PEN19-0110 - Courtyards at Cottonwood)

PLANNING COMMISSION RESOLUTION NO. 2019-39

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE APPLICATION NO. PEN19-0109; AN AMENDMENT TO THE OFFICIAL ZONING ATLAS, CHANGING THE ZONING CLASSIFICATION FROM RESIDENTIAL 5 (R5) TO RESIDENTIAL 10 (R10) FOR 6.78 ACRES AND FROM RESIDENTIAL 5 DISTRICT (R5) TO PUBLIC (P) DISTRICT FOR 1.59 ACRES LOCATED AT THE NORTHEAST CORNER OF COTTONWOOD AVENUE AND INDIAN STREET (ASSESSOR PARCEL NUMBERS 482-161-021, 482-161-022, 482-161-023, AND 482-161-024)

WHEREAS, the Moreno Valley Housing Authority filed Application No. PEN19-0109, requesting an amendment to Page 71 of the Official Zoning Atlas to the zoning classification for certain property, as described in the title of this resolution and the attached Exhibit A; and

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

WHEREAS, the proposed application for the Zone Change has been fully evaluated and considered with respect to the City's General Plan; and

WHEREAS, the Planning Commission 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, 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, on October 10, 2019, the Planning Commission of the City of Moreno Valley held a public hearing to consider the subject applications and all of the environmental documentation prepared for the project; and

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

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

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

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

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

FACT: The Courtyards at Cottonwood project proposes to construct an 80-unit affordable multiple family residential development with 1 manager unit, within two (2) two-story multi-family buildings, a one-story senior residential building, a 4,840 square-foot Community Building including a manager's unit, as well as parking and a variety of site recreational amenities. The Project site encompasses 8.37 gross acres (6.78 net acres) and is located at the northeast corner of Cottonwood Avenue and Indian Street.

The project site is currently zoned Residential 5 District (R5). The proposed Zone Change would change the zoning designation on a 6.78-acre portion of the project site, Parcel 1, from Residential 5 District (R5) to Residential 10 District (R10), allowing a maximum of 10 dwelling units per acre. The balance of the site, a 1.59-acre portion, Parcel 2, would be changed from Residential 5 District (R5) to Public District (P), consistent with the Zoning designation of the school, to the north of the site.

The Project site is situated at the northeast corner of Cottonwood Avenue and Indian Street. Surrounding major roadways include Eucalyptus Avenue to the north and Alessandro Boulevard to the south, Perris Boulevard to the east and Heacock Street on the west. The project site is located in a highly urbanized portion of the City of Moreno Valley, with a public school use to the north and single-family residences to the south, east, and west.

The 2014-2021 Housing Element, a part of the City's General Plan includes the Goal of encouraging adequate provision of a wide range of housing by location, type of unit and price to meet the existing and future needs of Moreno Valley residents. This goal will be achieved through implementation of the following Policies, which are implemented by this project.

Policy 1.1 – Continue to support non-profit and for-profit organizations in their efforts to construct, acquire, and improve housing to accommodate households with lower and moderated incomes.

Policy 1.5 – Promote construction of units consistent with the new construction needs identified in the Regional Housing Needs Assessment (RHNA).

Policy 2.2 – Work with non-profit agencies and private sector developers to encourage the development of senior housing.

Policy 2.5 – Encourage the development of rental units with three or more bedrooms to provide affordable housing to large families.

With approval of the requested Zone Change, the project as designed and conditioned will achieve the objectives of the City of Moreno Valley’s General Plan, Housing Element by encouraging the Development of new affordable housing for lower and moderate income families, in addition to the construction of 20 senior citizen units and 28 three bedroom units for large families. In addition, the project will contribution to meeting the City’s RHNA objectives, and the Zone Change will promote development of the project site.

2. 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: The project site is currently zoned Residential 5 District which would allow up to 5 dwelling units per acre. The proposed Zone Change, PEN19-0109, would rezone Parcel 1 from Residential 5 District (R5) to Residential 10 District (R10), which would allow a maximum of 10 dwelling units per acre, and Parcel 2 from Residential 5 District (R5) to Public District (P) consistent with the school site to the north.

The project proposes the development of Parcel 1 consistent with the General Development Standards in Section 9.08 of the Municipal Code and the Residential Bonus Program for Affordable Housing, Section 9.03.050 of the Municipal Code. With the adoption of the proposed Zone Change, the project would be consistent with the purposes and intent of Title 9 of the Municipal Code.

3. Health, Safety and Welfare – The proposal will not be detrimental to the public health, safety or welfare.

FACT: The proposed Zone Change is a legislative action and will not result in any direct physical impacts; therefore, the action itself could not be detrimental to the public health, safety or welfare.

The proposed Zone Change would facilitate the development of 80 affordable housing units and 1 manager's unit on Parcel 1 that are consistent with the General Plan, Municipal Code, and public health safety and welfare. There are no current plans for development of Parcel 2.

An Initial Study was 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 expected to be less than significant with mitigation, and approval of a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program is recommended.

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.

BE IT FURTHER RESOLVED that the Planning Commission HEREBY APPROVES Resolution No. 2019-39, and RECOMMENDS that the City Council:

1. **APPROVE** Change of Zone Application No. PEN19-0109, based on the findings contained in this resolution and as depicted on the Zoning Map attached as Exhibit A.

APPROVED this 10th day of October 2019.

 Jeffrey Sims
 Chairperson, Planning Commission

ATTEST:

APPROVED AS TO FORM:

Chris Ormsby, Senior Planner
Secretary to the Planning Commission

City Attorney

ATTACHMENTS:

Exhibit A: Zone Change Map

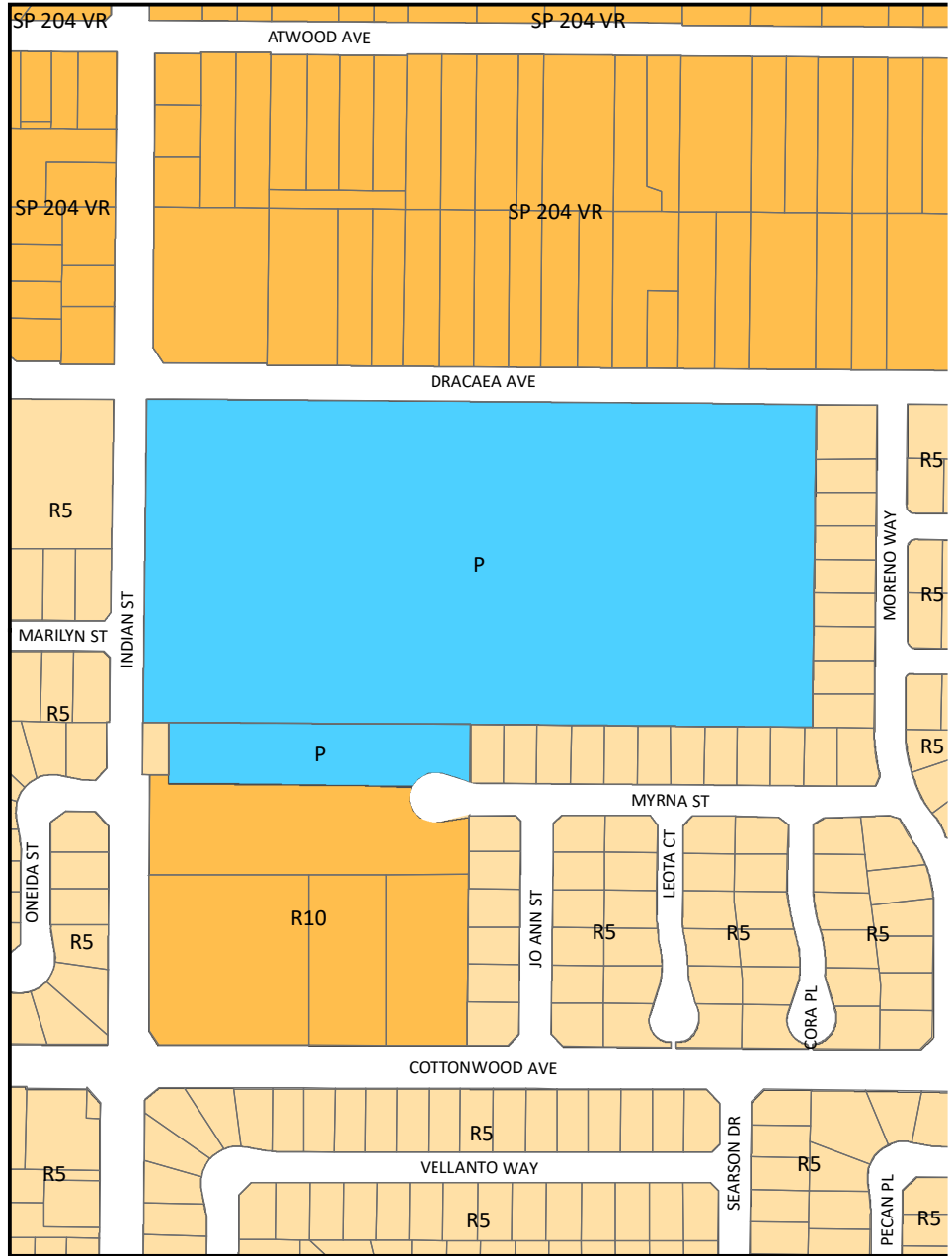
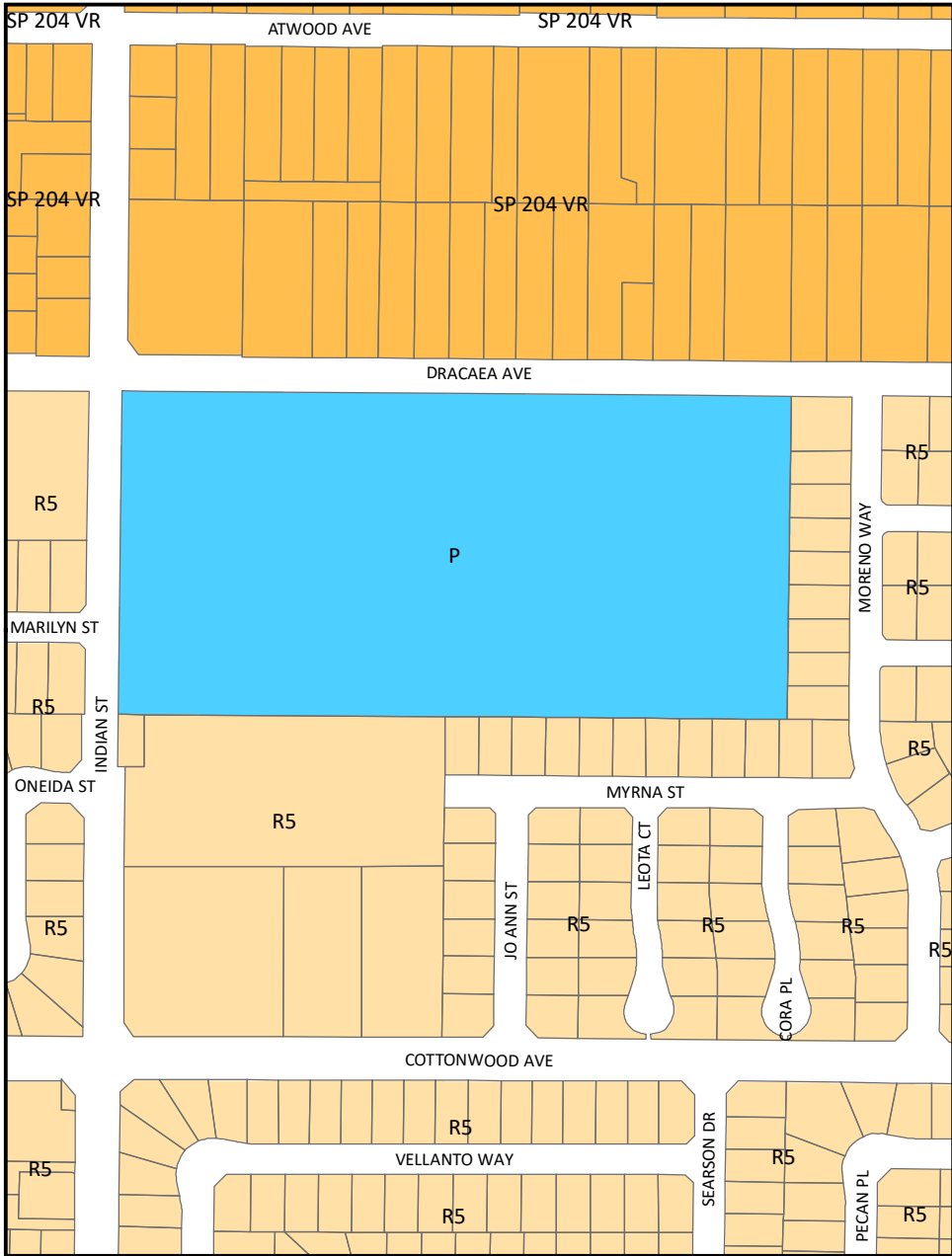
Attachment: Resolution 2019-39 - Zone Change [Revision 4] (3758 : PEN19-0110 - Courtyards at Cottonwood)

5
Resolution No. 2019-39
Date Approved:

ZONING

EXISTING

PROPOSED



Attachment: Exhibit A to Resolution 2019-39 (3758 : PEN19-0110 - Courtyards at Cottonwood)

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.

- | | | |
|--------------------------|---------------------------------|----------------------|
| Parcels | Office | Residential 2 DU/AC |
| Commercial | Planned Development | Suburban Residential |
| Industrial/Business Park | Large Lot Residential | Multi-family |
| Public Facilities | Residential Agriculture 2 DU/AC | Open Space/Park |



PLANNING COMMISSION RESOLUTION NO. 2019-40

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY RECOMMENDING THAT THE CITY COUNCIL APPROVE A PLOT PLAN (PEN19-0110) FOR DEVELOPMENT OF AN 80-UNIT AFFORDABLE MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT WITH 1 MANAGER UNIT PROJECT ON 6.78 ACRES LOCATED AT THE NORTHEAST CORNER OF COTTONWOOD AVENUE AND INDIAN STREET (ASSESSOR PARCEL NUMBERS 482-161-021, 482-161-022, 482-161-023, AND 482-161-024)

WHEREAS, the Moreno Valley Housing Authority, has filed an application for the approval of Plot Plan PEN19-0110 for development of an 80-unit affordable multiple family residential development with 1 manager unit project as described in the title of this Resolution; and

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

WHEREAS, the City has reviewed this project and determined that it is consistent with the General Plan Residential 10 designation, all applicable General Plan policies, and the Residential 10 District (R10) zoning district, subject to approval of a General Plan Amendment and Zone Change; and

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

WHEREAS, the public hearing notice for this project was published in the local newspaper on September 20, 2019. Public notice was sent to all property owners of record within 600 feet of the project site on September 19, 2019. The public hearing notice for this project was also posted on the project site on September 20, 2019;

WHEREAS, on October 10, 2019, the Planning Commission held a public hearing to consider the application; and

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Resolution No. 2019-40
Date Approved:

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

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

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

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

B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on October 10, 2019, including written and oral staff reports and the record from the public hearing, this Planning Commission 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 Courtyards at Cottonwood project proposes to construct an 80-unit affordable multiple family residential development with 1 manager unit, within two (2) two-story multi-family buildings, a one-story senior residential building, a 4,840 square-foot Community Building including a manager's unit, as well as parking and a variety of site recreational amenities. The project site has a current General Plan designation of Residential 5. The proposed General Plan Amendment would change the land use designation on a 6.78-acre portion of the project site, Parcel 1, from Residential 5 to Residential 10, allowing a maximum of 10 dwelling units per acre.

The 2014-2021 Housing Element, a part of the City's General Plan includes the Goal of encouraging adequate provision of a wide range of housing by location, type of unit and price to meet the existing and future needs of Moreno Valley residents. This goal will be achieved through implementation of the following Policies, which are implemented by this project.

Policy 1.1 – Continue to support non-profit and for-profit organizations in their efforts to construct, acquire, and improve housing to accommodate households with lower and moderated incomes.

Policy 1.5 – Promote construction of units consistent with the new construction needs identified in the Regional Housing Needs Assessment (RHNA).

Policy 2.2 – Work with non-profit agencies and private sector developers to encourage the development of senior housing.

Policy 2.5 – Encourage the development of rental units with three or more bedrooms to provide affordable housing to large families.

With approval of the requested General Plan Amendment, the project as designed and conditioned will achieve the objectives of the City of Moreno Valley's General Plan, Housing Element by encouraging the development of new affordable housing for lower and moderate income families, in addition to the construction of 20 senior citizen units and 28 three bedroom units for large families. In addition, the project will contribute to meeting the City's RHNA objectives, and the General Plan Amendment will promote development of the project site.

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

FACT: The project proposes the development of Parcel 1 consistent with the General Development Standards of the Residential 10 District (R10), in Section 9.08 of the Municipal Code and the Residential Bonus Program for Affordable Housing, Section 9.03.050 of the Municipal code. With the adoption of the proposed Zone Change, from Residential 5 District (R5) to Residential 10 District (R10) the project would be consistent with the purposes and intent of Title 9 of the 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 proposed Plot Plan 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 1.6 miles north of Fire Station No. 65, located at 15111 Indian Avenue and 2.0 miles west of Fire Station No. 99, located at 13400 Morrison Street. 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 result in a development that 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 site is bounded by Cottonwood Avenue on the south and Indian Street on the west. The project site is located in a highly urbanized portion of the City of Moreno Valley, with a public school (Moreno Valley Adult School/March Mountain High School) use to the north and single-family residences to the south, east and west.

The project as designed is consistent with the proposed Residential 10 District (R10) with the approval of the proposed density bonus. An Initial Study was 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, determined that the project impacts are expected to be less than significant with mitigation, and approval of a Mitigated Negative Declaration is recommended.

4. **Redevelopment Plan** - The project conforms with any applicable provisions of any city redevelopment plan.

FACT: In January 2011, the Governor of the State of California proposed statewide elimination of redevelopment agencies. State legislation was passed on June 29, 2011 prohibiting redevelopment agencies from engaging in new business and established timelines for dissolution of redevelopment agencies. For these reasons, the finding is no longer applicable. Even if redevelopment was still in place, the site is not within the boundaries of the City redevelopment plan.

5. **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 site is situated at the northeast corner of Cottonwood Avenue and Indian Street. The project site is located in a highly urbanized portion of the City of Moreno Valley, with a public school use to the north and single-family residences to the south, east, and west. The project includes approval for the construction and operation of “The Courtyards at Cottonwood.” The project proposes to construct an 80-unit affordable multiple family residential development with 1 manager unit, within two (2) two-story multi-family buildings, a one-story senior residential building, a 4,840 square-foot Community Building including a manager’s unit, as well as parking and a variety of site recreational amenities. The Project site encompasses 6.78-acres constructed to the standards of the proposed Residential 10 General Plan designation and the proposed Residential 10 District (R10) zoning development standards with the approval of a density bonus, intended to protect adjacent current and future land uses.

The project, as designed and conditioned, is compatible with existing and proposed land uses in the vicinity, which include a mix of single story and two story homes. The Residential 10 District (R10) setbacks and opens space requirements ensure that the project provides a substantial open space buffer between any multi-family buildings and adjacent residential uses. Additionally, expanded street side setbacks are provided to ensure visible compatibility with the adjacent single-family residential lands uses.

The site will be gated for security and aesthetic purposes and the vehicular and pedestrian circulation will be achieved through the primary entrance directly to Cottonwood Avenue. A second emergency access is proposed on Indian Street, which will also allow resident egress only. The design and layout will prevent traffic from the project impacting any of the adjacent existing neighborhoods. The building along Cottonwood Avenue will be one story in height and has been stepped down to present a lower profile and to enhance compatibility with the surrounding residential uses. As a result, the location, design and operation of the proposed project will be compatible with existing and planned 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 PEN18-0080, incorporated herein by reference, may include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

3. CITY RIGHT TO MODIFY/ADJUST; PROTEST LIMITATIONS

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

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

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

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2019-40, and thereby:

1. **APPROVE** Plot Plan PEN19-0110, based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

APPROVED this 10th day of October 2019.

 Jeffrey Sims
 Chairperson, Planning Commission

ATTEST:

APPROVED AS TO FORM:

 Chris Ormsby, Senior Planner
 Secretary to the Planning Commission

 City Attorney

ATTACHMENTS:

Exhibit A: Conditions of Approval

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 Resolution No. 2019-40
 Date Approved:

Attachment: Resolution 2019-40 - Plot Plan [Revision 6] (3758 : PEN19-0110 - Courtyards at Cottonwood)

CONDITIONS OF APPROVAL

Plot Plan (PEN19-0110)

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CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Plot Plan (PEN19-0110)

EFFECTIVE DATE:
 EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENTPlanning Division

1. A change or modification to the land use or the approved site plans may require a separate approval. Prior to any change or modification, the property owner shall contact the City of Moreno Valley Community Development Department to determine if a separate approval is required.
2. Any expansion to this use or exterior alterations will require the submittal of a separate application(s) and shall be reviewed and approved under separate permit(s). (MC 9.02.080)
3. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
4. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
5. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
6. The site shall be developed in accordance with the approved plans on file in the Community Development Department - Planning Division, the Municipal Code regulations, General Plan, Density Bonus Housing Agreement and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official. (MC 9.14.020)
7. Any signs indicated on the submitted plans are not included with this approval. Any signs, whether permanent (e.g. wall, monument) or temporary (e.g. banner, flag), require separate application and approval by the Planning Division. No signs are permitted in the public right of way. (MC 9.12)
8. All site plans, grading plans, landscape and irrigation plans, fence/wall plans, lighting plans and street improvement plans shall be coordinated for consistency with this approval.

Special Conditions

9. Prior to issuance of any permits for the subject project a Resolution shall be adopted for a

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Plot Plan (PEN19-0110)

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General Plan Amendment to amend the land use of a 6.78-acre portion of the project site, Parcel 1, from Residential 5 to Residential 10 and a 1.59-acre portion of the project site, Parcel 2, from Residential 5 to Public.

10. Prior to issuance of any permits for the subject project an Ordinance shall be adopted for a Change of Zone to rezone Parcel 1 from Residential 5 District (R5) to Residential 10 District (R10) and Parcel 2 from Residential 5 District (R5) to Public (P);
11. Prior to the start of any construction, temporary security fencing shall be erected. The fencing shall be a minimum of six (6) feet high with locking, gated access and shall remain through the duration of construction. Security shall remain in place until the project is completed or the above conditions no longer exist. (Security fencing is required if there is: construction, unsecured structures, unenclosed storage of materials and/or equipment, and/or the condition of the site constitutes a public hazard).
12. The site has been approved for 80 affordable multi-family residential dwelling units and 1 manager unit on a 6.79 acre site, contained within two (2) two-story multi-family buildings, a one-story senior residential building, a 4,840 square-foot Community Building including a manager's unit, as well as parking and a variety of site recreational amenities. A change or modification shall require separate approval.
13. Owners developing density bonus units, as part of an approved affordable housing development, shall enter into a Density Bonus Housing Agreement with the City of Moreno Valley prior to issuance of any Grading or Building permits for a rental project. Upon execution of said agreement, the City shall record the document with the County Recorder's Office. The terms of the Density Bonus Housing Agreement shall run with the property for the life of the affordability period.

Prior to Grading Permit

14. Prior to issuance of any grading permit, all Conditions of Approval and Mitigation Measures 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 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. Prior to approval of any grading permits, plans for any security gate system shall be submitted to and approved by to the Planning Division.
19. Prior to the issuance of grading permits, the site plan and grading plans shall show decorative

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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.

20. Prior to issuance of grading permits, the developer shall submit wall /fence plans to the Planning Division for review and approval as follows:
 - a. A maximum 6 foot high solid decorative block perimeter wall with pilasters and a cap shall be required adjacent to all residential zoned areas.
 - b. Any proposed retaining walls shall also be decorative in nature, while the combination of retaining and other walls on top shall not exceed the height requirement.
 - c. 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 approval of the Planning Official. (DC 9.08.070)
 - d. Prior to issuance of grading permits, the location of the trash enclosure shall be included on the plans.
21. Prior to the issuance of grading permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the project . The sign shall include the following:
 - a. The name (if applicable) and address of the development.
 - b. The developer's name, address, and a 24-hour emergency telephone number.
22. Prior to issuance of any grading permit, all Conditions of Approval and Mitigation Measures shall be printed on the building plans.
23. Prior to the issuance of building permits, the developer shall provide documentation that contact was made to the U.S. Postal Service to determine the appropriate type and location of mailboxes.
24. Prior to 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)
25. 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.

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- c. Drought tolerant landscape shall be used. Sod shall be limited to gathering areas.
 - d. Street trees shall be provided every 40 feet on center in the right of way.
 - e. On-site trees shall be planted at an equivalent of one (1) tree per thirty (30) linear feet of the perimeter of a parking lot and per thirty linear feet of a building dimension for the portions of the building visible from a parking lot or right of way. Trees may be massed for pleasing aesthetic effects.
 - f. Enhanced landscaping shall be provided at all driveway entries and street corner locations. The review of all utility boxes, transformers etc. shall be coordinated to provide adequate screening from public view.
 - g. Landscaping on three sides of any trash enclosure.
 - 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.
26. 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)
 27. 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)
 28. 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.
 29. Prior to or at building plan check submittal, two copies of a detailed, on-site, computer generated, point-by-point comparison lighting plan, including exterior building, parking lot, and landscaping lighting, shall be submitted to the Planning Division for review and approval 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)
 30. 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.
 31. Prior to issuance of building permits, proposed covered trash enclosure (s) shall be included in the Planning review of the Fence and Wall plans. 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 walls or building design plans).(GP Objective 43.6, DG)

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Prior to Building Final or Occupancy

32. 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).
33. Prior to building final, Planning approved/stamped landscape plans shall be provided to the Community Development Department – Planning Division on a CD disk.
34. Prior to building final, all required and proposed fences and walls shall be constructed according to the approved plans on file in the Planning Division. (MC 9.080.070).

Building Division

35. 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.
36. Prior to submittal, all new development, including residential second units, are required to obtain a valid property address prior to permit application. Addresses can be obtained by contacting the Building Safety Division at 951.413.3350.
37. Contact the Building Safety Division for permit application submittal requirements.
38. 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.
39. Any construction within the city shall only be as follows: Monday through Friday seven a.m. to seven p.m (except for holidays which occur on weekdays), eight a.m. to four p.m.; weekends and holidays (as observed by the city and described in the Moreno Valley Municipal Code Chapter 2.55), unless written approval is first obtained from the Building Official or City Engineer.
40. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
41. The proposed development shall be subject to the payment of required development fees as required by the City's current Fee Ordinance at the time a building application is submitted or prior to the issuance of permits as determined by the City.
42. 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.
43. 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.
44. The proposed non-residential project shall comply with 2016 California Green Building

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Standards Code, Section 5.106.5.3, mandatory requirements for Electric Vehicle Charging Station (EVCS).

45. 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.
46. Prior to permit issuance, every applicant shall submit a properly completed Waste Management Plan (WMP), as a portion of the building or demolition permit process. (MC 8.80.030)

FIRE DEPARTMENT**Fire Prevention Bureau**

47. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 80,000 lbs. GVW, based on street standards approved by the Public Works Director and the Fire Prevention Bureau. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Fire Prevention Bureau. (CFC 501.4, and MV City Standard Engineering Plan 108d)
48. 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)
49. 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)
50. 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.
51. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire alarm system monitored by an approved Underwriters Laboratory listed central station based on a requirement for monitoring the sprinkler system, occupancy or use. Fire alarm panel shall be accessible from exterior of building in an approved location. Plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9 and MVMC 8.36.100)
52. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
53. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches. (CFC 503.2.1 and MVMC 8.36.060[E])
54. 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])

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55. 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)
56. Multi-family residences shall display the address in accordance with the Riverside County Fire Department Premises Identification standard 07-01. (CFC 505.1)
57. If construction is phased, each phase shall provide an approved emergency vehicular access way for fire protection prior to any building construction. (CFC 501.4)
58. 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)
59. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Fire Prevention Bureau for review. Plans shall: a. Be signed by a registered civil engineer or a certified fire protection engineer; b . Contain a Fire Prevention Bureau approval signature block; and c. Conform to hydrant type, location, spacing of new and existing hydrants and minimum fire flow required as determined by the Fire Prevention Bureau. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.
60. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Fire Prevention Bureau for review. Plans shall: a. Be signed by a registered civil engineer or a certified fire protection engineer; b . Contain a Fire Prevention Bureau approval signature block; and c. Conform to hydrant type, location, spacing of new and existing hydrants and minimum fire flow required as determined by the Fire Prevention Bureau. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.
61. Turning radius does not meet the 38' outside turn required for fire apparatus. Please revise plan so that radius meets the required full 38' throughout the turn. Site plan reviewed is based on a 40 scale.

PUBLIC WORKS DEPARTMENT**Land Development**

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

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of California, specifically Sections 66410 through 66499.58, said sections also referred to as the Subdivision Map Act (SMA). [MC 9.14.010]

64. The final approved conditions of approval (COAs) issued and any applicable Mitigation Measures by the Planning Division shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plans.
65. 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.

66. 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.
67. In the event right-of-way or offsite easements are required to construct offsite improvements necessary for the orderly development of the surrounding area to meet the public health and safety needs, the developer shall make a good faith effort to acquire the needed right-of-way in accordance with the Land Development Division's administrative policy. If unsuccessful, the Developer shall enter into an agreement with the City to acquire the necessary right-of-way or offsite easements and complete the improvements at such time the City acquires the right -of-way or offsite easements which will permit the improvements to be made. The developer shall be responsible for all costs associated with the right -of-way or easement acquisition. [GC 66462.5]
68. If improvements associated with this project are not initiated within two (2) years of the date of approval of the Public Improvement Agreement (PIA), the City Engineer may require that the engineer's estimate for improvements associated with the project be modified to reflect current City construction costs in effect at the time of request for an extension of time for the PIA or issuance of a permit. [MC 9.14.210(B)(C)]
69. 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

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facilities or by securing a drainage easement . [MC 9.14.110]

70. 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.
71. The proposed private storm drain system shall be designed and constructed in a manner to be consistent with the final drainage study and the grading and improvement plans. A storm drain manhole shall be placed at the right -of-way line to mark the beginning of the publicly maintained portion of this storm drain.
72. This project shall submit civil engineering design plans, reports and /or documents (prepared by a registered/licensed civil engineer) for review and approval by the City Engineer per the current submittal requirements, prior to the indicated threshold or as required by the City Engineer. The submittal consists of, but is not limited to, the following:
 - a. Vacation, lot line adjustment, and offers of dedication (prior to building permit issuance);
 - b. Rough grading w/ erosion control plan (prior to grading permit issuance);
 - c. Precise grading w/ erosion control plan (prior to <GRADING OR BUILDING> permit issuance);
 - d. Street improvement, striping, and sewer and water plans (prior to encroachment permit issuance);
 - e. Final drainage study (prior to grading plan approval);
 - f. Final WQMP (prior to grading plan approval);
 - g. As-Built revision for all plans (prior to Occupancy release).

Prior to Grading Plan Approval

73. Resolution of all drainage issues shall be as approved by the City Engineer.
74. 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.
75. Emergency overflow areas shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity.
76. The final project-specific Water Quality Management Plan (WQMP) shall be consistent with the approved P-WQMP, as well as in full conformance with the document: "Water Quality Management Plan - A Guidance Document for the Santa Ana Region of Riverside County" dated October 22, 2012. The F-WQMP shall be submitted and approved prior to application for and issuance of grading permits. At a minimum, the F-WQMP shall include the following: Site Design BMPs; Source Control BMPs, Treatment Control BMPs, Operation and Maintenance requirements for BMPs and sources of funding for BMP implementation.

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- a. The Applicant has proposed to incorporate the use of water quality basins . Final design and sizing details of all BMPs must be provided in the first submittal of the F-WQMP. The Applicant acknowledges that more area than currently shown on the plans may be required to treat site runoff as required by the WQMP guidance document.
 - b. The Applicant shall substantiate the applicable Hydrologic Condition of Concerns (HCOC) in Section F of the F-WQMP.
 - c. All proposed LID BMP's shall be designed in accordance with the RCFC&WCD's Design Handbook for Low Impact Development Best Management Practices, dated September 2011.
 - d. The proposed LID BMP's as identified in the project-specific P-WQMP shall be incorporated into the Final WQMP.
 - e. The NPDES notes per City Standard Drawing No. MVFE-350-0 shall be included in the grading plans.
 - f. Post-construction treatment control BMPs, once placed into operation for post-construction water quality control, shall not be used to treat runoff from construction sites or unstabilized areas of the site.
 - g. Prior to precise grading plan approval, the grading plan shall show any proposed trash enclosure to include a cover (roof) and sufficient size for dual bin (1 for trash and 1 for recyclables). The architecture shall be approved by the Planning Division and any structural approvals shall be made by the Building and Safety Division.
77. The developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:
- a. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the City Engineer, lot lines shall be located at the top of slopes.
 - b. Any grading that creates cut or fill slopes adjacent to the street shall provide erosion control, sight distance control, and slope easements as approved by the City Engineer.
 - c. All improvement plans are substantially complete and appropriate clearance letters are provided to the City.
 - d. A soils/geotechnical report (addressing the soil's stability and geological conditions of the site) shall be submitted to the Land Development Division for review. A digital (pdf) copy of the soils/geotechnical report shall be submitted to the Land Development Division.
78. 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.
79. 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.
80. The developer shall pay all remaining plan check fees.

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81. Landscape & Irrigation plans (prepared by a registered/licensed landscape architect) for water quality BMPs shall be submitted for review and approved by the City Engineer per the current submittal requirements, if applicable.
82. 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.
83. Any proposed trash enclosure shall include a solid cover (roof) and sufficient size for dual bin (one for trash and one for recyclables). The architecture shall be approved by the Planning Division and any structural approvals shall be made by the Building & Safety Division.
84. For projects that will result in discharges of storm water associated with construction with a soil disturbance of one or more acres of land, the developer shall submit a Notice of Intent (NOI) and obtain a Waste Discharger's Identification number (WDID#) from the State Water Quality Control Board (SWQCB) which shall be noted on the grading plans.

Prior to Grading Permit

85. 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)]
86. For non-subdivision projects, a copy of the Covenants, Conditions and Restrictions (CC&Rs) shall be submitted for review by the City Engineer. The CC&Rs shall include, but not be limited to, access easements, reciprocal access, private and /or public utility easements as may be relevant to the project.
87. If the developer chooses to construct the project in phases, a Construction Phasing Plan for the construction of on-site public or private improvements shall be submitted for review and approved by the City Engineer.
88. Prior to the payment of the Development Impact Fee (DIF), the developer may enter into a DIF Improvement Credit Agreement to secure credit for the construction of applicable improvements. If the developer fails to complete this agreement prior to the timing specified above, credits may not be given. The developer shall pay current DIF fees adopted by the City Council. [Ord. 695 § 1.1 (part), 2005] [MC 3.38.030, 040, 050]
89. A digital (pdf) copy of all approved grading plans shall be submitted to the Land Development Division.
90. Security, in the form of a cash deposit (preferable), bond or letter of credit shall be submitted as a guarantee of the implementation and maintenance of erosion control measures. At least twenty-five (25) percent of the required security shall be in the form of a cash deposit with the City. [MC 8.21.160(H)]
91. Security, in the form of a cash deposit (preferable), bond or letter of credit shall be submitted as a guarantee of the completion of the grading operations for the project. [MC 8.21.070]
92. The developer shall pay all applicable inspection fees.

Prior to Improvement Plan Approval

93. The developer is required to bring any existing access ramps adjacent to and fronting the

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project to current ADA (Americans with Disabilities Act) requirements. However, when work is required in an intersection that involves or impacts existing access ramps, all access ramps in that intersection shall be retrofitted to comply with current ADA requirements, unless otherwise approved by the City Engineer.

94. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.
95. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVSI-160 series, etc.) throughout this project.
96. Drainage facilities (i.e. catch basins, etc.) with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided.
97. The hydrology study shall be designed to accept and properly convey all off -site drainage flowing onto or through the site. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of current City standards shall apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, as in the case where one travel lane in each direction shall not be used for drainage conveyance for emergency vehicle access on streets classified as minor arterials and greater, the developer shall provide adequate facilities as approved by the City Engineer. [MC 9.14.110 A.2]
98. All public improvement plans (prepared by a licensed/registered civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
99. Any missing or deficient existing improvements along the project frontage shall be constructed or secured for construction. The City Engineer may require the ultimate structural section for pavement to half-street width plus 18 feet or provide core test results confirming that existing pavement section is per current City Standards; additional signing & striping to accommodate increased traffic imposed by the development, etc.
100. For non-subdivision projects, all street dedications shall be free of encumbrances, irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer.
101. The plans shall indicate any restrictions on trench repair pavement cuts to reflect the City's moratorium on disturbing newly-constructed pavement less than three (3) years old and recently slurry sealed streets less than one (1) year old. Pavement cuts for trench repairs may be allowed for emergency repairs or as specifically approved by the City Engineer.
102. All dry and wet utilities shall be shown on the plans and any crossings shall be potholed to determine actual location and elevation. Any conflicts shall be identified and addressed on the plans. The pothole survey data shall be submitted to Land Development with the public improvement plans for reference purposes only. The developer is responsible to coordinate with all affected utility companies and bear all costs of any utility relocation.

Prior to Encroachment Permit

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

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105. For non-subdivision projects, execution of a Public Improvement Agreement (PIA) and/or security (in the form of a cash deposit or other approved means) may be required as determined by the City Engineer. [MC 9.14.220]
106. Any work performed within public right-of-way requires an encroachment permit.

Prior to Building Permit

107. 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.
108. For non-subdivision projects, the developer shall guarantee the completion of all related public improvements required for this project by executing a Public Improvement Agreement (PIA) with the City and posting the required security. [MC 9.14.220]
109. This project shall submit for review and approval, and record, a lot line adjustment for the intention of adjusting the common lot lines between APNs 482-161-021, 482-161-022, 482-161-023, and 482-161-024.
110. 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.
111. For non-subdivision projects, all street dedications shall be free of encumbrances, irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer.
112. A walk through with a Land Development Inspector shall be scheduled to inspect existing improvements within public right of way along project frontage. Any missing, damaged or substandard improvements including ADA access ramps that do not meet current City standards shall be required to be installed, replaced and /or repaired. The applicant shall post security to cover the cost of the repairs and complete the repairs within the time allowed in the public improvement agreement used to secure the improvements.
113. Certification to the line, grade, flow test and system invert elevations for the water quality control BMPs shall be submitted for review and approved by the City Engineer (excluding models homes).

Prior to Occupancy

114. All outstanding fees shall be paid.
115. 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.
116. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
117. 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

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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]
118. The developer shall complete all public improvements in conformance with current City standards, except as noted in the Special Conditions, including but not limited to the following:
- a. Street improvements including, but not limited to: pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights (SCE: LS-2), signing, striping, under sidewalk drains, landscaping and irrigation, medians, pavement tapers/transitions and traffic control devices as appropriate.
 - b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.
 - c. City-owned utilities.
 - d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
 - e. Under grounding of all existing and proposed utilities adjacent to and on -site. [MC 9.14.130]
 - f. Relocation of overhead electrical utility lines including, but not limited to : electrical, cable and telephone.
119. For commercial, industrial and multi-family projects, a Stormwater Treatment Device and Control Measure Access and Maintenance Covenant, maintenance agreement for water quality improvements located in the public right of way, and Declaration of Restrictive Covenants (encroachment on City easement), as required, shall be recorded to provide public notice of the maintenance requirements to be implemented per the approved final project - specific WQMP. A boilerplate copy of the covenants and agreement can be obtained by contacting the Land Development Division.
120. The applicant shall ensure the following, pursuant to Section XII. I. of the 2010 NPDES

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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.
121. The Developer shall comply with the following water quality related items:
- a. Notify the Land Development Division prior to construction and installation of all structural BMPs so that an inspection can be performed.
 - b. Demonstrate that all structural BMPs described in the approved final project-specific WQMP have been constructed and installed in conformance with the approved plans and specifications;
 - c. Demonstrate that Developer is prepared to implement all non -structural BMPs described in the approved final project-specific WQMP; and
 - d. Demonstrate that an adequate number of copies of the approved final project-specific WQMP are available for future owners/occupants.
 - e. Clean and repair the water quality BMP's, including re-grading to approved civil drawing if necessary.
 - f. Obtain approval and complete installation of the irrigation and landscaping.

Special Conditions

122. Prior to grading plan approval, the developer shall vacate the existing 60' cul-de-sac offer of dedication (as offered per Parcel Map No. 8073), on the northeast corner of the project's east frontage for Myrna Street along project frontage.
123. Prior to grading plan approval, the developer shall dedicate the following right of way to accommodate the required improvements:
- a. The necessary street right of way dedication on the east side of Indian Street (88' R/W / 64' C-C: Minor Arterial, City Standard No. MVSI-105A-1) along project frontage.
 - b. The necessary street right of way dedication on the north side of Cottonwood Avenue (88' R/W / 64' C-C: Minor Arterial, City Standard No. MVSI-105A-1) along project frontage.
 - c. The necessary street right of way dedication on the northeast corner of the project's east frontage for Myrna Street (50' R/W / 36' C-C: Cul-de-Sac (Symmetrical), City Standard No. MVSI-163A-0) along project frontage.
 - d. A 4 foot minimum pedestrian right of way dedication behind any driveway approach per City Standard No. MVSI-112C-0 on Indian Street and on Cottonwood Avenue.
 - e. Corner cutback right of way dedications per City Standard No. MSVI-165-0, as necessary, on the northeast corner of Indian Street and Cottonwood Avenue.

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124. Prior to occupancy, the following improvements shall be completed:

Indian Street (88' R/W / 64' C-C: Minor Arterial, City Standard No. MVSI-105A-1) shall be constructed to achieve a half-width of 32', plus an additional 18' west of the centerline, along the entire project's west frontage. Improvements shall consist of, but not be limited to, pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, street lights, pedestrian ramps, and dry and wet utilities. Prior to rough grading plan approval, the developer shall provide to the City Engineer the results of coring tests confirming that said existing pavement section has been constructed per City Standard No. MVSI-105A-1. Any missing or deficient improvements along the project's west frontage shall be constructed prior to issuance of a certificate of occupancy.

125. Prior to occupancy, the following improvements shall be completed:

Cottonwood Avenue (88' R/W / 64' C-C: Minor Arterial, City Standard No. MVSI-105A-1) shall be constructed to achieve a half-width of 32', plus an additional 18' south of the centerline, along the entire project's south frontage. Improvements shall consist of, but not be limited to, pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, street lights, pedestrian ramps, and dry and wet utilities. Prior to rough grading plan approval, the developer shall provide to the City Engineer the results of coring tests confirming that said existing pavement section has been constructed per City Standard No. MVSI-105A-1. Any missing or deficient improvements along the project's south frontage shall be constructed prior to issuance of a certificate of occupancy.

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

127. Prior to occupancy, the following improvements shall be completed:

Myrna Street (50' R/W / 36' C-C: Cul-de-Sac (Symmetrical), City Standard No. MVSI-163A-0) shall be constructed to achieve a full-width of 36' near the northeast corner of the project's east frontage. Improvements shall consist of, but not be limited to, pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, street lights, pedestrian ramps, and dry and wet utilities. Any missing or deficient improvements along the project's east frontage shall be constructed prior to issuance of a certificate of occupancy.

Special Districts Division

128. 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

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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.

129. This project has been conditioned to provide a funding source for the continued maintenance, enhancement, and or retrofit of neighborhood parks, open spaces, linear parks, and/or trails systems. The Developer shall satisfy this condition with one of the options below.
- a. Participate in a special election for annexation into Community Facilities District No. 1 or other district and pay all associated costs with the special election process and formation, if any; or
- b. Establish an endowment fund to cover future maintenance costs for new neighborhood parks.

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 of its selected financial option. If option a. is selected, the special election will require a 90 day process prior to building permit issuance. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution.

Annexation to CFD No. 1 shall be completed or proof of payment to establish the endowment fund shall be provided prior to the issuance of the first certificate of occupancy for the project.

130. 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.)

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131. This project has been identified to be included in the formation of a Community Facilities District (Mello-Roos) for Public Safety services, including but not limited to Police, Fire Protection, Paramedic Services, Park Rangers, and Animal Control services. The property owner(s) shall not protest the formation; however, they retain the right to object to the rate and method of maximum special tax. In compliance with Proposition 218, the property owner shall agree to approve the mail ballot proceeding (special election) for either formation of the CFD or annexation into an existing district. The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org when submitting the application for building permit issuance to determine the requirement for participation. If the first building permit is pulled prior to formation of the district, this condition will not apply. If the condition applies, the special election will require a minimum of 90 days 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.)
132. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.
133. 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 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.
134. 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 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

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occupancy for the project.

135. The Moreno Valley Community Services District Zone A (Parks & Community Services) tax is assessed per parcel or per dwelling unit for parcels with more than one dwelling unit.
136. 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

137. Conditions of approval may be modified or added if a phasing plan is submitted for this development.
138. All proposed on-site traffic signing and striping should be accordance with the latest California Manual on Uniform Traffic Control Devices (CAMUTCD).
139. Indian Street is designated a Minor Arterial (88'RW/64'CC) per City Standard Plan No. MVSI-105A-1. Any improvements shall be consistent with the City's standards for this facility.
140. Cottonwood Avenue is designated a Minor Arterial (88'RW/64'CC) per City Standard Plan No. MVSI-105A-1. The existing bus turn out along the project frontage shall be removed and curb, gutter and sidewalk shall be reconstructed per current City standards.
141. Myrna Street is designated as a Local Street (56'RW/36'CC) per City Standard Plan No. MVSI-107A-0. Any improvements undertaken by this project shall be consistent with the City's standards for this facility. Myrna Street cul-de-sac shall conform to City of Moreno Valley Standard No. MVSI-163A-0.
142. The driveways shall conform to City of Moreno Valley Standard No. MVSI-112C-0 for Commercial Driveway Approaches. Access at the driveways shall be as follows:
 - Indian Street driveway shall be exit-only. R5-1 "DO NOT ENTER" signs shall be installed at the driveway entrance.
 - Cottonwood Avenue driveway shall be the main entrance for the project with full access. This gated entrance shall be provided with the following, or as approved by the City Traffic Engineer:
 - a. A storage lane with a minimum of 60' provided for queuing.
 - b. A second storage lane for visitors to stop in prior to the gate to utilize a call box (or other device) to receive permission to enter the site.
 - c. Signing and striping for A. and B.
 - d. A turnaround outside the gates of 38' radius.
 - e. No Parking Signs shall be posted in the turnaround areas.
 - f. A separate pedestrian entry.
 - g. Presence loop detectors (or another device) within 1 or 2 feet of the gates that ensures

CONDITIONS OF APPROVAL

Plot Plan (PEN19-0110)

Page 20

that the gates remain open while any vehicle is in the queue.

All of these features must be kept in working order.

143. 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 driveway conforms to City Standard Plan No. MVSI-164A-0 through MVSI-164C-0. Trees, plants, shrubs, fence and monument sign shall not be located in an area that obstructs the drivers' line-of-sight.
144. Prior to the final approval of the street improvement plans, a signing and striping plan shall be prepared per City of Moreno Valley Standard Plans - Section 4 for all streets along the project frontages. Signing and striping plans shall be prepared per the latest edition of the California Manual on Uniform Traffic Control Devices (CAMUTCD) and current City of Moreno Valley Standard Plans by a qualified registered civil or traffic engineer.
145. Prior to the final approval of the street improvement plans, a construction plan shall be prepared by a registered civil engineer to remove the existing bus turn out along the project frontage on Cottonwood Avenue and replace with new curb, gutter and sidewalk per current City standards. Exact requirements will be determined during the plan check process.
146. 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 shall be required for plan approval by the City Traffic Engineer.
147. Prior to issuance of Certificate of Occupancy for the 1st unit, all required street improvements on Indian Street and Cottonwood Avenue along project frontage shall be completed per the approved plans to the satisfaction of the City Engineer.
148. Prior to issuance of Certificate of Occupancy for the 1st unit, all signing and striping shall be installed per current City Standards and the approved plans.

A	5-1-19 LAND USE APPLICATION SUBMITTAL
B	6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
C	8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
D	9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL

Revisions

A Proposed Affordable Housing Community
The Courtyards at Cottonwood
Family Apartments
Northeast Corner of Cottonwood Ave. & Indian St.
Plot Plan (PEN 19-0110)

Job No. 1891A	Date 12/29/18
Drawn By WGA	Checked By WGA

Plot Plan (PEN 19-0110)

Sheet Title
Title Sheet / Index

T-1



A Proposed Affordable Housing Community
The Courtyards at Cottonwood
Northeast Corner of Cottonwood Ave. & Indian St.
Moreno Valley, California
Plot Plan (PEN19-0110)

Sheet Index

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GENERAL T-1	TITLE SHEET / INDEX
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ARCHITECTURAL A-0 A-0.1	SITE PLAN - SITE DATA RENDERED SCHEMATIC SITE PLAN
A-1.0 A-1.1 A-1.2 A-1.3 A-1.4	BUILDING TYPE 1 FIRST FLOOR PLAN BUILDING TYPE 1 SECOND FLOOR PLAN BUILDING TYPE 1 ROOF PLAN BUILDING TYPE 1 SECTIONS BUILDING TYPE 1 RENDERED ELEVATIONS
A-2.0 A-2.1 A-2.2 A-2.3 A-2.4	BUILDING TYPE 2 FLOOR PLAN BUILDING TYPE 2 ROOF PLAN BUILDING TYPE 2 SECTION BUILDING TYPE 2 RENDERED ELEVATIONS BUILDING TYPE 2 RENDERED COURTYARD ELEVATIONS
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A-4.0	BUILDING TYPES 4 FLOOR PLAN/ROOF PLAN/ SECTION & RENDERED ELEVATIONS
A-5.0	UNIT PLANS

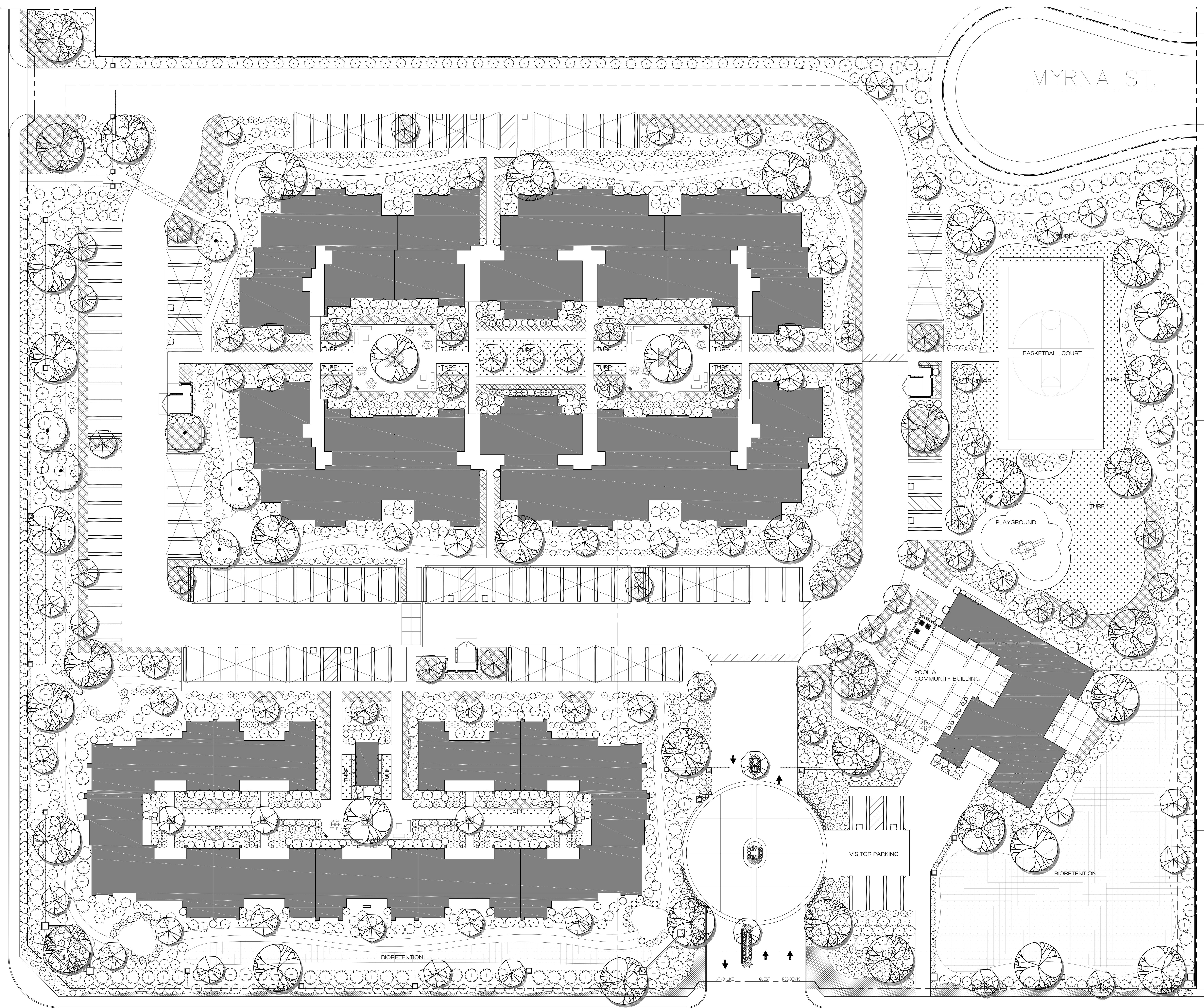
Project Team

<p>Developer Rancho Belago Developers, Inc.. 27700 Kalmia Avenue Rancho Belago, CA. 92555 951-686-6600 Contact: James Jernigan jjernigan@ranchobelagodevelopers.com</p>	<p>Owner / Applicant City of Moreno Valley Housing Authority 14177 Frederick St. P.O. Box 8805 Moreno Valley, CA. 92552</p>
<p>Architect Derra Design, Inc. 495 E. Rincon St. #204 Corona, CA. 92879 951-268-1650 Contact: Bill Atkins bill.atkins@derradesign.com</p>	<p>Civil Engineer Winchester Associates, Inc. 23640 Tower St. #3 Moreno Valley, CA. 92553 951-924-5425 Contact: David Slawson, PLS slawson@wai-eng.com</p>



Vicinity Map

No Scale



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A Proposed Affordable Housing Community
The Courtyards at Cottonwood Family Apartments
 Northeast Corner of Cottonwood Ave. & Indian St.
 Plot Plan (PEN 19-0097)

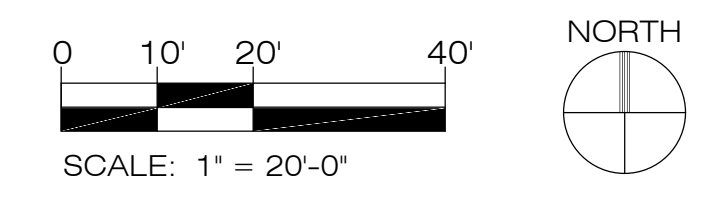
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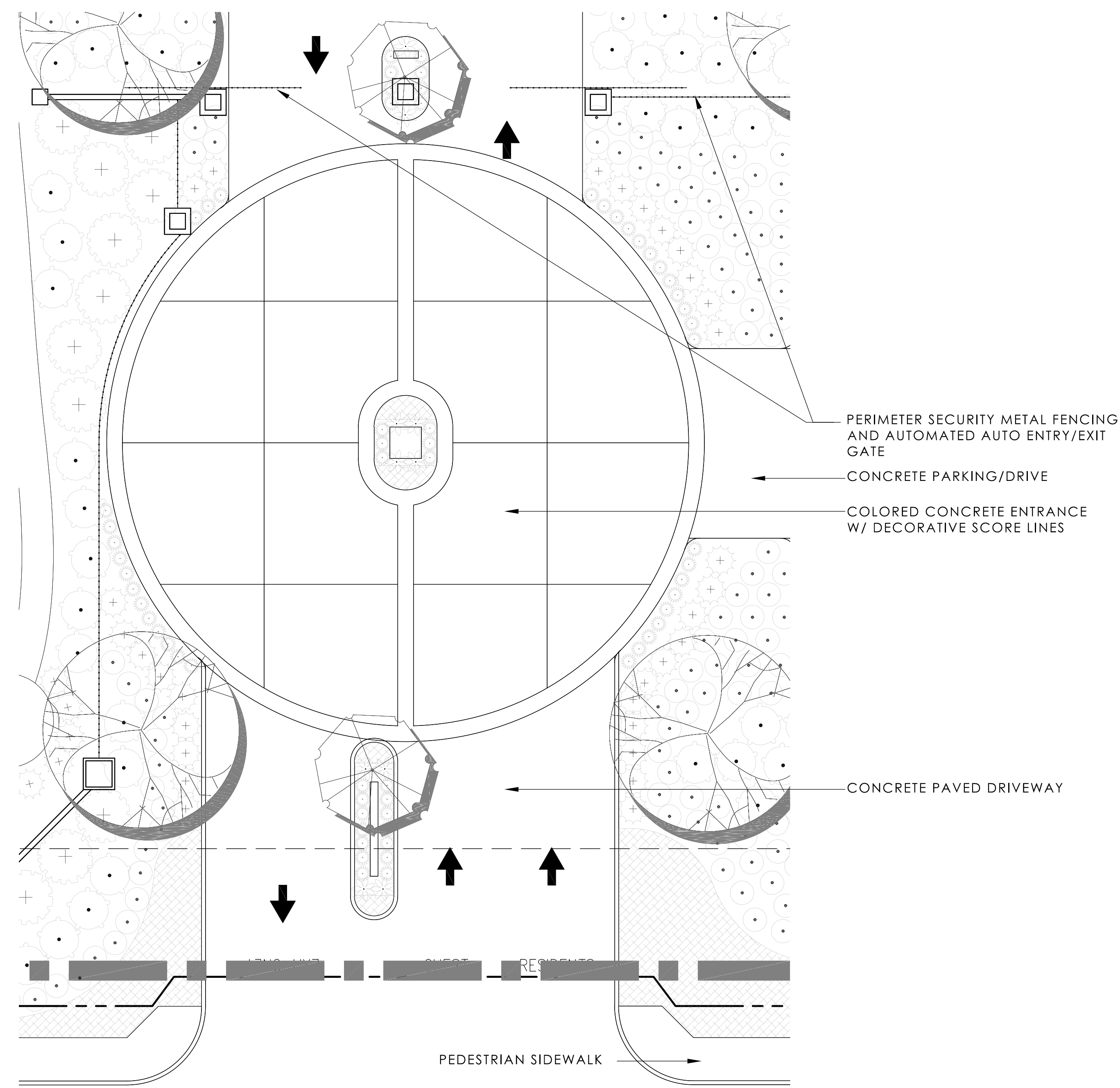
Plot Plan (PEN 19-0110)

LANDSCAPE CONCEPT

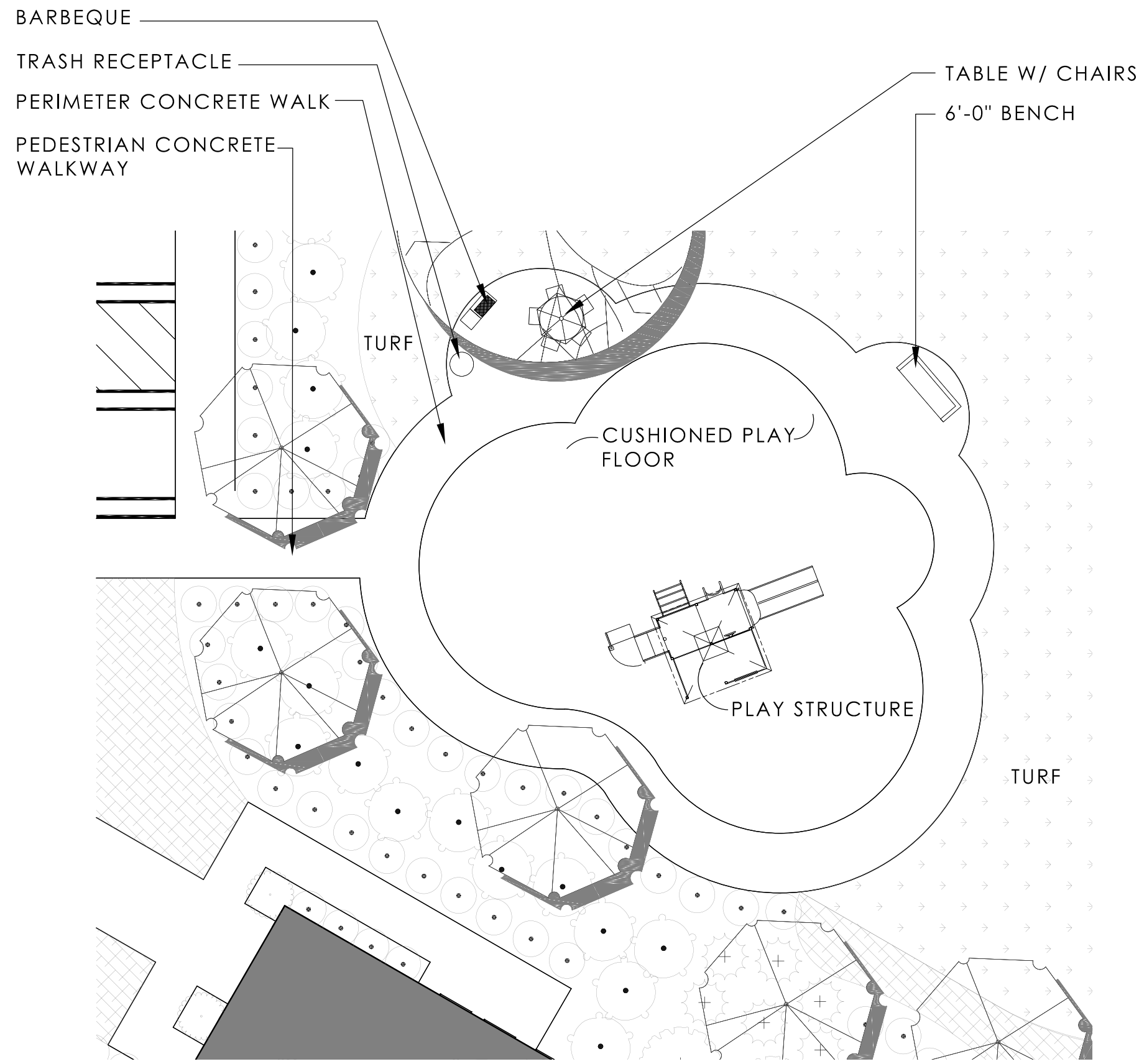
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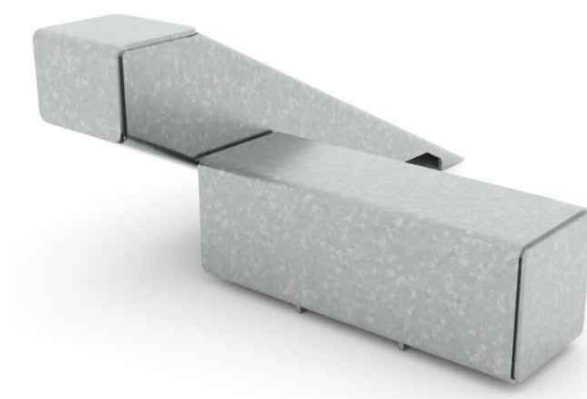
Attachment: Site Plan (3788 - PEN19-010 - Courtyards at Cottonwood)



Main Entrance Drive



Community Playground



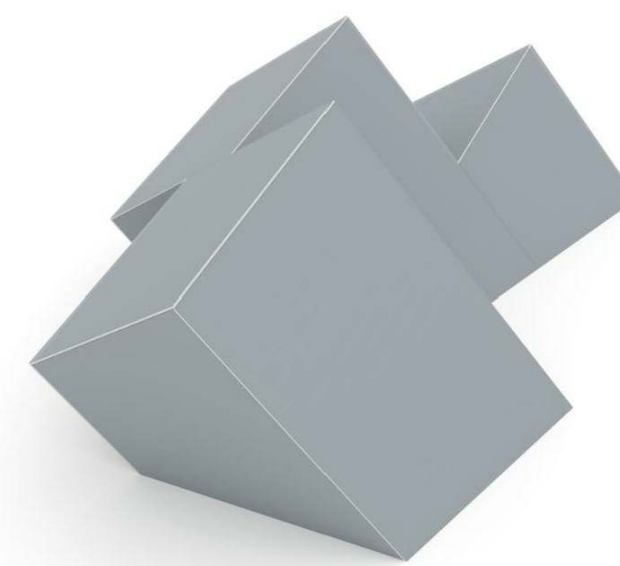
DEX LANDING



SMALL PLAYSTRUCTURE- AGES 2-12



BASE DOUBLE



TRIPLE BLOCK



SMALL PLAYSTRUCTURE- AGES 2-12



LOUNGE AREA SEATING



BARBEQUE



SMALL PLAYSTRUCTURE- AGES 2-12



BENCH SEATING



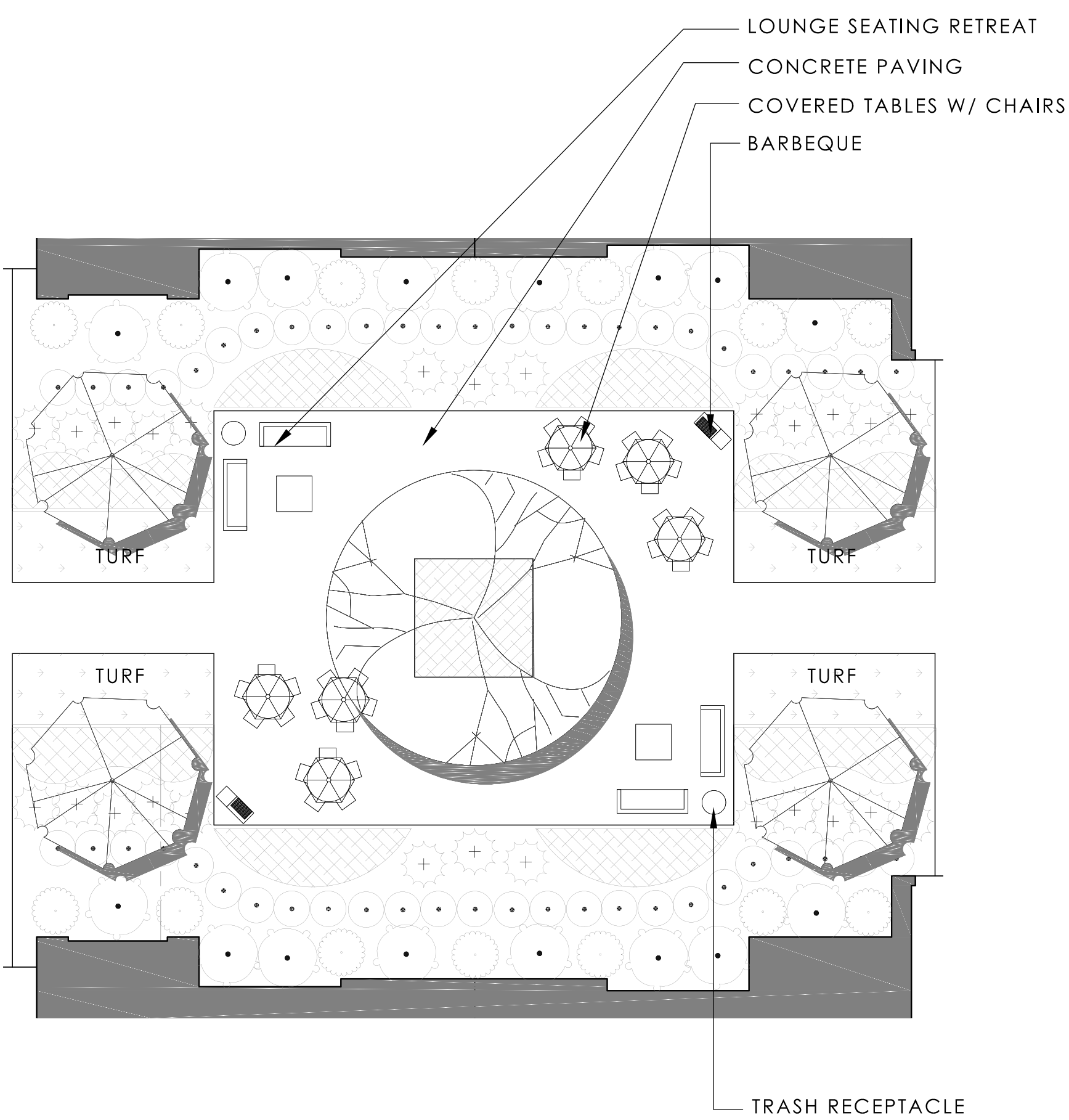
DINING CHAIR



DINING TABLE (UMBRELLA NOT SHOWN)



TRASH RECEPTACLE



Residential Courtyards

Site Furnishing & Parkour Examples

CONCEPTUAL LANDSCAPE PLANT PALETTE

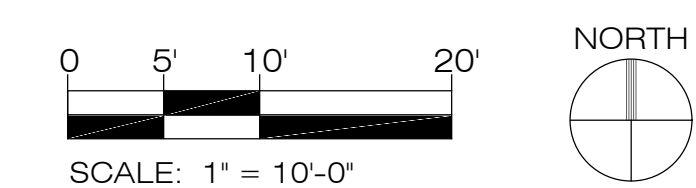
- LARGE TREE**
 - Pinus muricata / Bishop Pine
 - Platanus racemosa / California Sycamore
 - Quercus agrifolia / Coast Live Oak
 - Schinus molle / California Pepper
- MEDIUM TREE**
 - Geijera parviflora / Australian Willow
 - Rhus lancea / African Sumac
- SMALL / ORNAMENTAL TREES**
 - Arbutus Marina / Strawberry Tree
 - Cercis canadensis 'Flame' / Eastern Red Bud
 - Felisa selowiana / Pineapple Guava Tree
 - Lagstroemia indica / Grape Myrtle
- LARGE SHRUBS**
 - Fremontodendron x 'California Glory' / California Glory Flannel Bush
 - Heteromeles arbutifolia / Toyon
 - Launus nobilis 'Little Ragu' / Little Ragu Sweet Bay
 - Rhus ovata / Sugar Bush
- MEDIUM SHRUBS**
 - Ceanothus species / California Lilac
 - Juniperus x pfitersiana 'Aurea Improved' / Gold Coast Juniper
 - Pittosporum tobira 'Variegata' / Variegated Mock Orange
 - Teucrium fruticosum / Bush Germander
 - Westringia fruticosa 'Wynabbie Highlight' / Variegated Rosemary
- SMALL SHRUBS**
 - Lantana montevidensis 'New Gold' / Trailing Lantana
 - Lavandula dentata / French Lavender
 - Olea europaea 'Little Olive' / Little Olive Olive
 - Penstemon eatonii / Firecracker Penstemon
- VINES**
 - Bougainvillea x 'Barbara Karst' / Barbara Karst Bougainvillea
 - Antigonon leptopus / Coral Vine
- SMALL GRASSES**
 - Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa
 - Nassella tenuissima / Texas Needle Grass
 - Lolope / Variegated
- ACCENTS**
 - Agave desmettiana 'Variegata' / Variegated Smooth Agave
 - Agave 'Blue Flame' / Blue Flame Agave
 - Aloe barbadensis / Aloe
 - Dasyliion wheeleri / Grey Desert Spoon
- LARGE GRASSES**
 - Miscanthus sinensis 'Autumn Anthem' / Miscanthus
 - Muhlenbergia capillaris 'Pink Cloud' / Pink Muhly
- COLUMNAR SHRUBS**
 - Podocarpus henkelii / Long Leafed Yellow Wood Column
 - Prunus caroliniana 'Bright 'N Tight' TM / Bright 'N Tight Carolina Laurel
- GROUNDCOVERS**
 - Convolvulus mauritanicus / Ground Morning Glory
 - Lantana species / Lantana
 - Myoporum parvifolium 'Prostratum' / Myoporum
- TURF**
 - Tall Turf Fescue
- BIORETENTION BASIN**
 - Anemopsis californica / Yerba Mansa
 - Artemisia douglasiana / Mugwort
 - Carex elata 'Aurea' / Bowless Golden Sedge
 - Carex pansa / Dune Sedge
 - Carex spissa / San Diego Sedge
 - Carex tumukicola / Berkeley sedge
 - Chondropetalum tectorum / Cape Rush
 - Leymus tritricoides / Creeping Wildrye
 - Lupinus succulentus / Arroyo Lupine
 - Milium effusum aureum / Bowless Golden Grass
 - Molinia caerulea variegata / Moor Grass
 - Scirpus comatus / Fiber Optic Plant
 - Systichium californicum / Golden Eyed Grass

WATER EFFICIENT LANDSCAPE NOTES

- ALL LANDSCAPE SHALL BE WATERED BY A PERMANENT & AUTOMATIC IRRIGATION SYSTEM
- CONTRACTOR SHALL INSTALL A WEATHER BASED SMART CONTROLLER
- CONTROLLER SHALL BE LOCATED OUTDOORS ON SITE UNDER APPROVAL OF OWNER IN A LOCKING VANDAL RESISTANT ENCLOSURE
- ALL SHRUBS & GROUND COVER SHALL BE IRRIGATED WITH A LOW VOLUME DRIP SYSTEM AND/OR HIGH EFFICIENCY NOZZLES.
- TREES SHALL BE WATERED BY DEEP ROOT WATERING SYSTEMS ON SEPARATE VALVES FROM SHRUBS
- EACH HYDROZONE SHALL HAVE PLANT MATERIALS WITH SIMILAR WATER USE AND WATERED SEPARATELY THAN DIFFERING WATER USES
- A SEPARATE DESIGNATED WATER METER (OR SUB METER) SHALL BE INSTALLED SPECIFICALLY FOR IRRIGATION PURPOSES

SUGGESTED IRRIGATION MATERIALS

- CONTROLLER: RAINBRD ESP-SMTe - SMART MODULAR CONTROL SYSTEM
- HE STREAM SPRAYS: RAINBRD U-SERIES or HUNTER MP ROTATORS
- DRIP SYSTEM: RAINBRD XYS SUB-SURFACE DRIFLINE
- XERI-BUBBLER SPYK
- XERI-BUG EMITTERS
- XQ 1/4" DISTRIBUTION TUBING
- TREE BUBBLER: RAINBRD RWS
- VALVE: RAINBRD PEB
- XACZ-PRF SERIES
- GATE VALVE: NIBCO LINE SIZED GATE VALVE
- BACKFLOW: FEBCO 825VA- 1'
- LATERAL LINE: PVC SCH 40
- MAINLINE: PVC SCH 40 (1"-1.5") OR PVC CLASS 315 (2" +)



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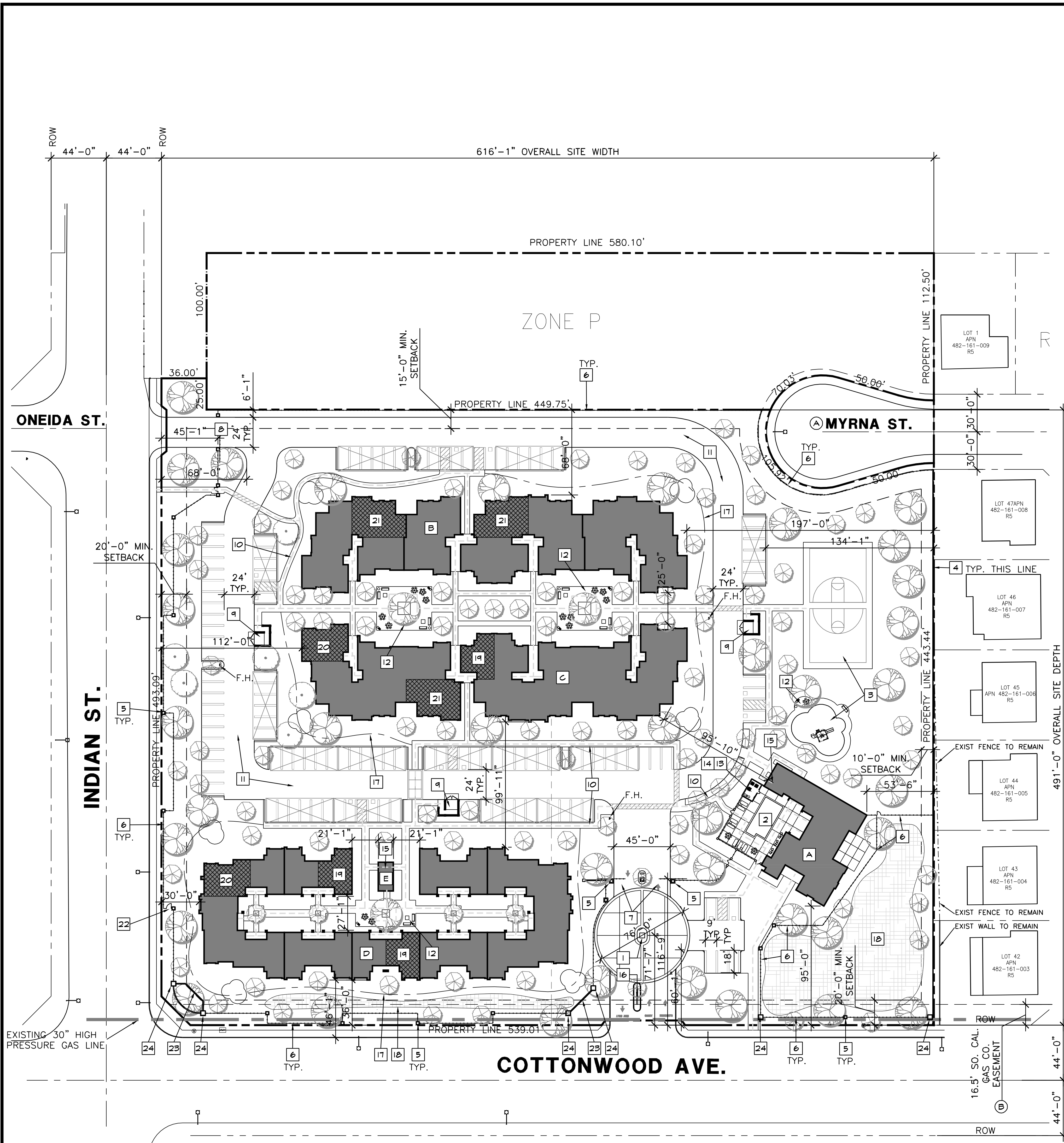
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Job No. 1891A	Date 4/29/19
Drawn By SMS	Checked By WGA

Plot Plan (PEN 19-0110)

LANDSCAPE CONCEPT

LC-1.1



Project Description

An 81 unit gated affordable housing project on a 6.79 acre parcel including two family apartment buildings, one senior apartment building, one community building, one laundry building, one community pool and one community park. The unit mix includes 1, 2, and 3 bedroom apartments ranging in size from 628 square feet to 1009 square feet.

Parcel 1
 60 family apartments
 20 senior apartments
 1 managers unit
 community building / 1 laundry building
 pool
 tot lot / community park

Legal Description

PARCELS 1, 2, 3 AND 4 AND LETTERED LOT C OF PARCEL MAP 8073, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30 OF PARCEL MAPS, PAGE 20, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. For conveyancing purposes only: APN(S) 482-161-021-9, 482-161-022-0, 482-161-023-1 AND 482-161-024-2

Project Data

Property Information
 Address: Northeast Corner of Cottonwood Ave. and Indian St. Moreno Valley, CA. 92553

FEMA Information
 This project is located within FEMA flood zone X. This project is located outside 0.2% annual chance floodplain

Land Use and Zoning Information
 Existing General Plan: R5 (Residential 5 Du/Ac)
 Proposed General Plan: [Parcel 1] R10 (Residential 10 Du/Ac) [Parcel 2] P (Public Facility)
 Existing Zoning: R5 (Residential 5 Du/Ac)
 Proposed Zoning: [Parcel 1] R10 (Residential 10 Du/Ac) [Parcel 2] P (Public Facility)
 Existing Land Use: Vacant Land
 Proposed Land Use: Parcel 1 - Multi-Family Residential Parcel 2 - Public Facility

Site Data
 Area:
 Total Site Area (Parcels 1-4 and Lot "C" of P.M.30/20) 9.81 Ac. Gross / 8.37 Ac. Net
 Proposed Development
 Parcel 1: 8.21 Ac. Gross / 6.79 Ac. Net (zoned R10)
 Parcel 2: 1.61 Ac. Gross / 1.61 Ac. Net (zoned P)
 Disturbed Area: 6.79 Ac.

Open Space:
 Min. Space Required 81x300 SF = 24,300 SF
 Open Space Provided = 152,483 SF
Landscape Area:
 Min. Area Required 294,290 x 0.35 = 103,002 SF
 Landscape Area (incl. walks) = 169,030 SF
 Pool Area = 2,567 SF
 Total Landscape Area Provided = 171,597 SF
Hard Surface Area:
 Paved Parking & Drive Area = 64,282 SF
 Basket Ball Courts = 5,555 sf

Floor Area Ratio
 Building A - Community Building 4,840 SF
 Building B - Family Apartment Building 31,386 SF
 Building C - Family Apartment Building 31,386 SF
 Building D - Senior Apartment Building 15,987 SF
 Building E - Laundry Building / Mail Kiosk 142 SF

Aggregate Total Floor Area = 83,741 SF
 83,741 (floor area) / 295,772 (net project area) = 0.28 FAR
 Allowable per R10 District = 0.75 FAR

Lot Coverage
 Building A - Community Building 4,632 SF
 Building B - Family Apartment Building 17,084 SF
 Building C - Family Apartment Building 17,084 SF
 Building D - Senior Apartment Building 18,411 SF
 Building E - Laundry Building / Mail Kiosk 276 SF
 Trash Enclosures (160x3) 480 SF
 Parking Covers 17,820 SF

Total Coverage 75,787 SF
 75,787 SF / 295,772 SF = 26% Coverage
 Allowable per R10 District = 40% Coverage

Site Density
 Zone R10 (10 units per acre) + 25% affordable bonus = 12.5 units per acre max / 8 units per acre min. allowable Area (net):
 Parcel 1 density: 81 units / 6.79 acres = 11.93

Building Height Table (as measured from finish grade)
 Building A - Community Building 26.8 Ft.
 Building B - Family Apartment Building 30.1 Ft.
 Building C - Family Apartment Building 30.1 Ft.
 Building D - Senior Apartment Building 20.5 Ft.
 Building E - Laundry Building / Mail Kiosk 12.1 Ft.

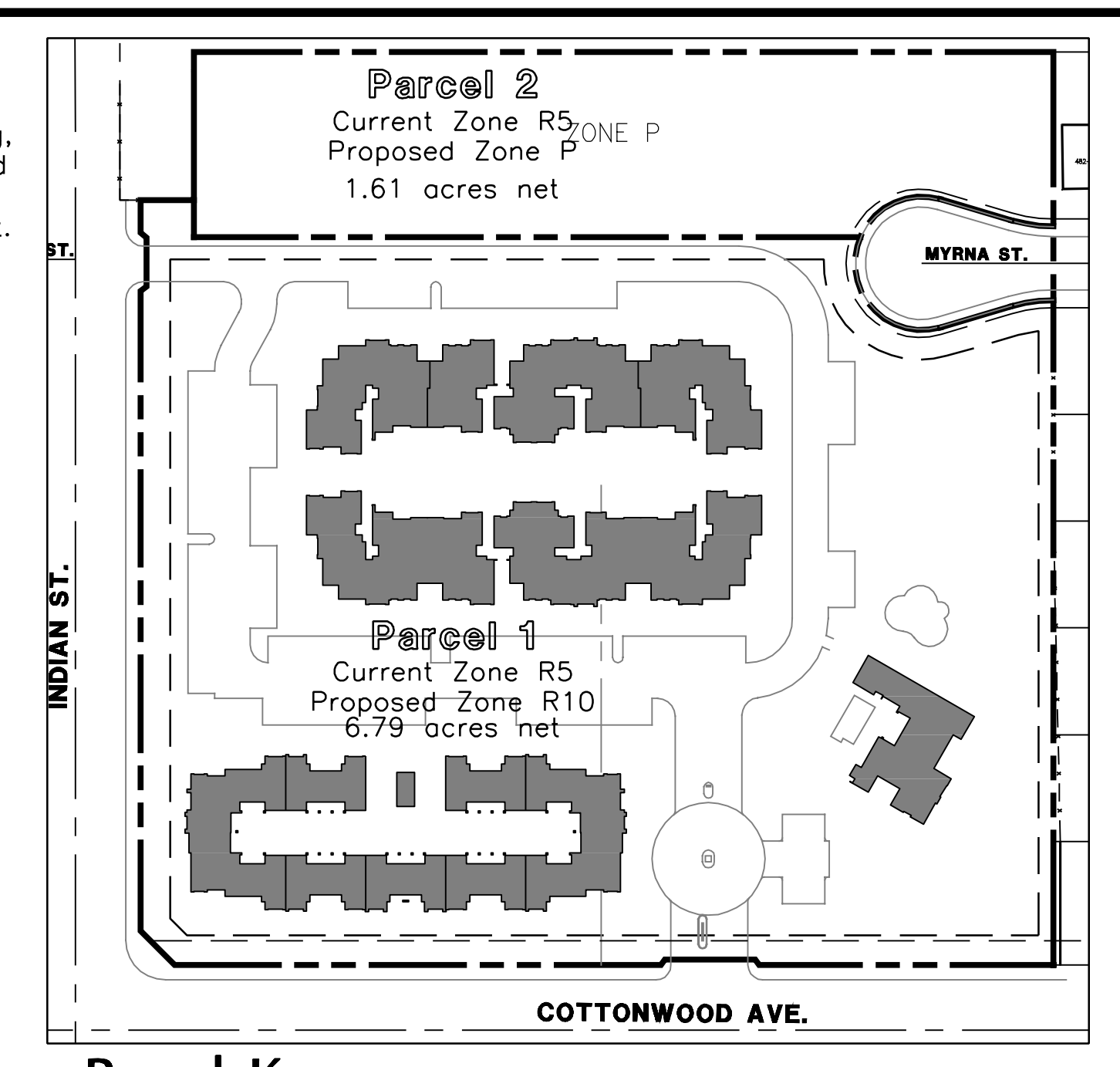
Parking Data (Based on 100% Affordable Housing)
 Gross Parking Per Family Unit:
 One Bedroom 1.5 Spaces x 8 = 12 Spaces
 Two Bedroom 2.0 Spaces x 25 = 50 Spaces
 Three Bedroom 2.5 Spaces x 28 = 70 Spaces
 Gross Family Parking Requirement 132 Spaces

Gross Parking Per Senior Unit:
 One Bedroom 1.25 Space x 16 = 20 Spaces
 Two Bedroom 1.50 Spaces x 4 = 6 Spaces
 Gross Senior Parking Requirement 26 Spaces
 Gross Parking Required 158 Spaces

Affordable Housing Parking Reduction:
 One Bedroom (.5) Spaces x 24 (12) Spaces
 Two Bedroom (.5) Spaces x 29 (14.5) Spaces
 Three Bedroom (.5) Spaces x 28 (14) Spaces
 Total Affordable Parking Reduction 40.5 Spaces
 Net Parking Required 118 Spaces

Parking Provided:
 Covered Standard Spaces 75 Spaces
 Covered Accessible Assigned Spaces 8 Spaces
 Open Standard Spaces 30 Spaces
 Open Accessible Spaces per 9.11.040D-12 5 Spaces
 Total Parking Spaces Provided 118 Spaces

Note: All standard spaces are 9' wide x 18' deep



Parcel Key NO SCALE

Rental Unit Data

Building B:	Unit Type	Count	Bed/Bath	Livable Area
	1A	(4)	1/1 (Min 450 SF)	628 SF
	2	(8)	2/1 (Min 800 SF)	803 SF
	2c	(4)	2/1 (Min 800 SF)	803 SF
	3	(14)	3/2 (Min 1000 SF)	1009 SF

Building C:

Unit Type	Count	Bed/Bath	Livable Area
1A	(4)	1/1 (Min 450 SF)	628 SF
2	(8)	2/1 (Min 800 SF)	803 SF
2c	(4)	2/1 (Min 800 SF)	803 SF
3	(14)	3/2 (Min 1000 SF)	1009 SF

Building D:

Unit Type	Count	Bed/Bath	Livable Area
1s	(2)	1/1 (Min 450 SF)	624 SF
1As	(14)	1/1 (Min 450 SF)	628 SF
2c	(4)	2/1 (Min 800 SF)	803 SF

Rental Unit Mix

Type	Count	Percentage
Type 1 One Bedroom	2	(2.50%)
Type 1A One Bedroom	19	(23.75%)
Type 1A Accessible One Bedroom	3	(3.75%)
Type 2 Two Bedroom	26	(32.50%)
Type 2 Accessible Two Bedroom	2	(2.50%)
Type 3 Three Bedroom	25	(31.25%)
Type 3A Accessible Three Bedroom	3	(3.75%)
Total Rental Units	80	(100%)
Manager's Unit	Two Bedroom	1
Total Residential Dwelling Units on Site	81	

Building Data

Key	Bldg. Type	Const. Type	Stories	Occupancy	Gross Area
A	3	VB Sprinkled	2	A3/B/R3	4,840 SF
B	1R	VB Sprinkled	2	R2	31,386 SF*
C	1	VB Sprinkled	2	R2	31,386 SF*
D	2	VB Sprinkled	1	R2	15,987 SF
E	4	VB NS	1	B	142 SF

* Allowable building area is 47,740 sq. ft. in conformance with CBC Section 506 for sprinkled 2 story building and 506.3 frontage increase

Site Plan Key Notes

- 1 Gate control kiosk
- 2 Community pool
- 3 Tot Lot & Basket Ball Courts
- 4 Construct new 6' high split face CMU site wall under separate permit
- 5 32" sq. x 6'H pilaster w/ smooth plaster fin & precast cap per separate permit
- 6 6' tubular steel fence under separate permit
- 7 6' tubular steel automatic access control gate for residents, guests & emergency ingress/egress under separate permit
- 8 6' tubular steel automatic exit gate for residents and emergency ingress/egress under separate permit
- 9 Two bin Waste & Recycling enclosure with split face masonry walls and roof to match buildings. (travel dist from units = <250')
- 10 Concrete walk / flatwork
- 11 A.C. paved parking and drive aisle
- 12 Community BBQ / outdoor recreation space
- 13 Pool Equipment
- 14 Mechanical Equipment concealed by walls
- 15 Mail Kiosk
- 16 Monument Signage (under separate permit)
- 17 DG Walking course
- 18 Bio Retention Area
- 19 Accessible 1 Bedroom Unit
- 20 Accessible 2 Bedroom Unit
- 21 Accessible 3 Bedroom Unit
- 22 Fire Dept. Access Gate
- 23 6'H CMU monument wall w/ smooth plaster fin & precast cap per separate permit
- 24 4' sq. x 6'H pilaster w/ stone veneer & precast cap per separate permit

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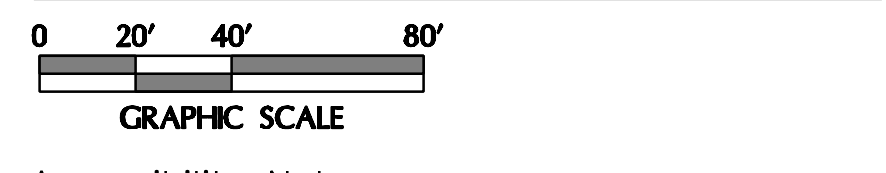
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Drawn By WGA	Checked By WGA

Plot Plan (PEN 19-0110)

Sheet Title Schematic Site Plan

A-0

SCHEMATIC SITE PLAN

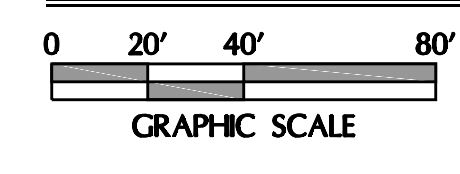
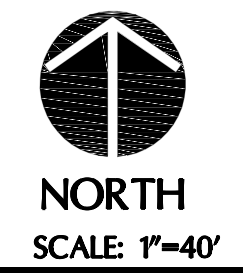


Accessibility Notes
 10% minimum of rental units shall be fully accessible
 5% minimum of rental units shall be equipped with features for persons with vision or hearing disabilities
 All ground floor units and units on floors served by an elevator shall be adaptable to fully accessible
 --- Indicates accessible path of travel

Easement Notes
 O Easement to Bear Valley Irrigation Company for irrigation purposes per book 175, page 304 recorded 4-11-1893 - not plottable from record
 A Easement for Myrna Street for street purposes per PM 30/20 as shown
 B Easement to the Southern California Gas Company for gas line purposes per book 1171, page 393, recorded 5-10-1950



SCHEMATIC SITE PLAN



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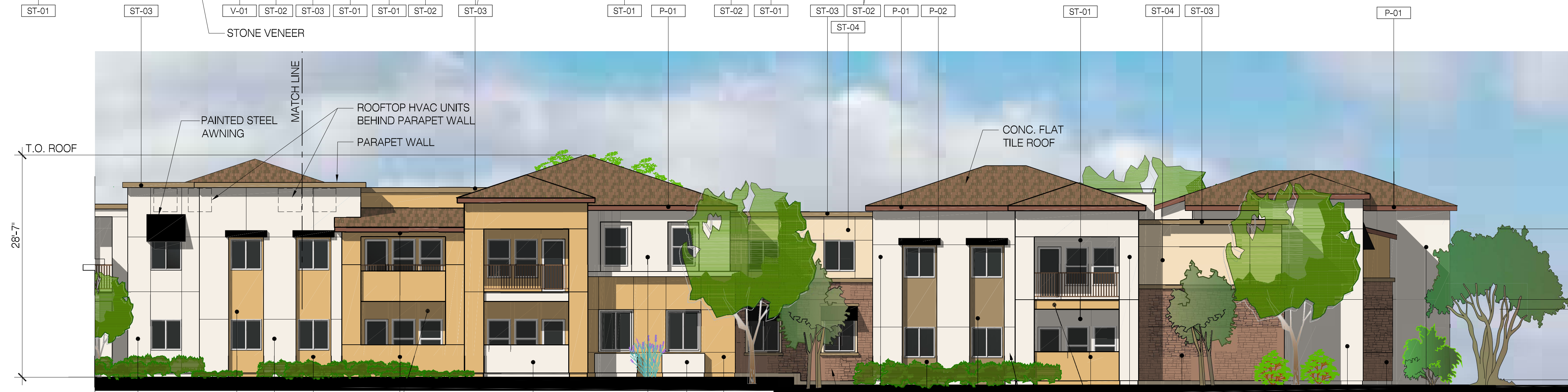
Sheet Title
Color Site Plan

A-0.1

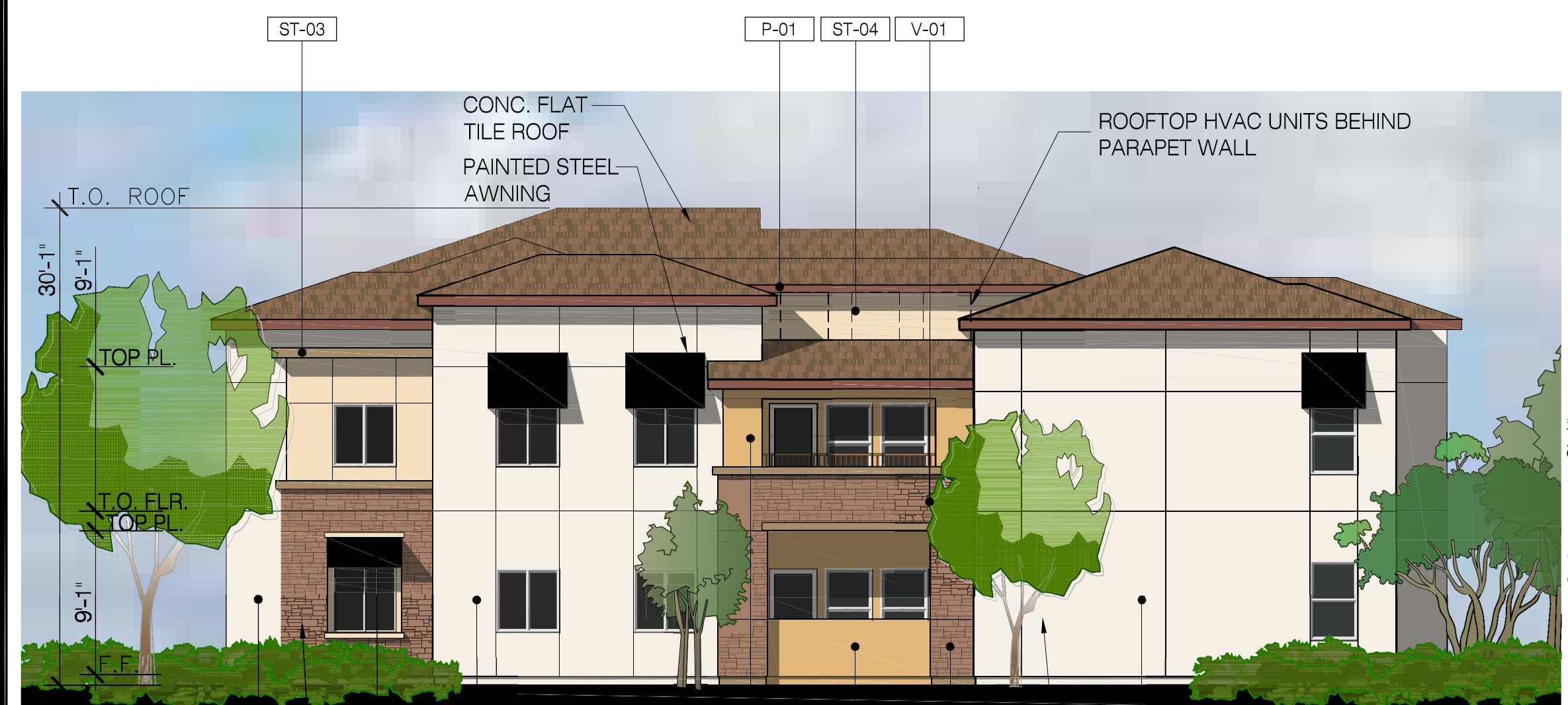


EXTERIOR CEMENT PLASTER FINE SAND FINISH		EXTERIOR PAINT	
	ST-01 MERLEX P-100 GLACIER WHITE		P-01 DUNN EDWARDS EXTERIOR LATEX - SATIN DE 6133 - OLD BOOT
	ST-02 MERLEX P-450 CAFE MOCHA		P-02 DUNN EDWARDS EXTERIOR LATEX - SEMI GLOSS DE6350 - DARK ENGINE
	ST-03 MERLEX P-3721 CAVIAR		
	ST-04 MERLEX P-105 OATMEAL		
STONE VENEER		ROOF TILE	
	V-01 ELDORADO STONE RIDGECREST MOUNTAIN LEDGE		RT-01 BORAL SAXONY 900 SHAKE CHARCOAL BROWN BLEND - IFBCJ132

PARTIAL FRONT ELEVATION



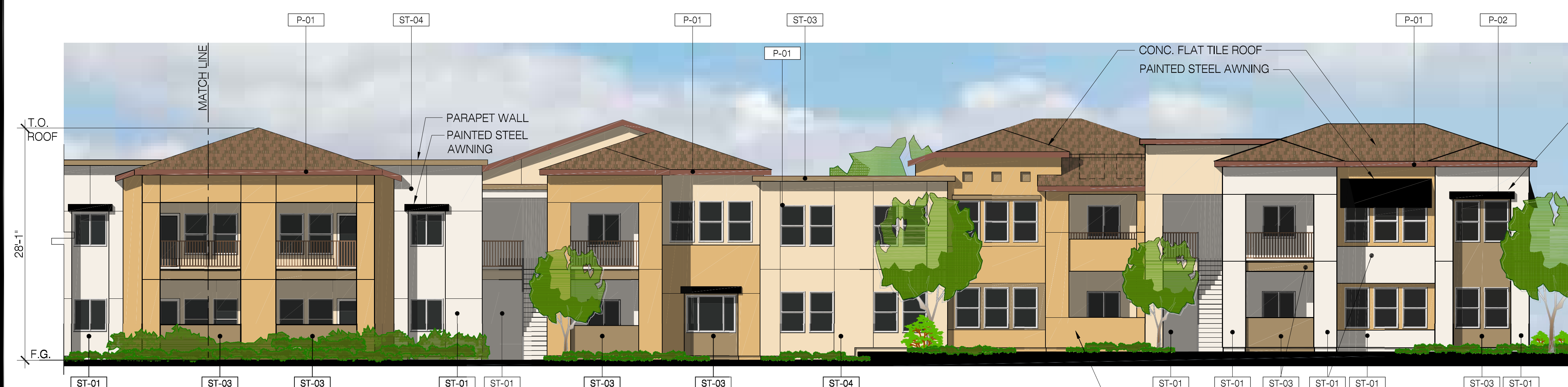
PARTIAL FRONT ELEVATION



RIGHT SIDE ELEVATION

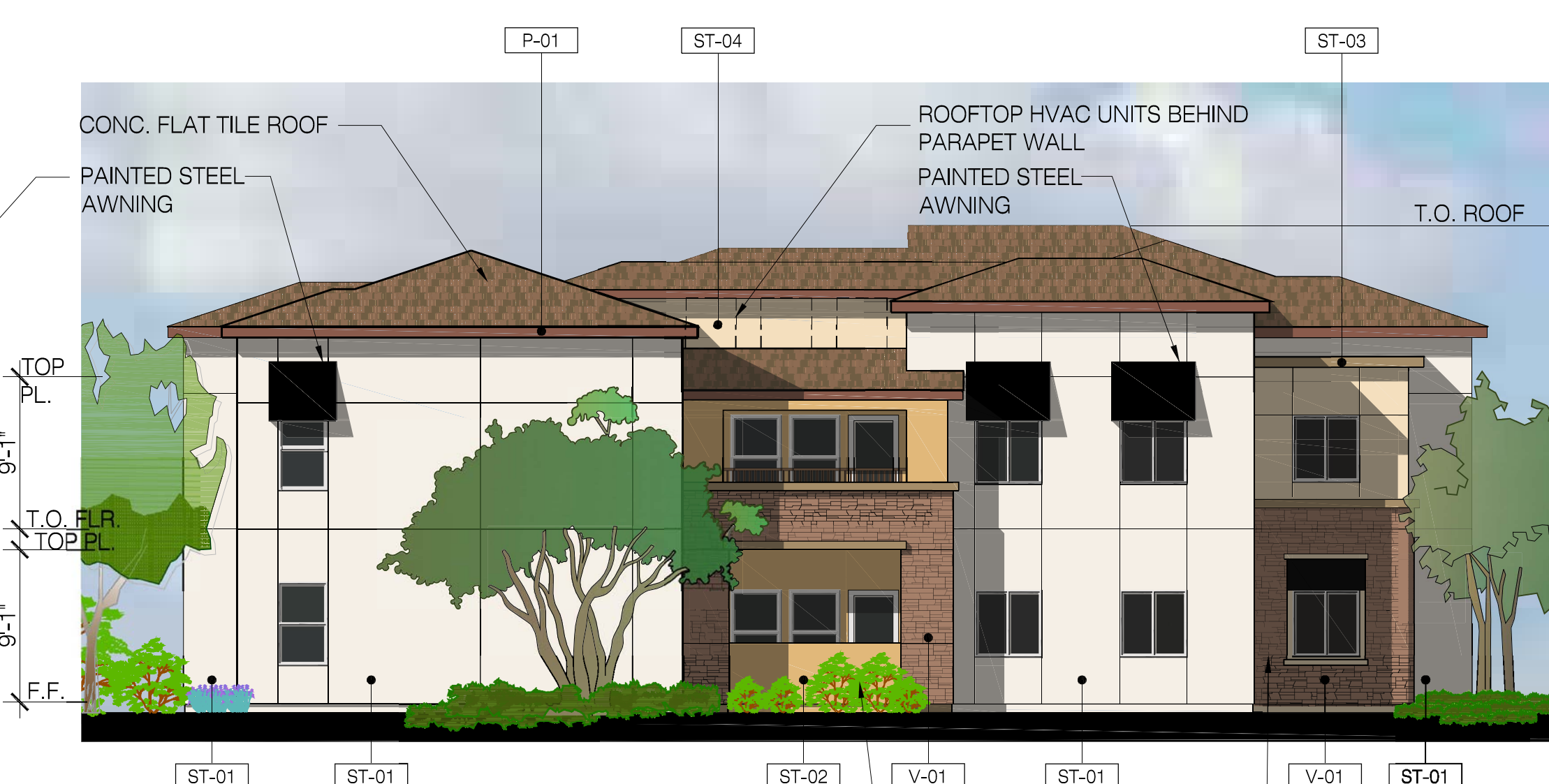
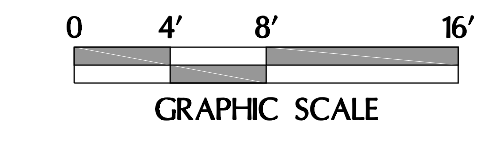


PARTIAL COURTYARD ELEVATION



PARTIAL COURTYARD ELEVATION

SCALE: 1/8"=1'-0"



LEFT SIDE ELEVATION

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 Ph: 951.268.1650 Fax: 951.268.1651

A 5-1-19 LAND USE APPLICATION SUBMITTAL
 B 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
 C 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
 D 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL

Revisions

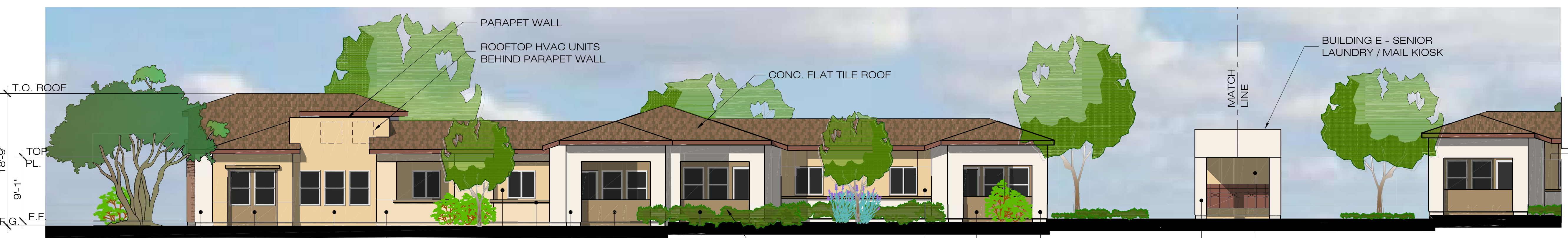
A Proposed Affordable Housing Community
The Courtyards at Cottonwood
 Family Apartments
 Northeast Corner of
 Cottonwood Ave. & Indian St.
 Plot Plan (PEN 19-0110)

Job No. 1891A	Date 12/29/18
Drawn By WGA	Checked By WGA

Plot Plan (PEN 19-0110)

Sheet Title
Building Type 1 Elevations

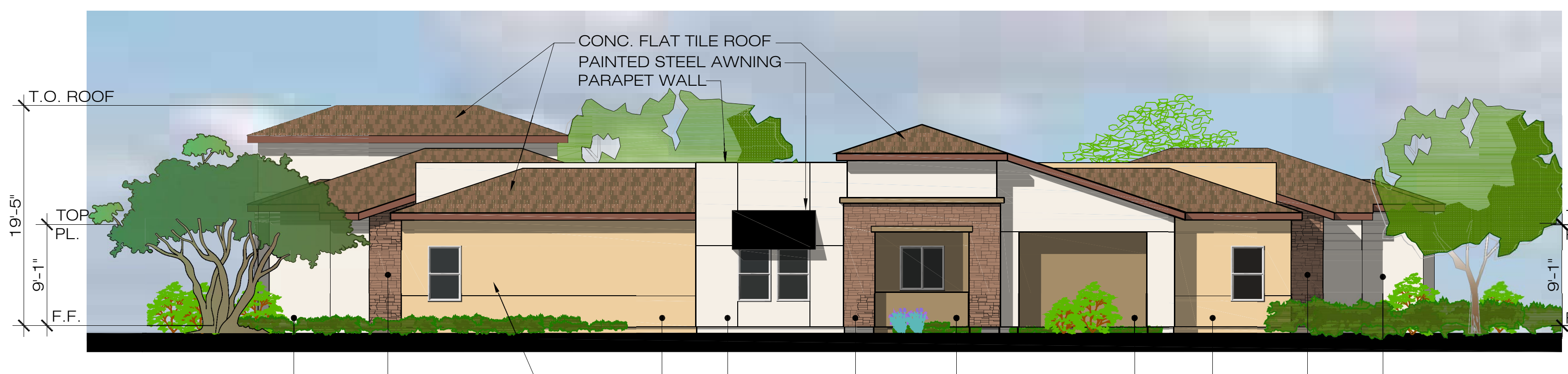
A-1.4



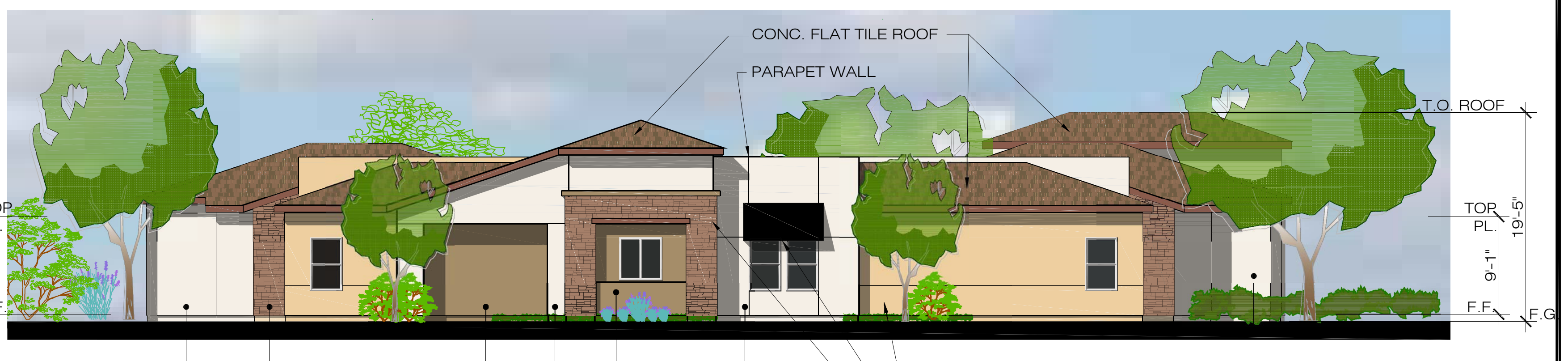
PARTIAL FRONT ELEVATION



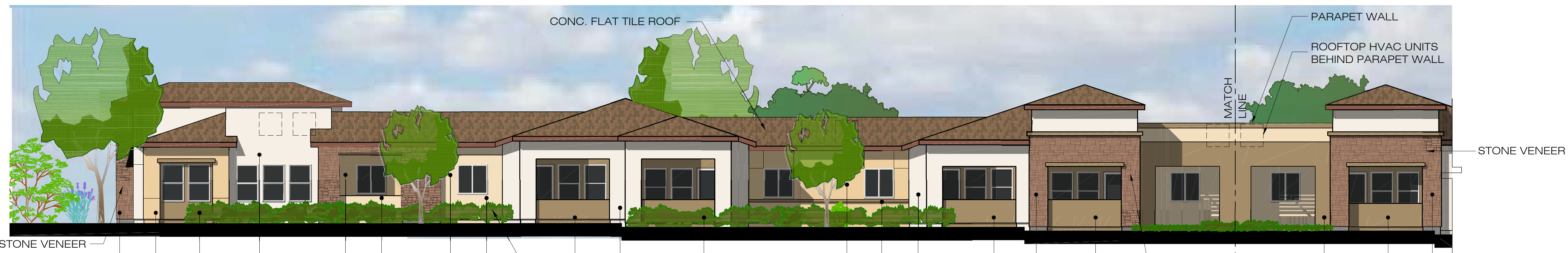
PARTIAL FRONT ELEVATION



LEFT SIDE ELEVATION

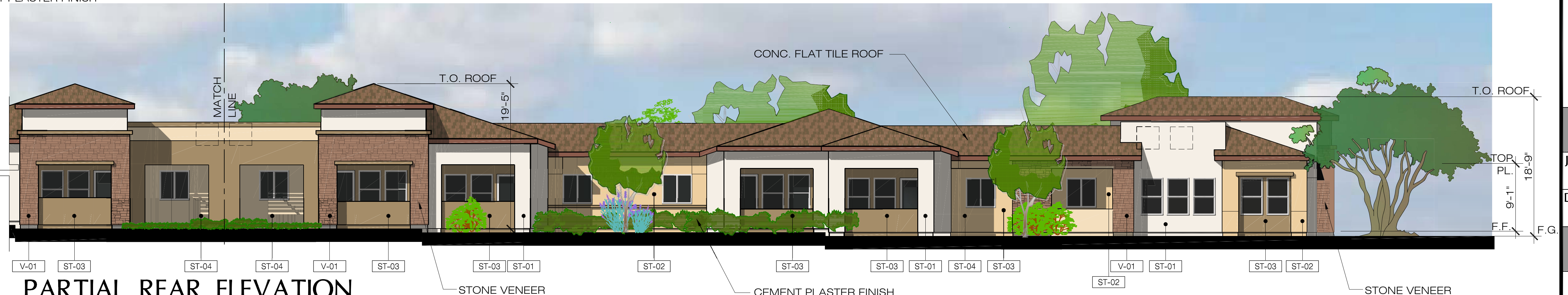


RIGHT SIDE (INDIAN ST.) ELEVATION



PARTIAL REAR ELEVATION (COTTONWOOD AVE.)

EXTERIOR CEMENT PLASTER FINE SAND FINISH		EXTERIOR PAINT	
ST-01 MERLEX P-100 GLACIER WHITE		P-01 DUNN EDWARDS EXTERIOR LATEX - SATIN DE 6133 - OLD BOOT	
ST-02 MERLEX P-450 CAFE MOCHA		P-02 DUNN EDWARDS EXTERIOR LATEX - SEMI GLOSS DE6350 - DARK ENGINE	
ST-03 MERLEX P-3721 CAVIAR			
ST-04 MERLEX P-105 OATMEAL			
STONE VENEER		ROOF TILE	
V-01 ELDERADO STONE RIDGECREST MOUNTAIN LEDGE		RT-01 BORAL SAXONY 900 SHAKE CHARCOAL BROWN BLEND - IFBCJ1132	



PARTIAL REAR ELEVATION (COTTONWOOD AVE.)



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- A 5-1-19 LAND USE APPLICATION SUBMITTAL
- B 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- C 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- D 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL

Revisions

A Proposed Affordable Housing Community
The Courtyards at Cottonwood
Family Apartments
 Northeast Corner of
 Cottonwood Ave. & Indian St.
 Plot Plan (PEN 19-0110)

Job No. 1891A	Date 12/29/18
Drawn By WGA	Checked By WGA

Plot Plan (PEN 19-0110)

Sheet Title
Building Type 2 Elevations

A-2.3

- A 5-1-19 LAND USE APPLICATION SUBMITTAL
- B 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- C 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- D 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL

Revisions

A Proposed Affordable Housing Community
The Courtyards at Cottonwood Family Apartments
 Northeast Corner of Cottonwood Ave. & Indian St.
 Plot Plan (PEN 19-0110)

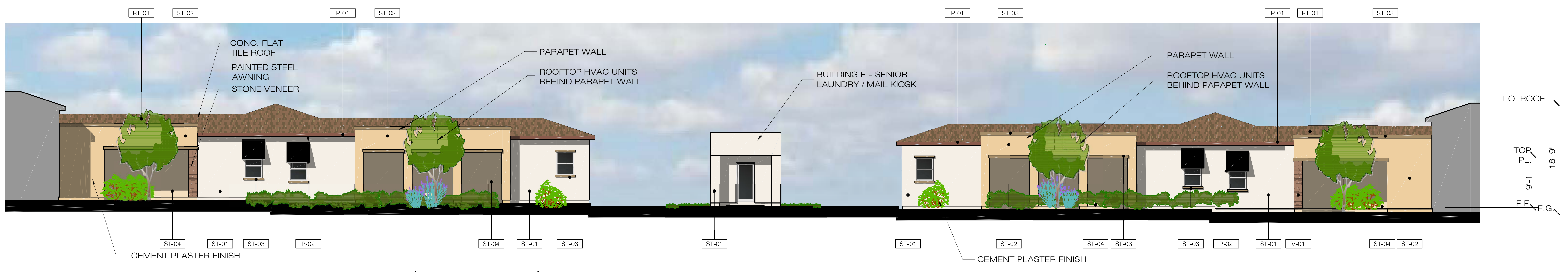
Job No. 1891A	Date 12/29/18
Drawn By WGA	Checked By WGA

Plot Plan (PEN 19-0110)

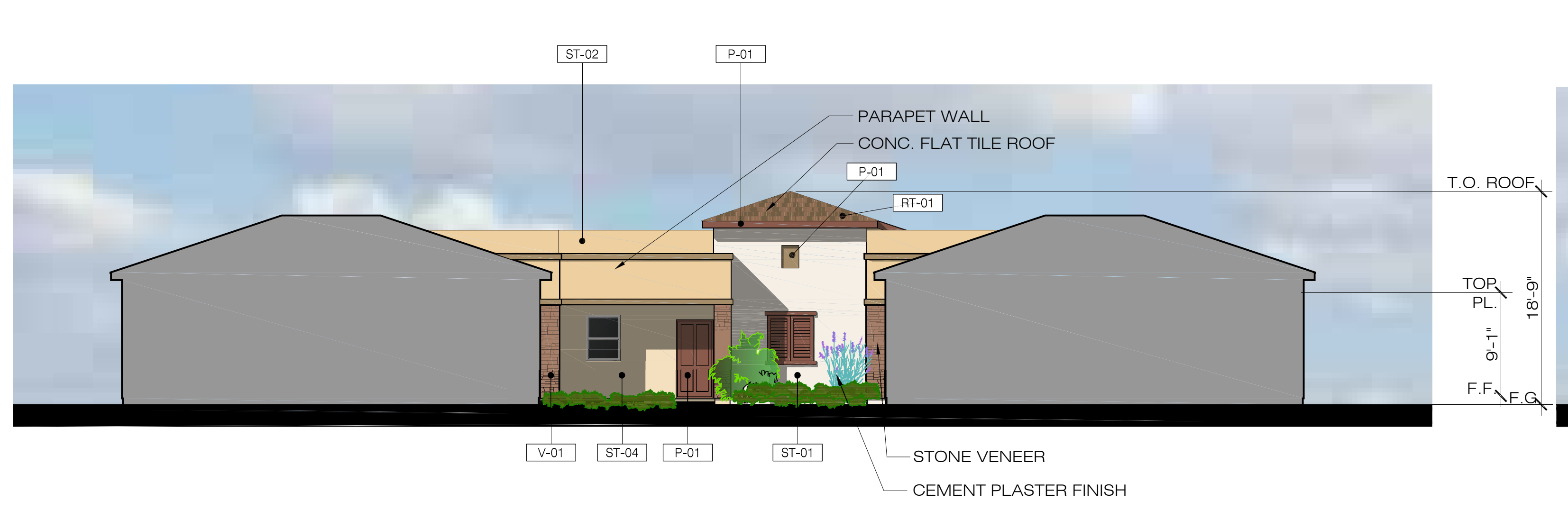
Sheet Title
 Building Type 2
 Courtyard Elevations
A-2.4



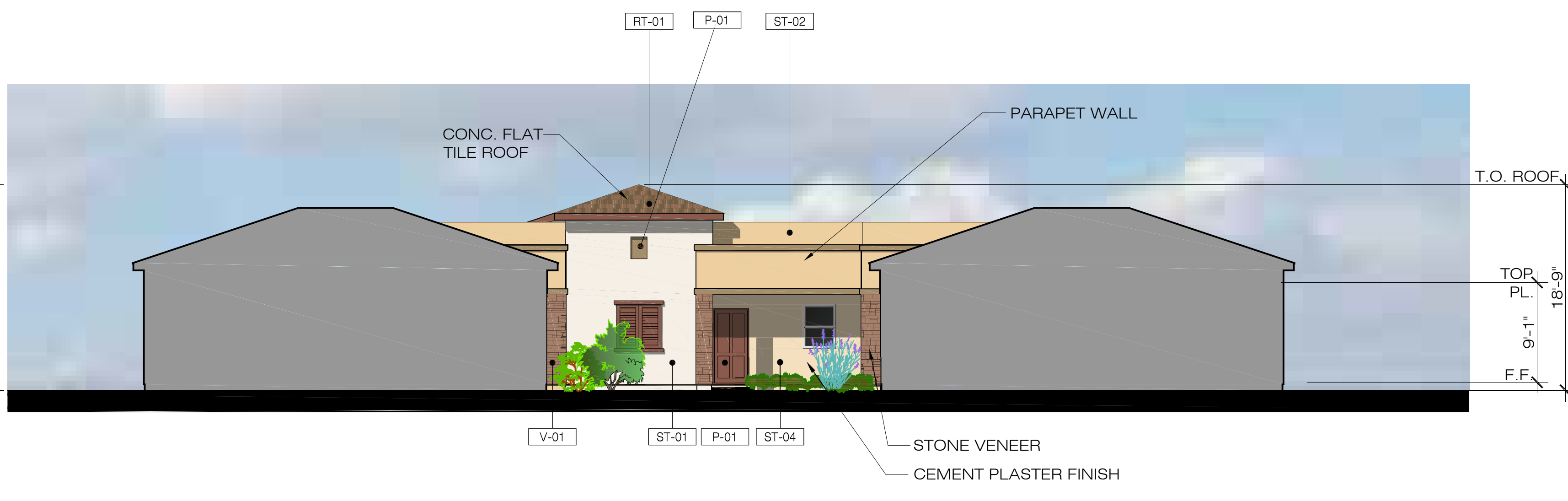
INTERIOR COURTYARD ELEVATION (SOUTH SIDE)



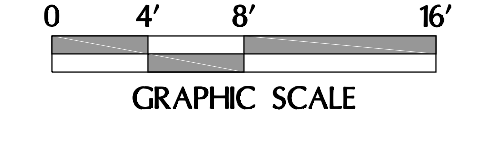
INTERIOR COURTYARD ELEVATION (NORTH SIDE)



INTERIOR COURTYARD ELEVATION (WEST END)



INTERIOR COURTYARD ELEVATION (EAST END) SCALE: 1/8"=1'-0"



EXTERIOR CEMENT PLASTER FINE SAND FINISH		EXTERIOR PAINT	
ST-01 MERLEX P-100 GLACIER WHITE		P-01 DUNN EDWARDS EXTERIOR LATEX - SATIN DE 6133 - OLD BOOT	
ST-02 MERLEX P-450 CAFE MOCHA		P-02 DUNN EDWARDS EXTERIOR LATEX - SEMI GLOSS DE6350 - DARK ENGINE	
ST-03 MERLEX P-3721 CAVIAR			
ST-04 MERLEX P-105 OATMEAL			
STONE VENEER		ROOF TILE	
V-01 ELDORADO STONE RIDGECREST MOUNTAIN LEDGE		RT-01 BORAL SAXONY 900 SHAKE CHARCOAL BROWN BLEND - IFBCJ1132	

- A 5-1-19 LAND USE APPLICATION SUBMITTAL
- B 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- C 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- D 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL

Revisions

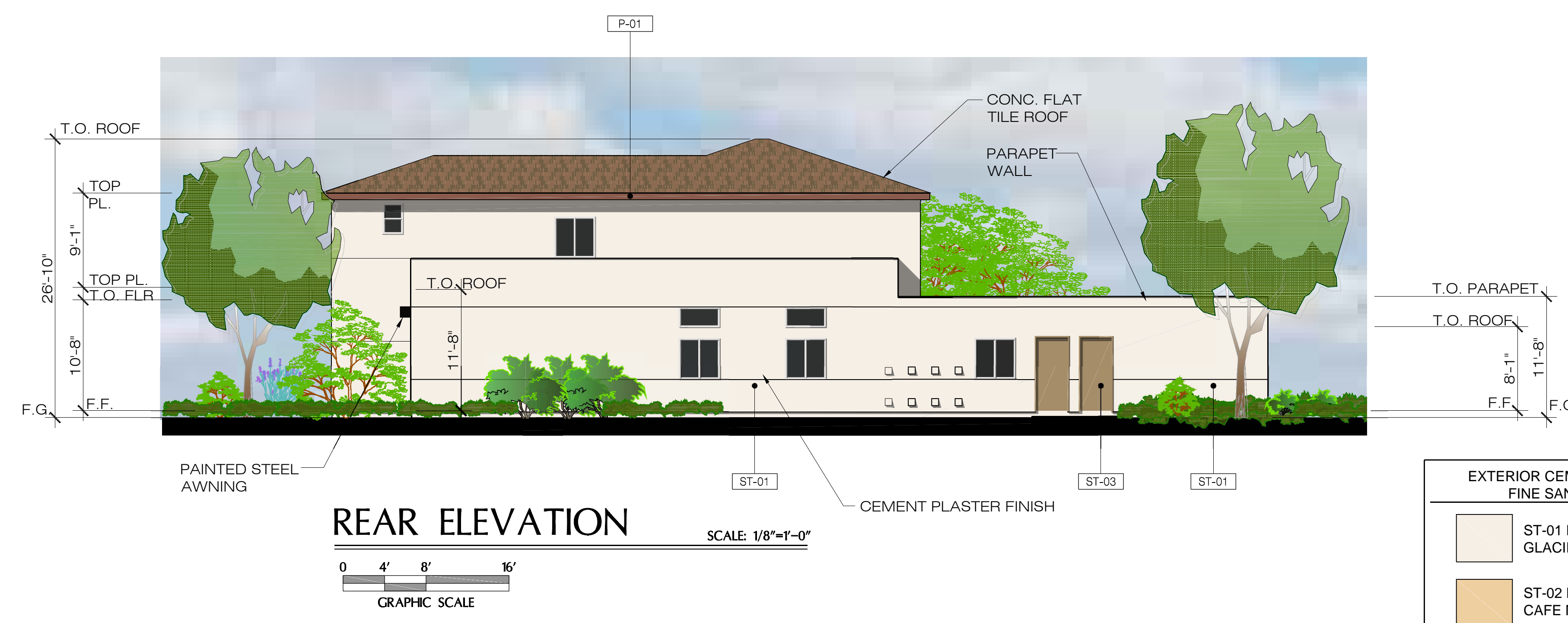
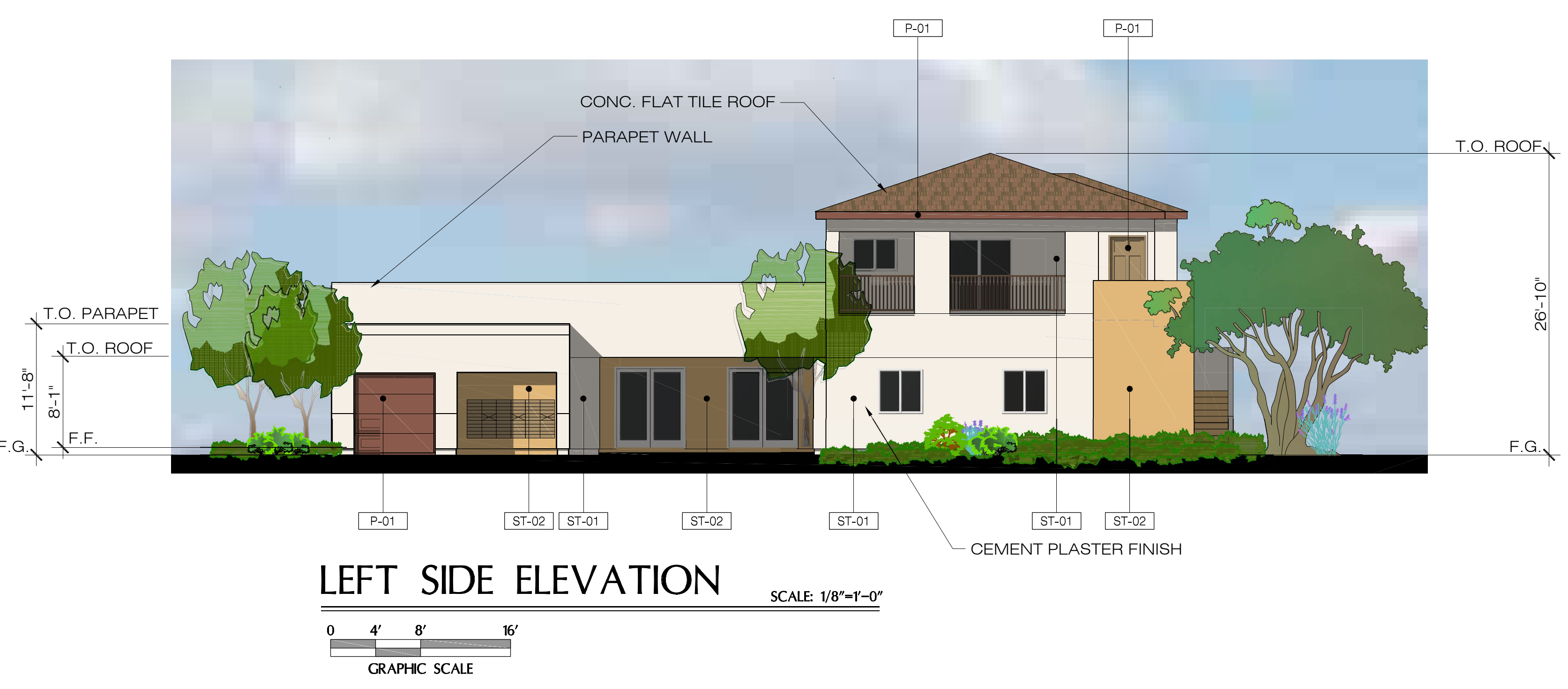
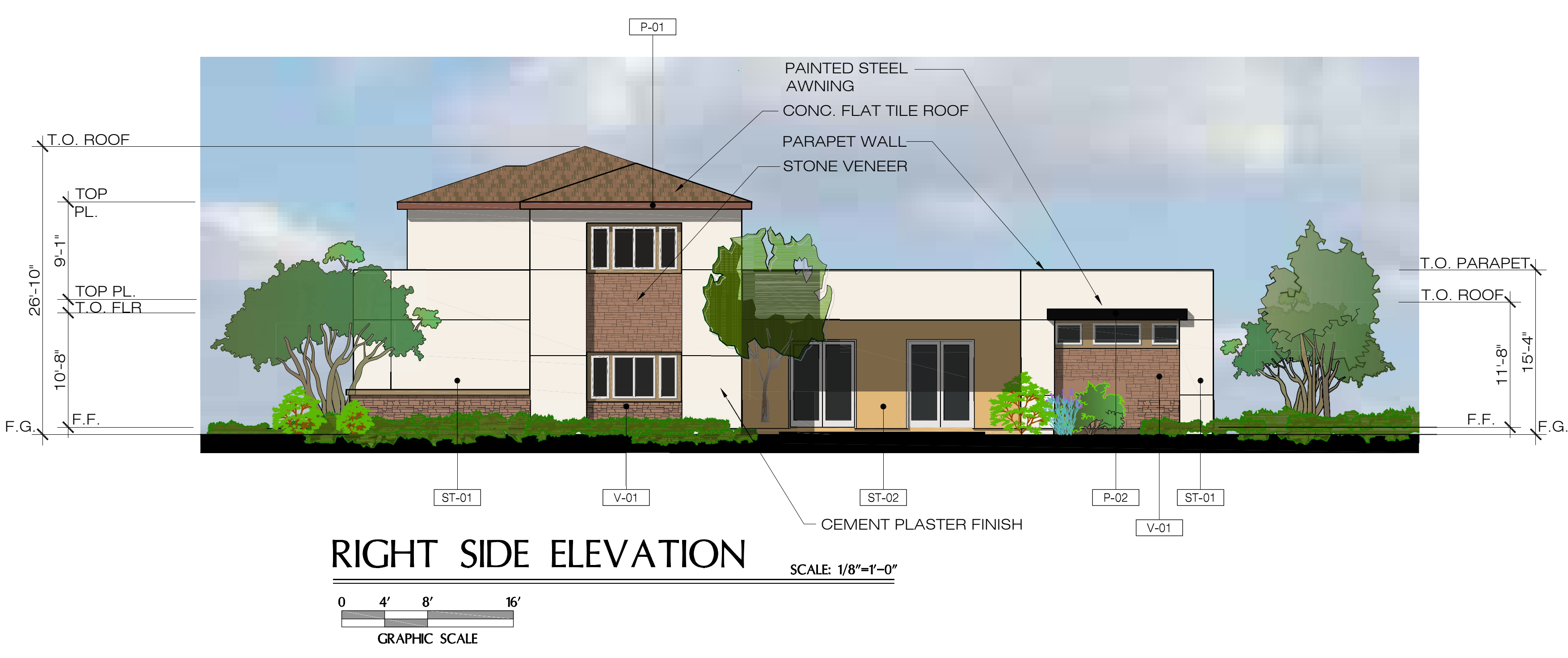
A Proposed Affordable Housing Community
The Courtyards at Cottonwood Family Apartments
 Northeast Corner of Cottonwood Ave. & Indian St.
 Plot Plan (PEN 19-0110)

Job No. 1891A	Date 12/29/18
Drawn By WGA	Checked By WGA

Plot Plan (PEN 19-0110)

Sheet Title
 Building Type 3 Elevations

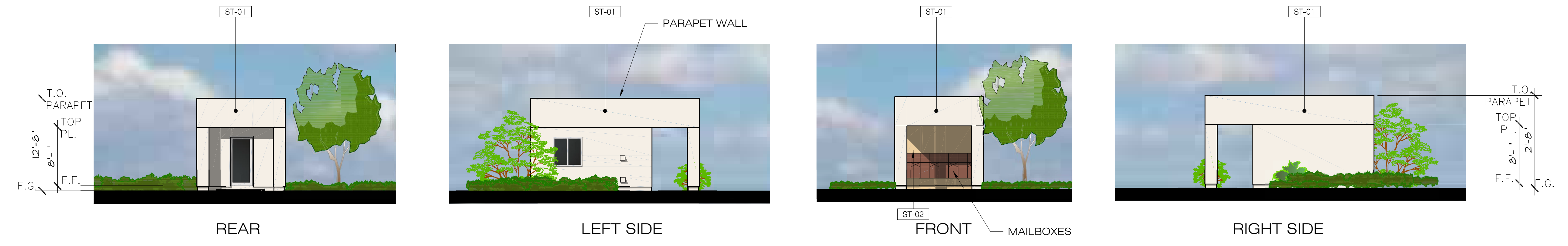
A-3.2



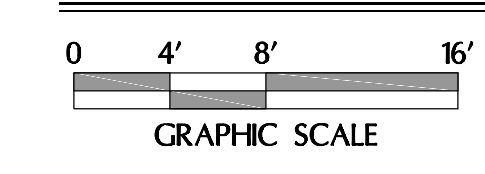
EXTERIOR CEMENT PLASTER FINE SAND FINISH		EXTERIOR PAINT	
ST-01 MERLEX P-100 GLACIER WHITE		P-01 DUNN EDWARDS EXTERIOR LATEX - SATIN DE 6133 - OLD BOOT	
ST-02 MERLEX P-450 CAFE MOCHA		P-02 DUNN EDWARDS EXTERIOR LATEX - SEMI GLOSS DE6350 - DARK ENGINE	
ST-03 MERLEX P-3721 CAVIAR			
STONE VENEER		ROOF TILE	
V-01 ELDORADO STONE RIDGECREST MOUNTAIN LEDGE		RT-01 BORAL SAXONY 900 SHAKE CHARCOAL BROWN BLEND - IFBCJ1132	

A	5-1-19 LAND USE APPLICATION SUBMITTAL
B	6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
C	8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
D	9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL

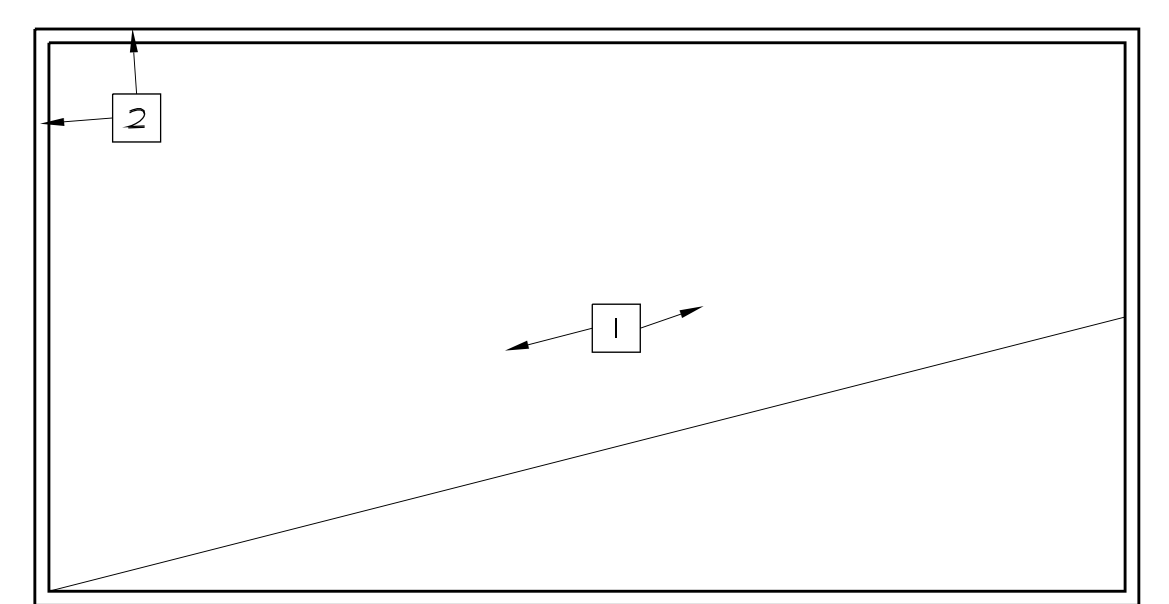
Revisions



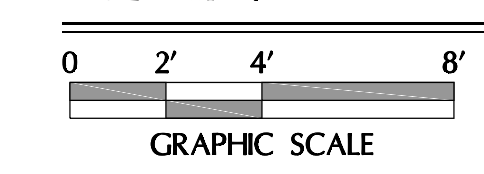
BUILDING TYPE 4 ELEVATIONS



SCALE: 1/8"=1'-0"

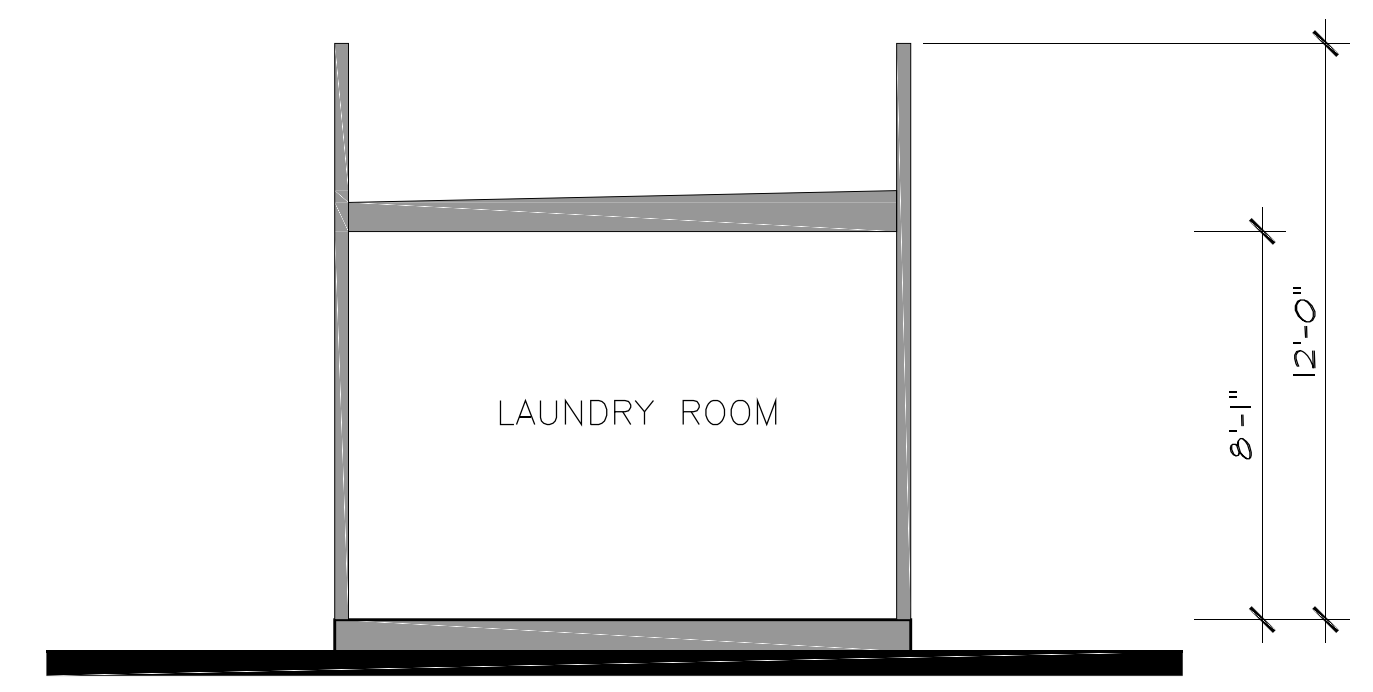


BUILDING TYPE 4 ROOF PLAN

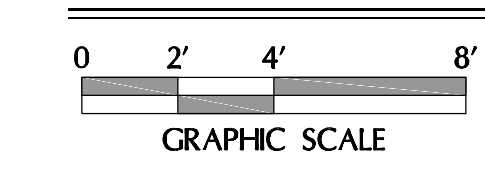


SCALE: 1/4"=1'-0"

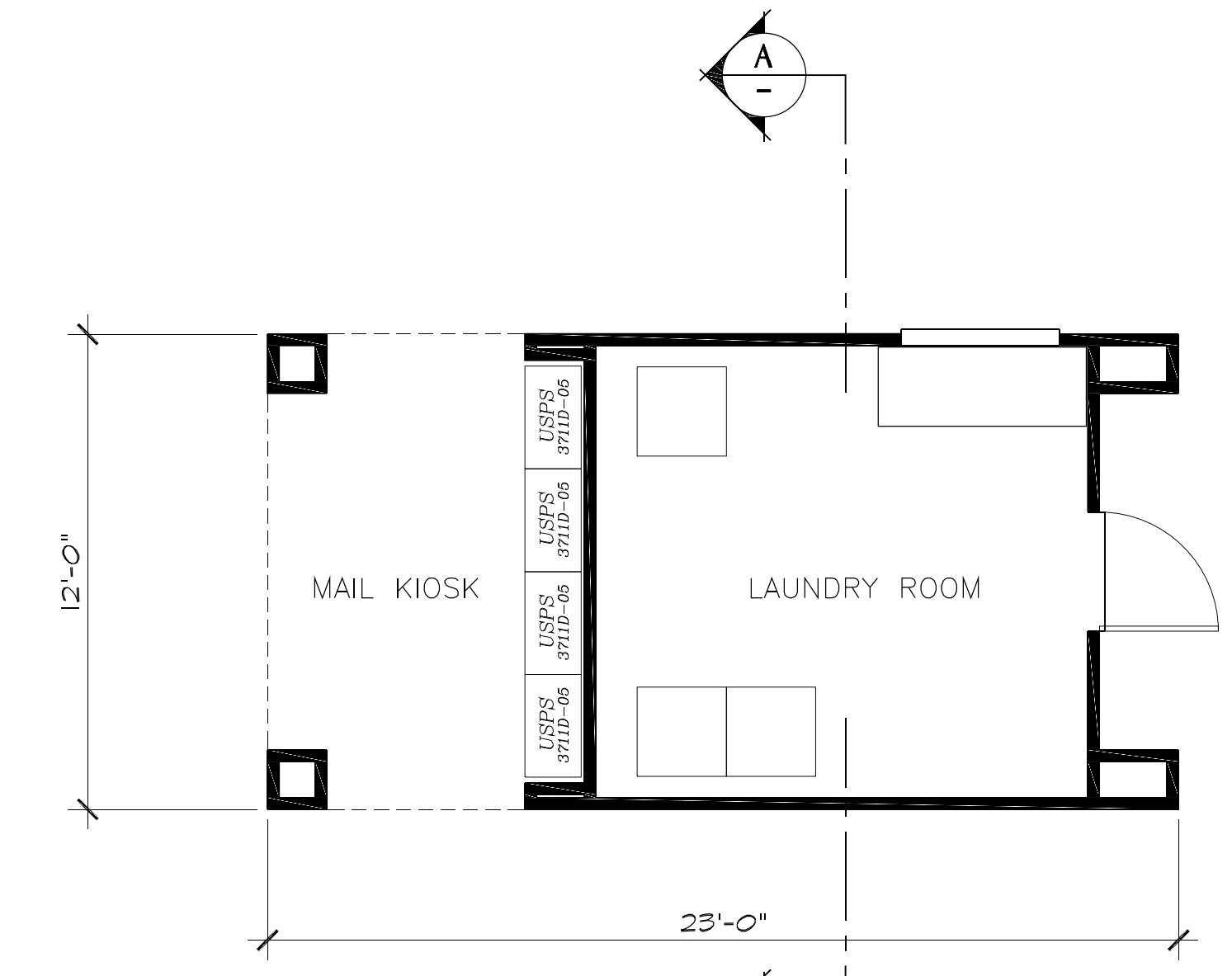
- Roof Plan Key Notes
- 1 Built-Up flat roof with mineral cap sheet (1/4":12" min. slope)
 - 2 Parapet wall



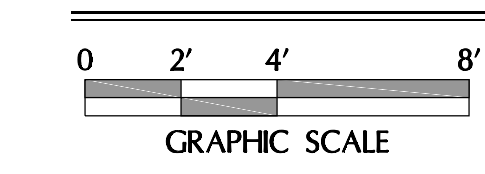
BUILDING TYPE 4 SECTION A-A



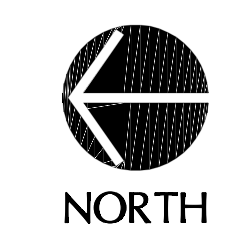
SCALE: 1/4"=1'-0"



BUILDING TYPE 4 FLOOR PLAN



SCALE: 1/4"=1'-0"



EXTERIOR CEMENT PLASTER FINE SAND FINISH		EXTERIOR PAINT	
	ST-01 MERLEX P-100 GLACIER WHITE		P-01 DUNN EDWARDS EXTERIOR LATEX - SATIN DE 6133 - OLD BOOT
	ST-02 MERLEX P-450 CAFE MOCHA		P-02 DUNN EDWARDS EXTERIOR LATEX - SEMI GLOSS DE6350 - DARK ENGINE
	ST-03 MERLEX P-3721 CAVIAR		

The Courtyards at Cottonwood Family Apartments

A Proposed Affordable Housing Community
Northeast Corner of
Cottonwood Ave. & Indian St.
Plot Plan (PEN 19-0110)

Job No. 1891A	Date 12/29/18
Drawn By WGA	Checked By WGA

Plot Plan (PEN 19-0110)

Sheet Title
Building Type 4 Elevations

A-4.0

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- A 5-1-19 LAND USE APPLICATION SUBMITTAL
- B 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- C 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- D 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL

Revisions

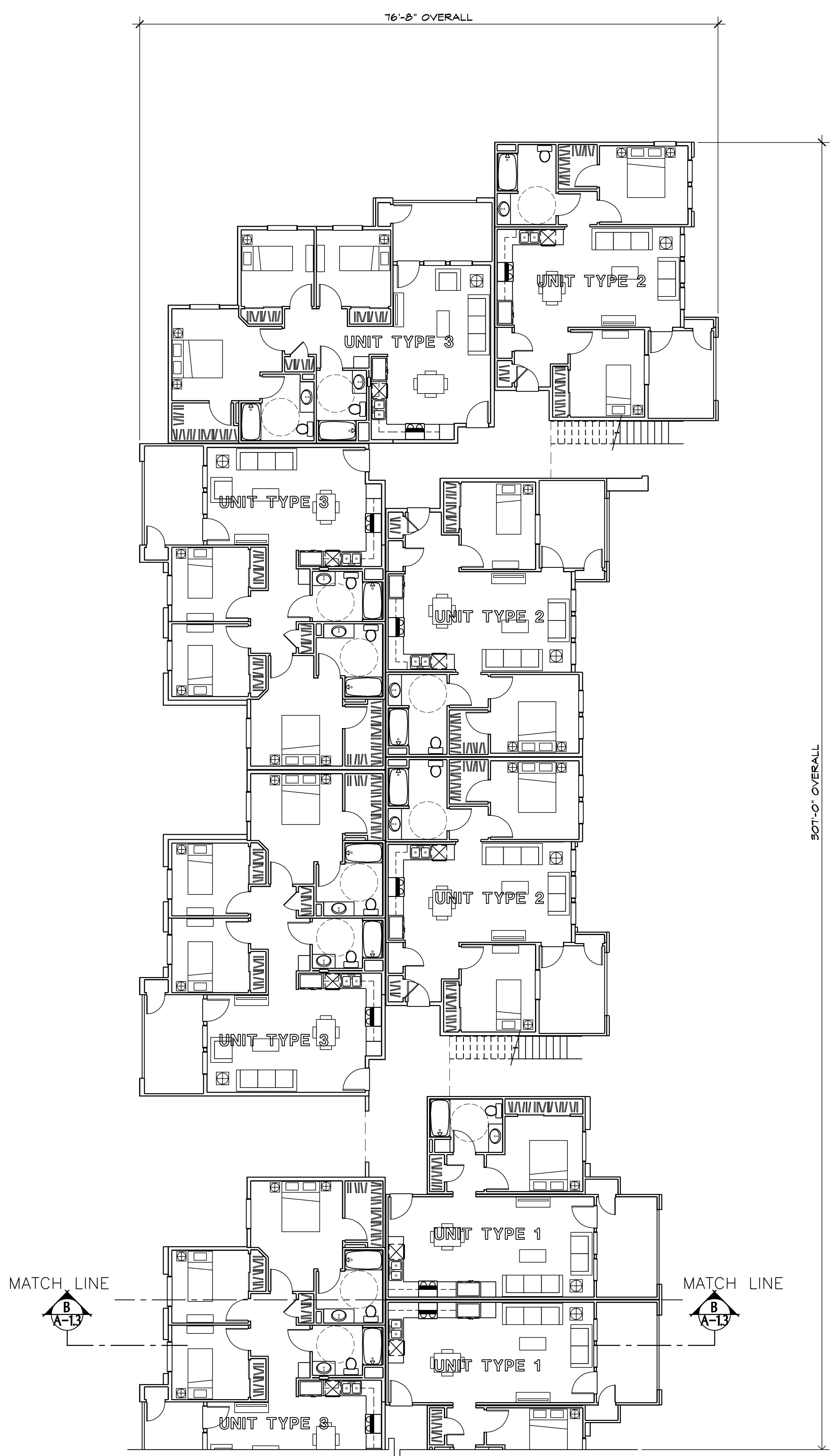
A Proposed Affordable Housing Community
The Courtyards at Cottonwood Family Apartments
 Northeast Corner of
 Cottonwood Ave. & Indian St.
 Plot Plan (PEN 19-0110)

Job No. 1891A	Date 12/29/18
Drawn By WGA	Checked By WGA

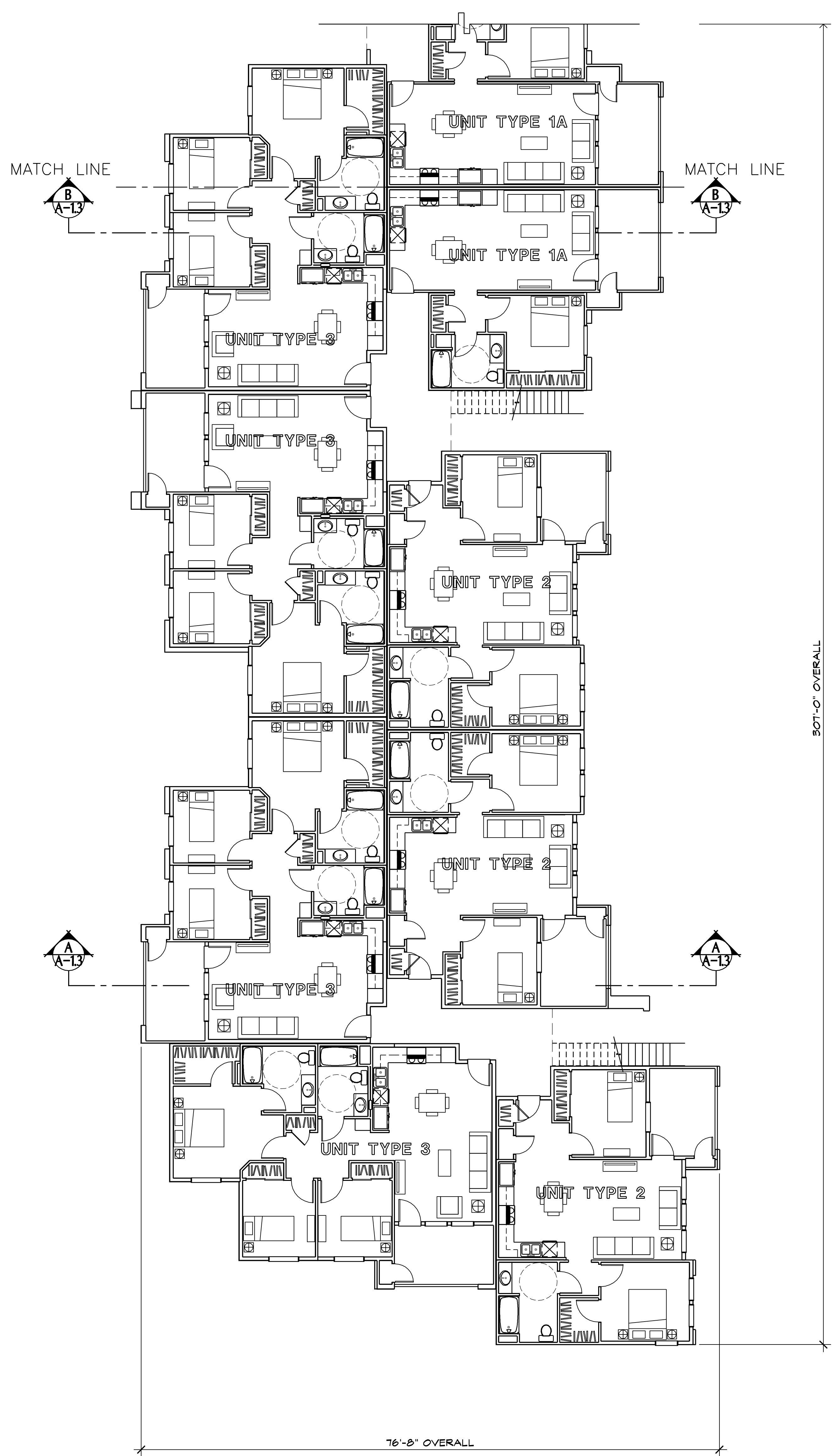
Plot Plan (PEN 19-0110)

Sheet Title
Building Type 1 First Floor Plan

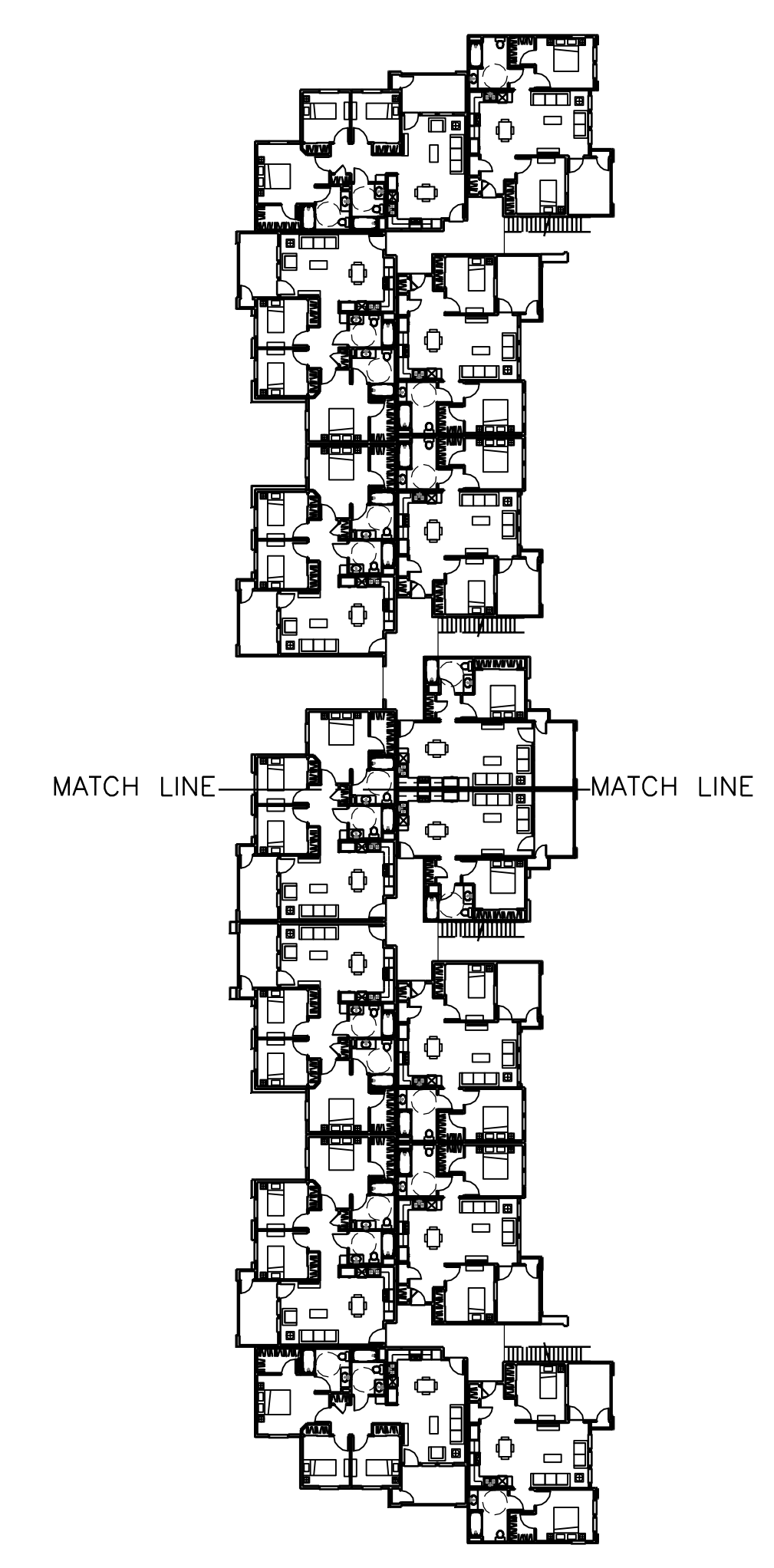
A-1.0



PARTIAL FIRST FLOOR PLAN
 SCALE 1/8"=1'-0"
 GRAPHIC SCALE



PARTIAL FIRST FLOOR PLAN
 SCALE 1/8"=1'-0"
 GRAPHIC SCALE



Key Plan NO SCALE

ALLOWABLE AREA CALCULATION
 TYPE V-B SINGLE R-2 OCCUPANCY SPRINKLED MULTISTORY BUILDING PER
 2016 CBC, 506.2.3

ALLOWABLE AREA = [21000 + (7000x0.41)] x 2 = 47,740 SQ. FT.

PROPOSED BUILDING AREA

FIRST FLOOR =	15,231 SQ. FT.
SECOND FLOOR =	16,155 SQ. FT.
TOTAL BUILDING (TYPE VB - SPRINKLED) =	31,386 SQ. FT.

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- B 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- C 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- D 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL

Revisions

A Proposed Affordable Housing Community
The Courtyards at Cottonwood Family Apartments
 Northeast Corner of
 Cottonwood Ave. & Indian St.
 Plot Plan (PEN 19-0110)

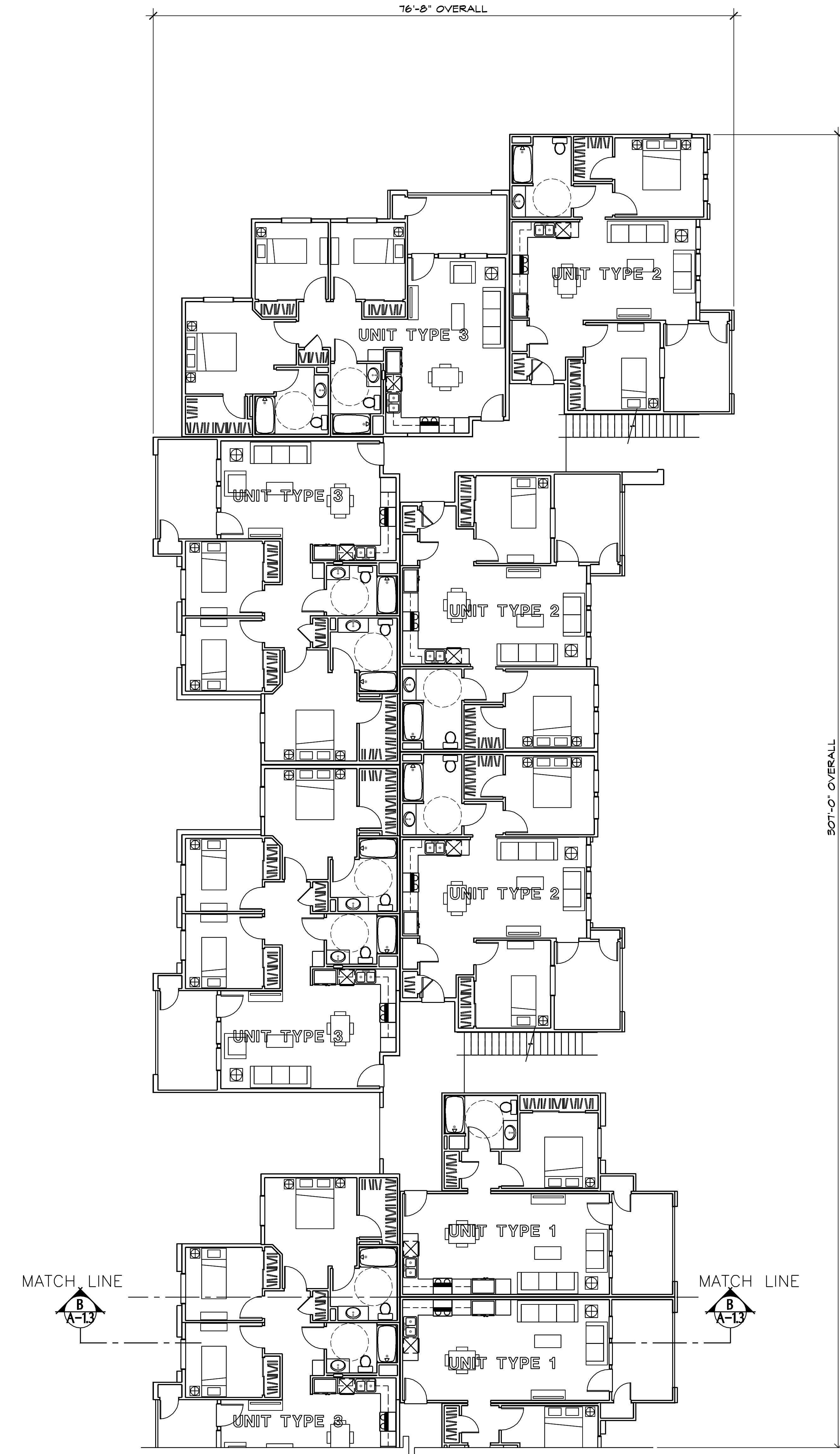
Job No. 1891A	Date 12/29/18
Drawn By WGA	Checked By WGA

Plot Plan (PEN 19-0110)

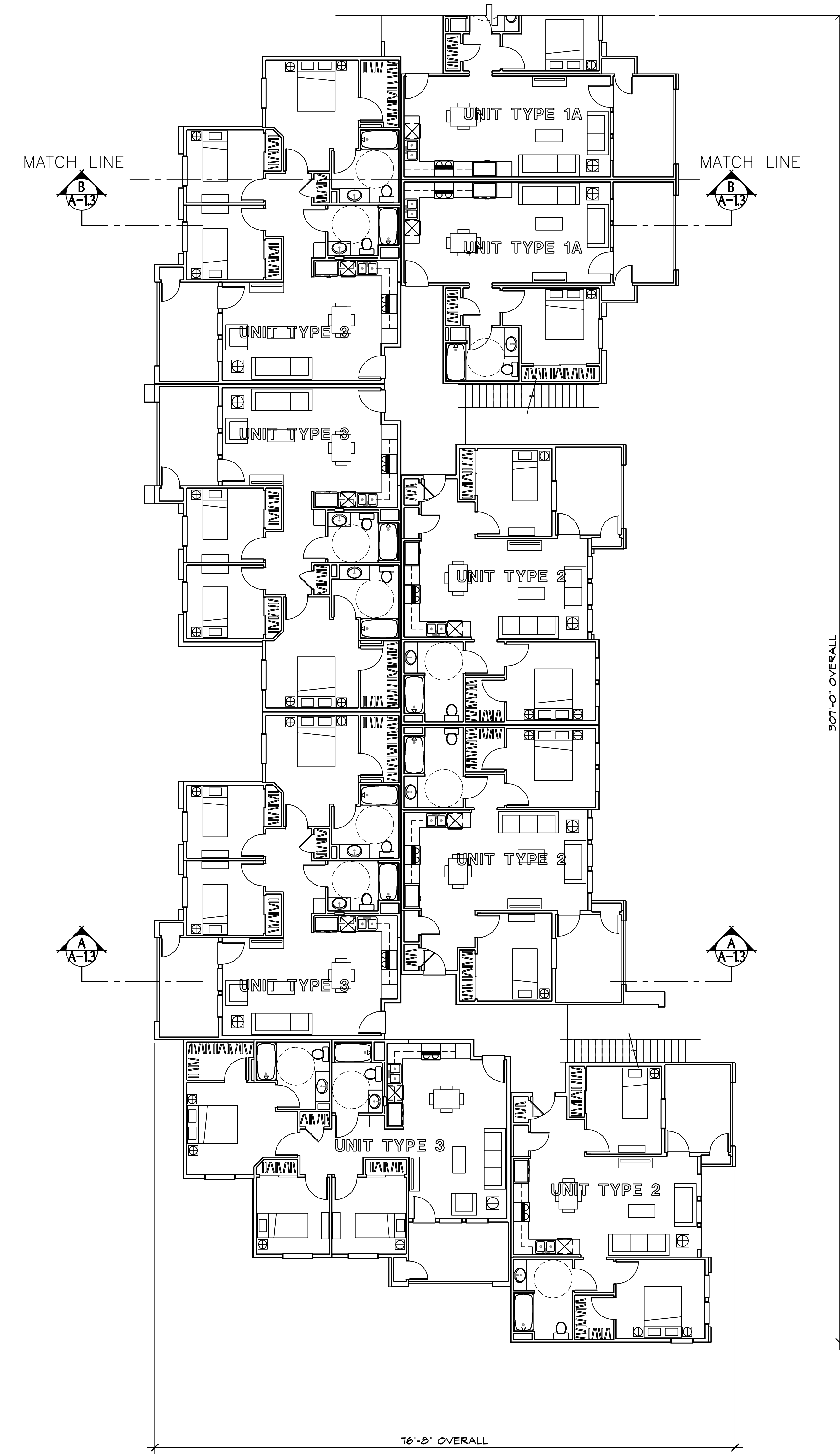
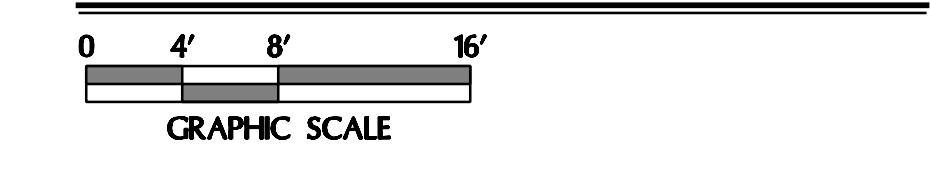
Sheet Title
 Building Type 1 Second Floor Plan

A-1.1

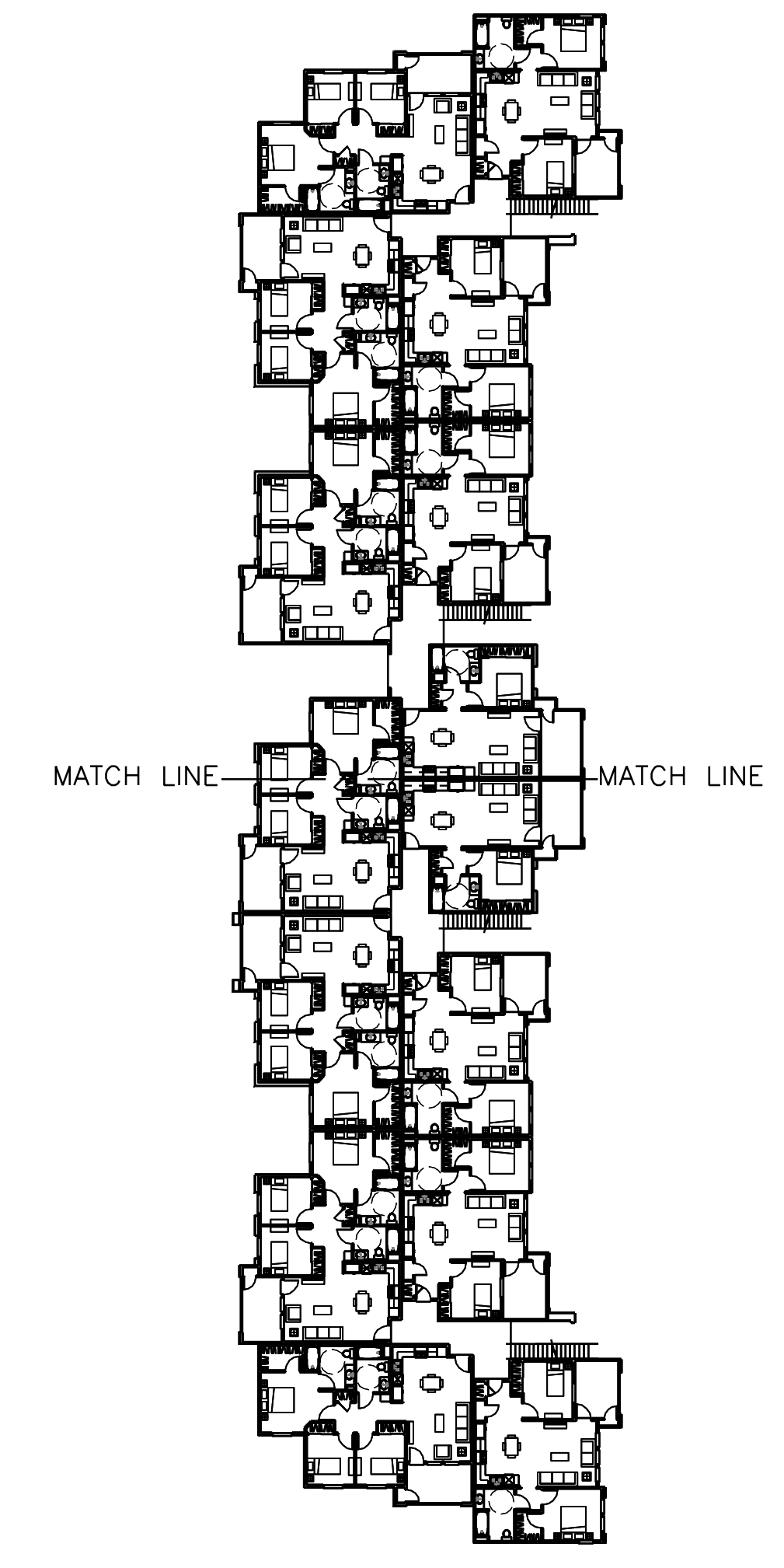
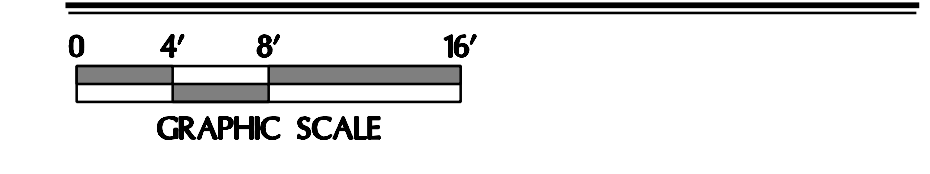
Attachment: Floor, Roof, and Section Plans (3758 - PEN19-0110 - Courtyards at Cottonwood)



PARTIAL SECOND FLOOR PLAN
 SCALE 1/8"=1'-0"



PARTIAL SECOND FLOOR PLAN
 SCALE 1/8"=1'-0"



Key Plan NO SCALE

A	5-1-19 LAND USE APPLICATION SUBMITTAL
B	6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
C	8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
D	9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL

Revisions

A Proposed Affordable Housing Community
The Courtyards at Cottonwood Family Apartments
 Northeast Corner of
 Cottonwood Ave. & Indian St.
 Plot Plan (PEN 19-0110)

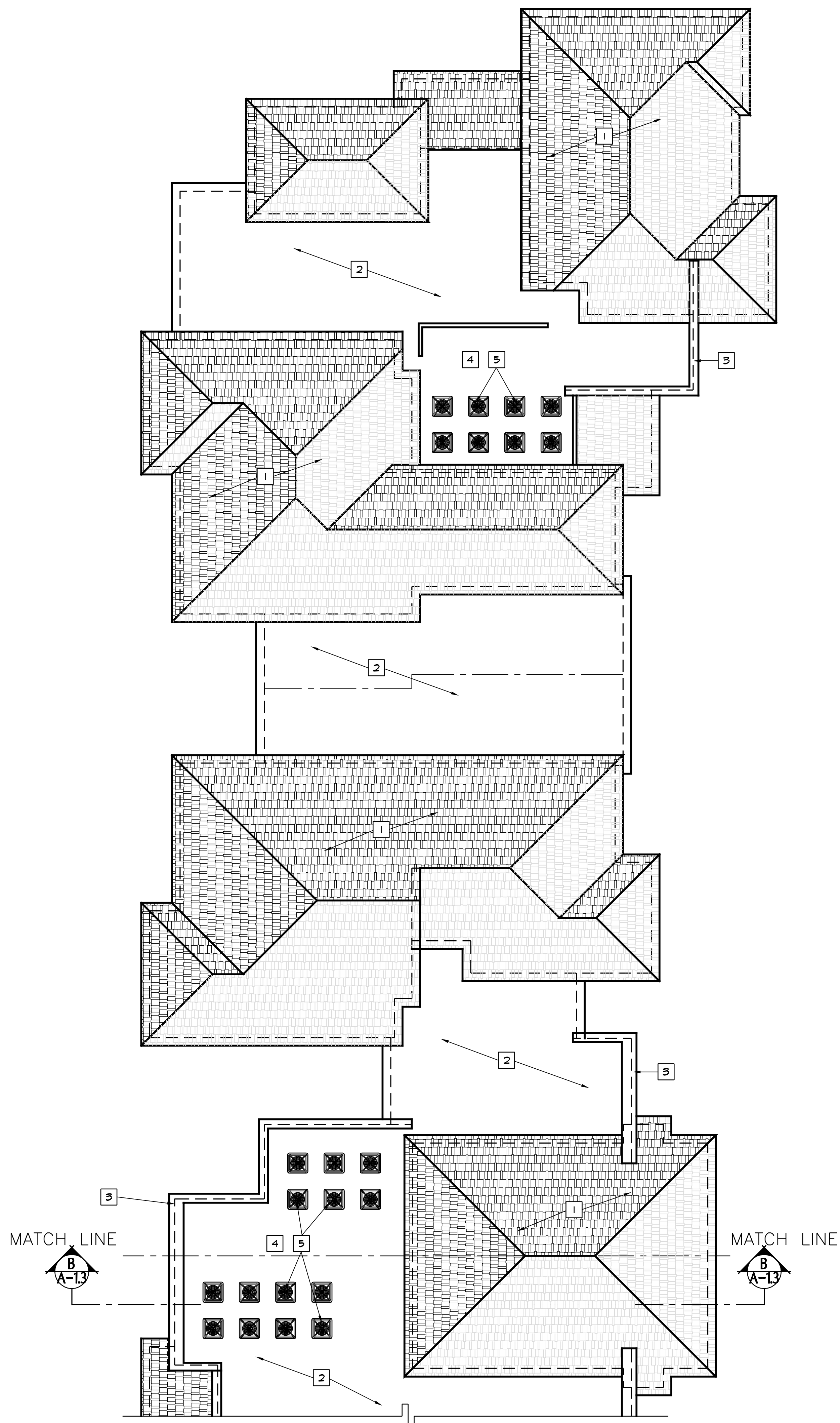
Attachment: Floor, Roof, and Section Plans (3758 - PEN19-0110 - Courtyards at Cottonwood)

Job No. 1891A	Date 12/29/18
Drawn By WGA	Checked By WGA

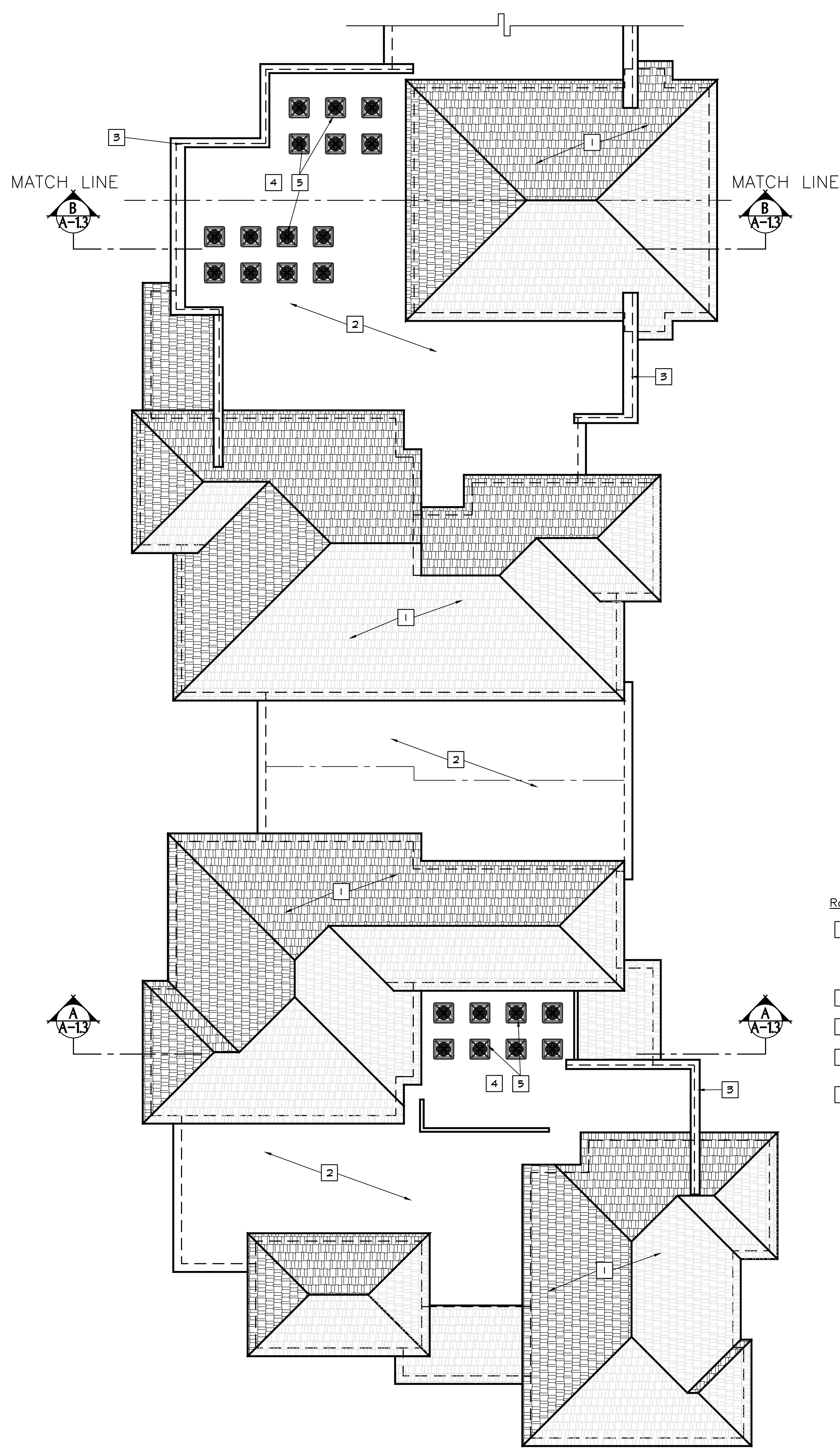
Plot Plan (PEN 19-0110)

Sheet Title
 Building Type 1 Roof Plan

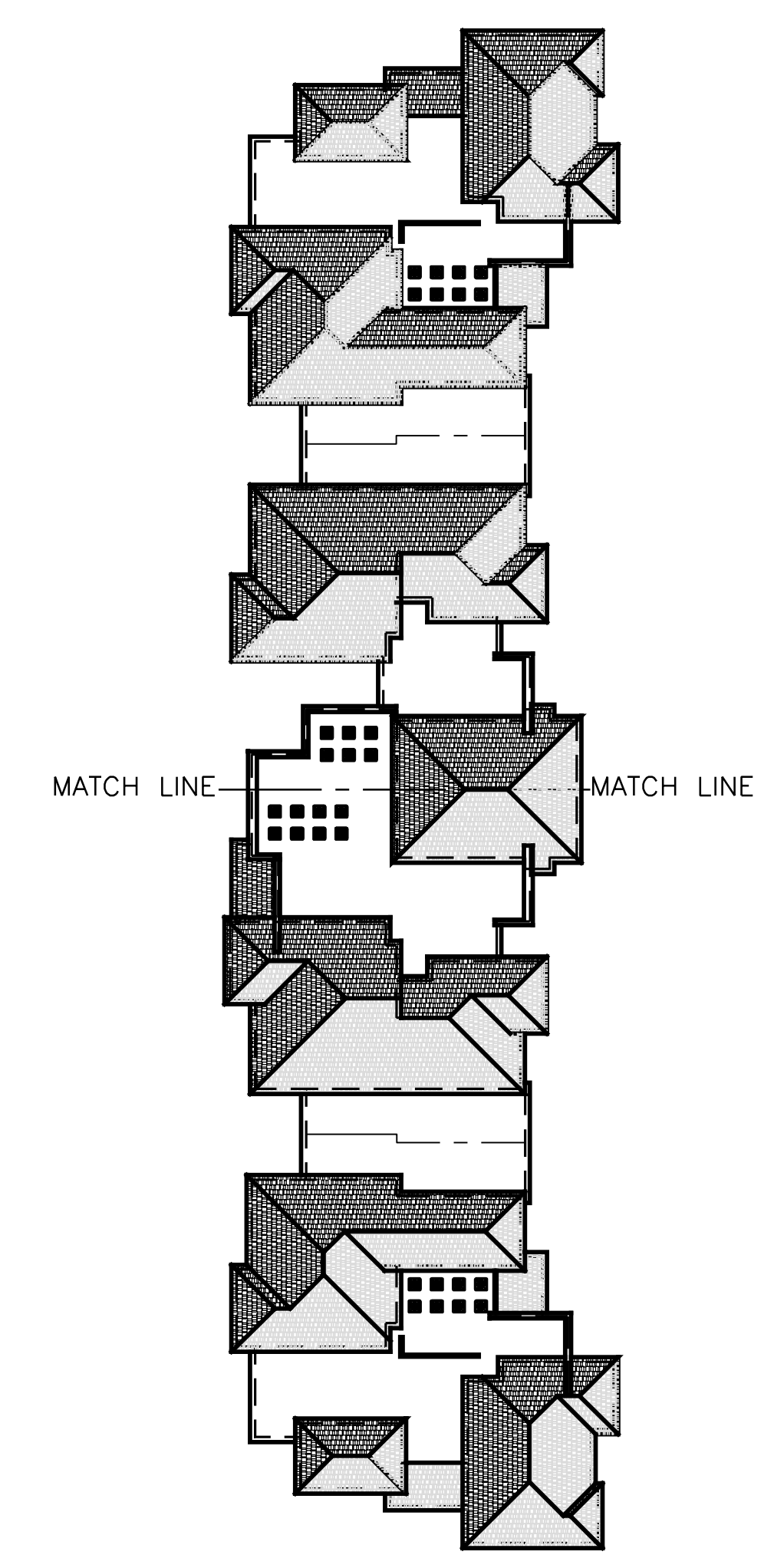
A-1.2



PARTIAL ROOF PLAN
 SCALE 1/8"=1'-0"
 GRAPHIC SCALE



PARTIAL ROOF PLAN
 SCALE 1/8"=1'-0"
 GRAPHIC SCALE
 NORTH



Key Plan NO SCALE

Roof Plan Key Notes

- 1 Concrete flat tile roof (pitch = 4:12 typ.)
 Manufacturer: Boral
 Style: Saxony 900 Shake
 Color: Charcoal Brown Blend
- 2 Built-Up flat roof with mineral cap sheet (1/4"=12" min. slope)
- 3 Parapet wall
- 4 Mechanical equipment well (all equipment to be concealed by parapet walls)
- 5 Mechanical units concealed by parapet walls & roof lines

- A 5-1-19 LAND USE APPLICATION SUBMITTAL
- B 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- C 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- D 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL

Revisions

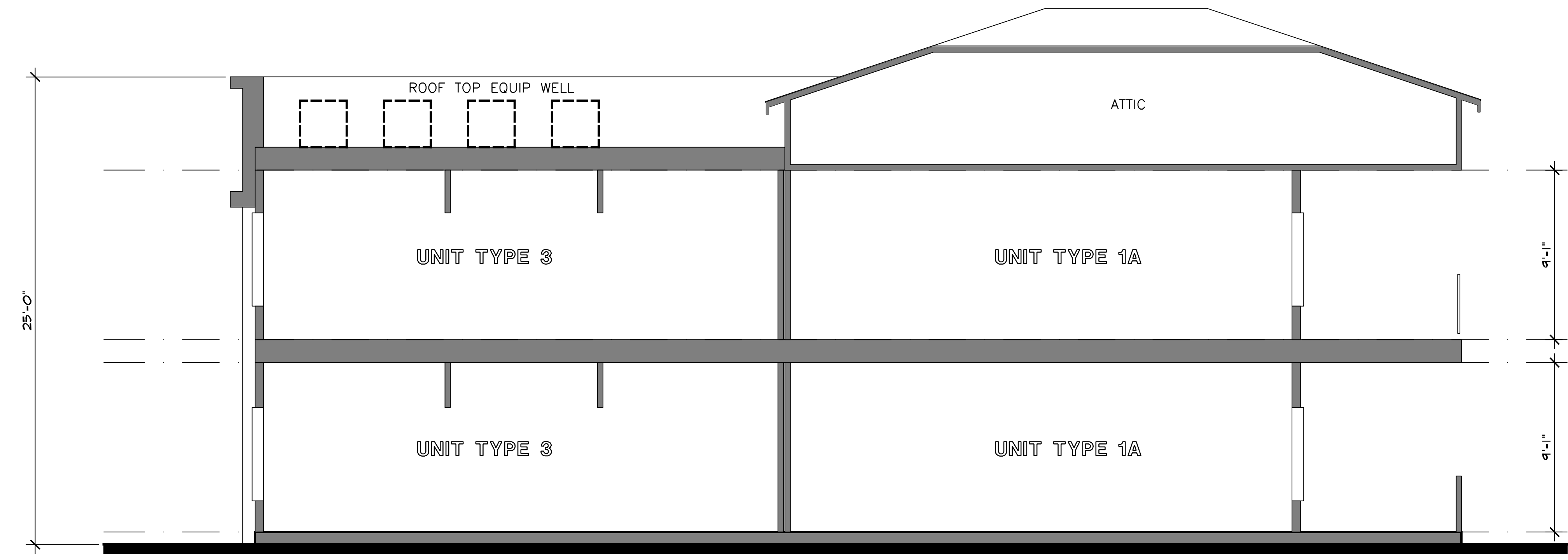
A Proposed Affordable Housing Community
The Courtyards at Cottonwood
Family Apartments
 Northeast Corner of
 Cottonwood Ave. & Indian St.
 Plot Plan (PEN 19-0110)

Job No. 1891A	Date 12/29/18
Drawn By WGA	Checked By WGA

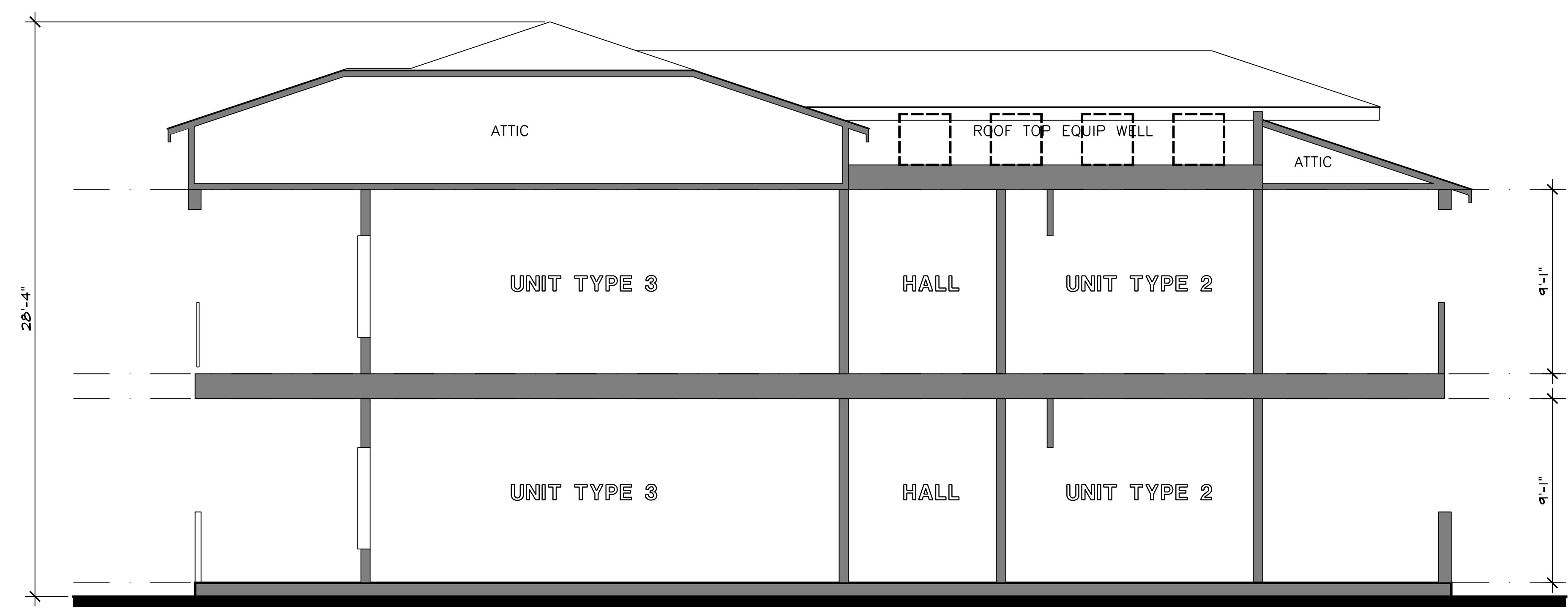
Plot Plan (PEN 19-0110)

Sheet Title
 Building Type 1 Sections

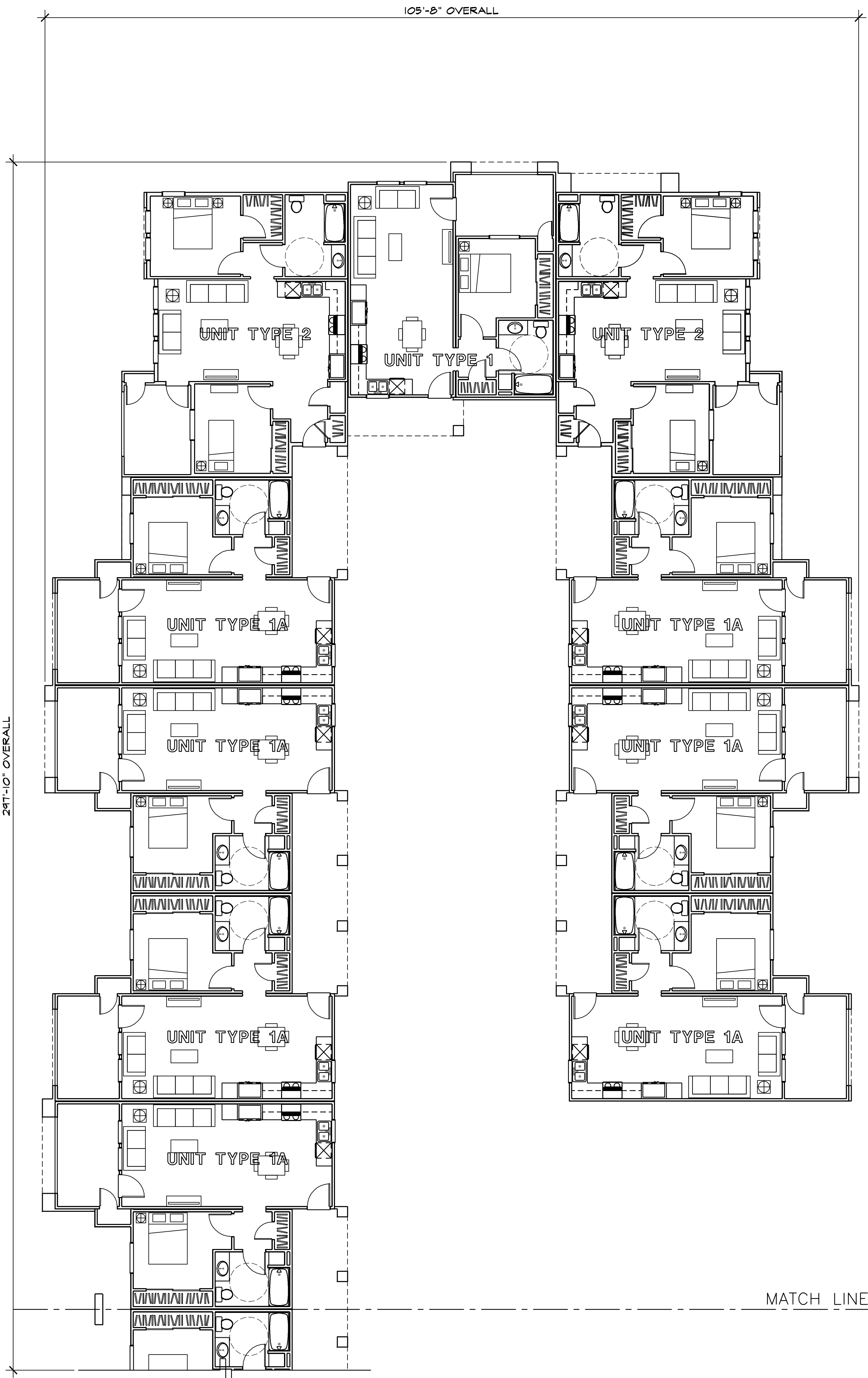
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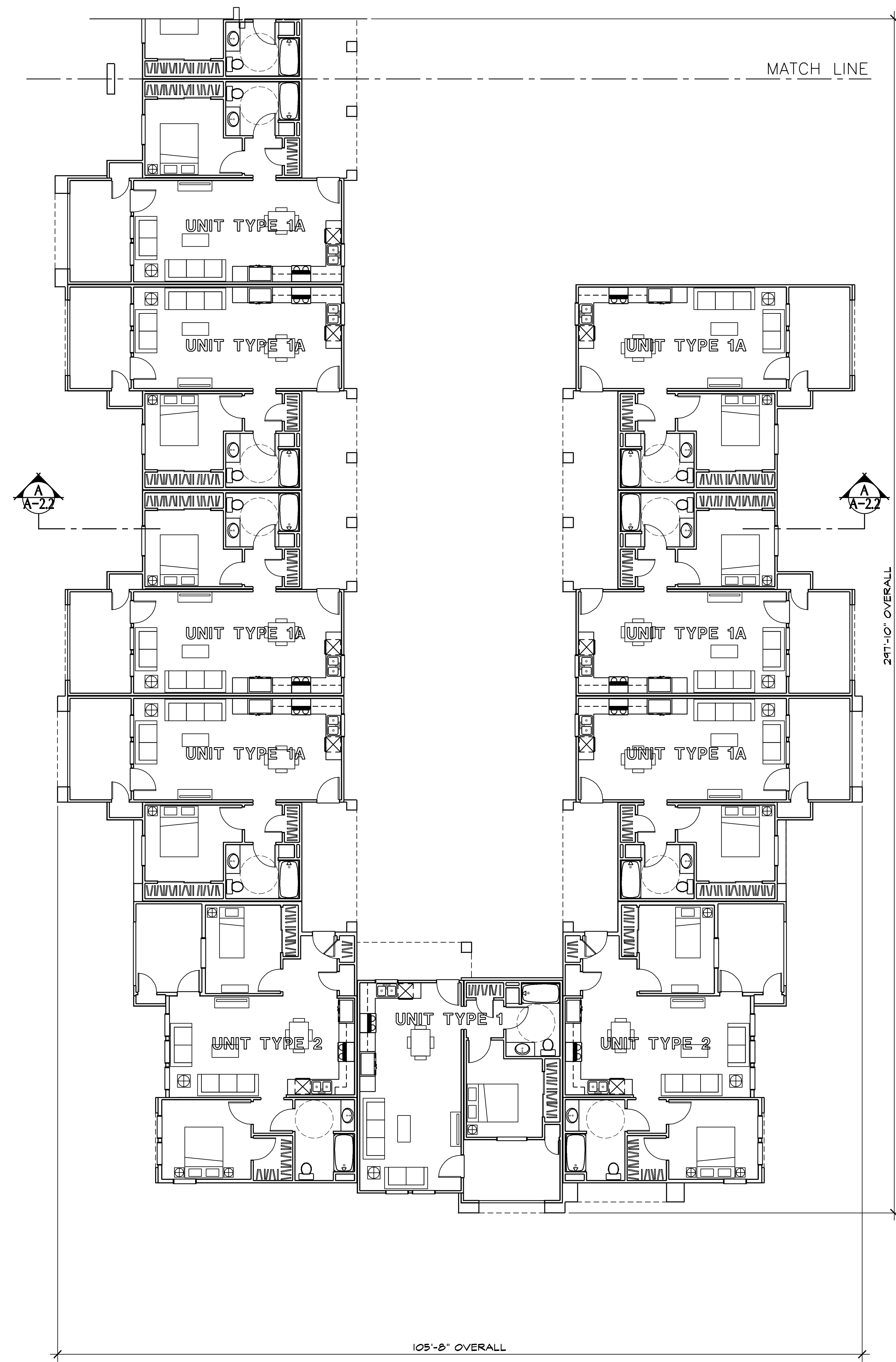
SECTION B-B SCALE: 1/4"=1'-0"
 GRAPHIC SCALE



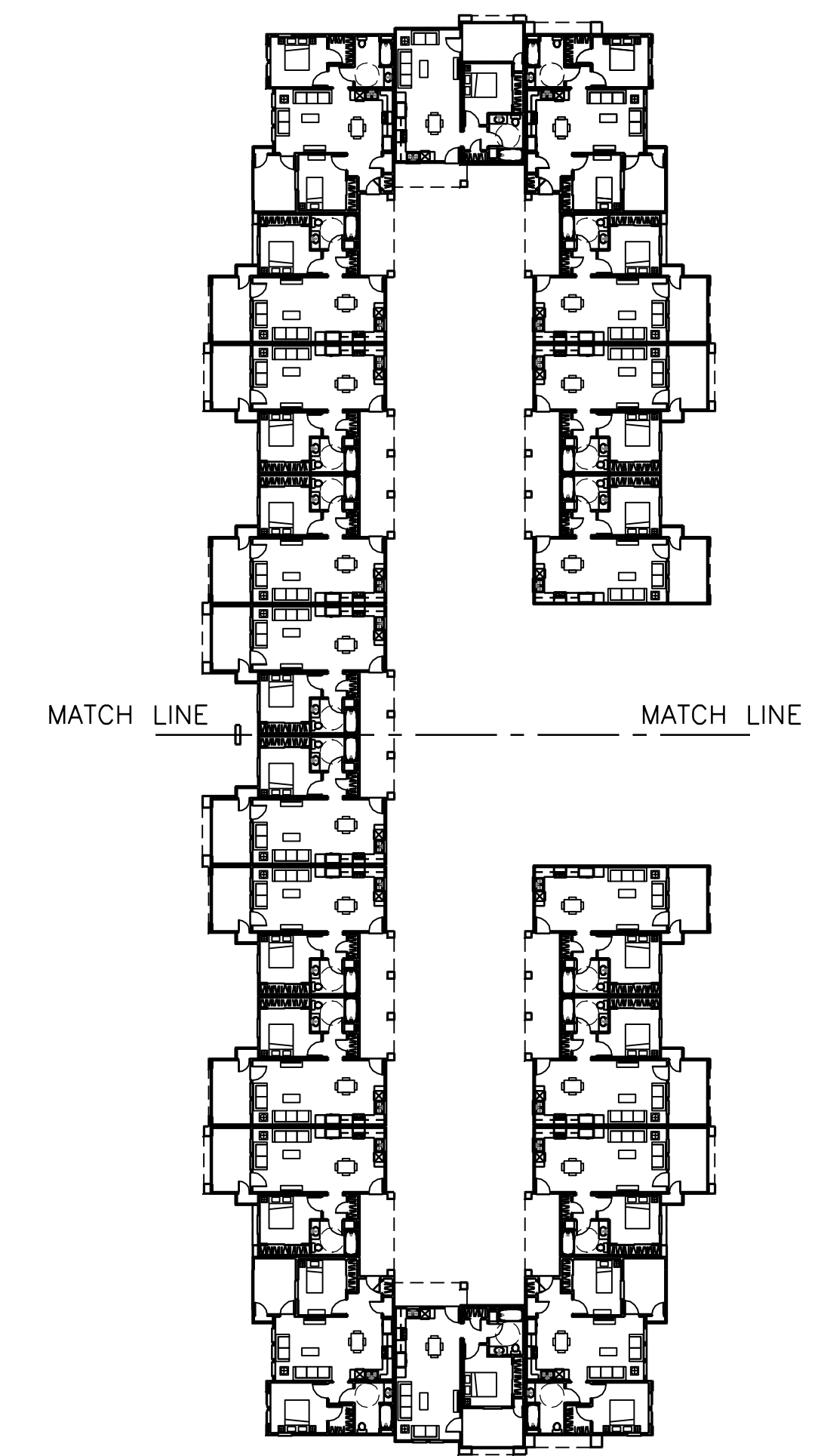
SECTION A-A SCALE: 1/4"=1'-0"
 GRAPHIC SCALE



PARTIAL FLOOR PLAN
SCALE: 1/8"=1'-0"
GRAPHIC SCALE



PARTIAL FLOOR PLAN
SCALE: 1/8"=1'-0"
GRAPHIC SCALE
NORTH



Key Plan NO SCALE

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- A 5-1-19 LAND USE APPLICATION SUBMITTAL
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- D 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL

Revisions

A Proposed Affordable Housing Community
The Courtyards at Cottonwood Family Apartments
Northeast Corner of Cottonwood Ave. & Indian St.
Plot Plan (PEN 19-0110)

Job No. 1891A	Date 12/29/18
Drawn By WGA	Checked By WGA

Plot Plan (PEN 19-0110)

Sheet Title
Building Type 2 Floor Plan

A-2.0

ALLOWABLE AREA CALCULATION
TYPE V-B SINGLE R-2 OCCUPANCY SPRINKLED SINGLE STORY BUILDING
PER 2016 CBC, 506.2.3
ALLOWABLE AREA = PER TABLE 506.2 28,000 SQ. FT.
PROPOSED BUILDING AREA
TOTAL BUILDING (TYPE VB - SPRINKLED) = 15,987 SQ. FT.

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- B 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- C 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- D 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL

Revisions

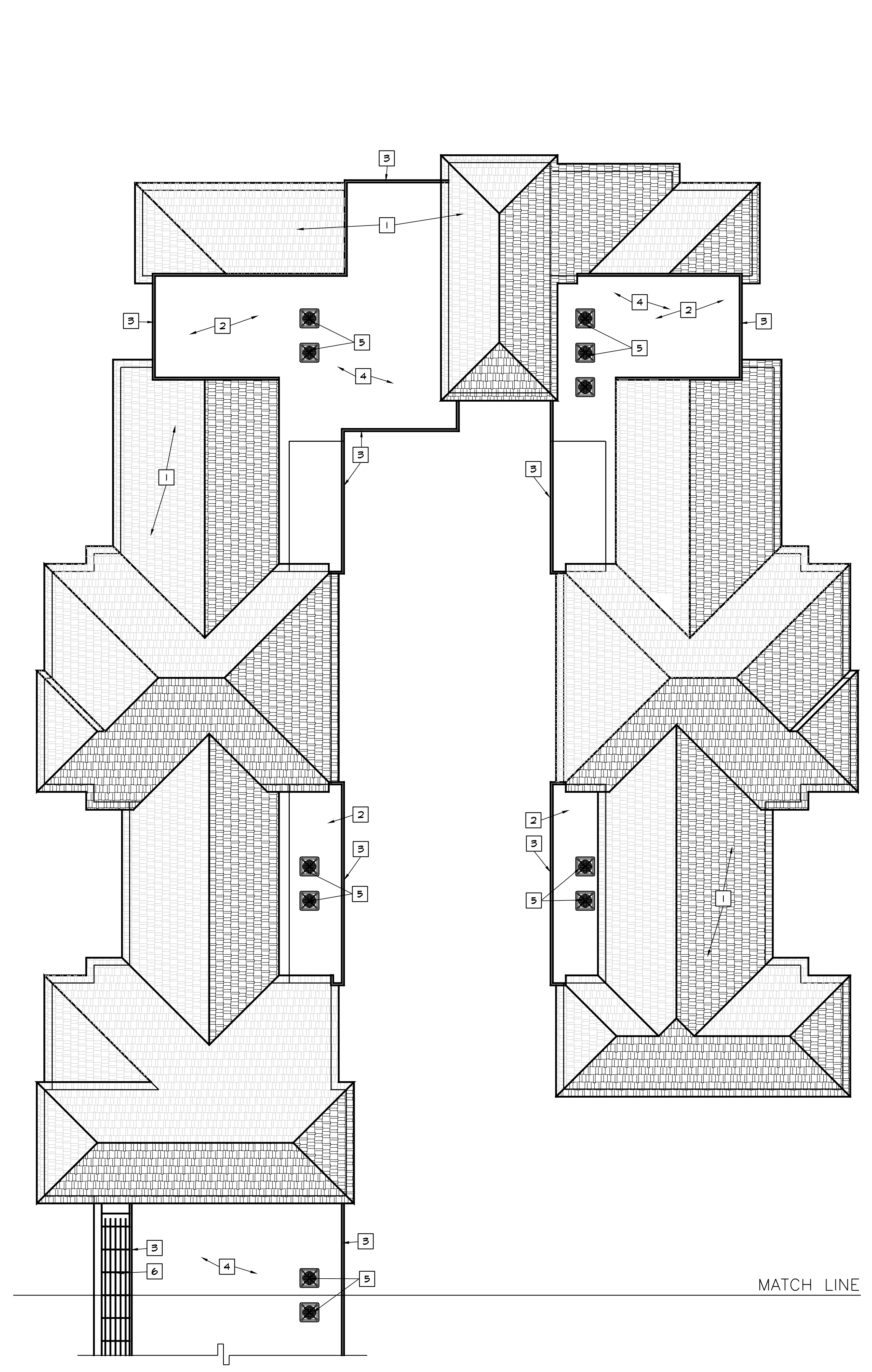
A Proposed Affordable Housing Community
The Courtyards at Cottonwood Family Apartments
 Northeast Corner of Cottonwood Ave. & Indian St.
 Plot Plan (PEN 19-0110)

Job No. 1891A	Date 12/29/18
Drawn By WGA	Checked By WGA

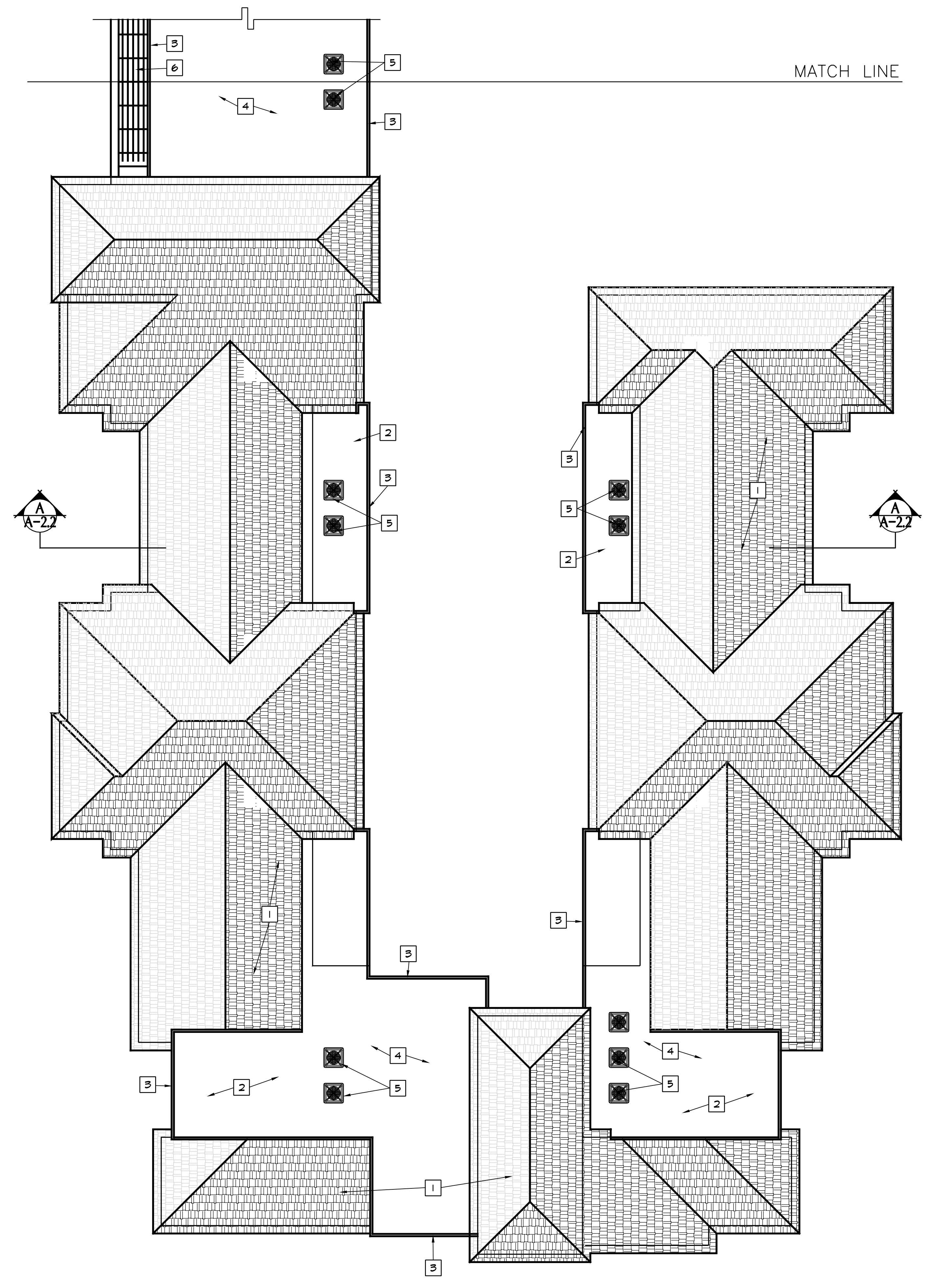
Plot Plan (PEN 19-0110)

Sheet Title
Building Type 2 Roof Plan

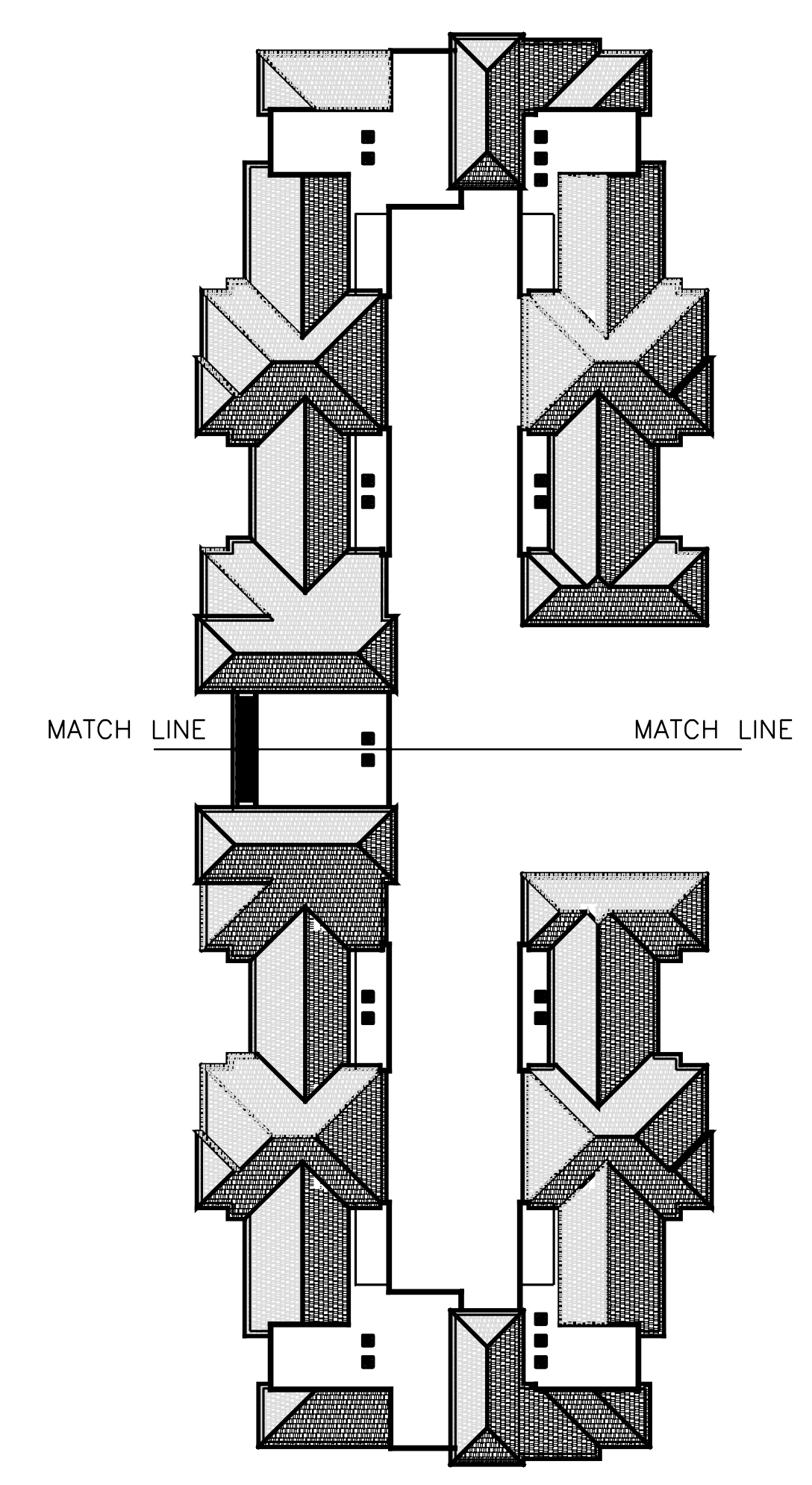
A-2.1



PARTIAL ROOF PLAN
 SCALE: 1/8"=1'-0"
 GRAPHIC SCALE



PARTIAL ROOF PLAN
 SCALE: 1/8"=1'-0"
 GRAPHIC SCALE
 NORTH



Key Plan NO SCALE

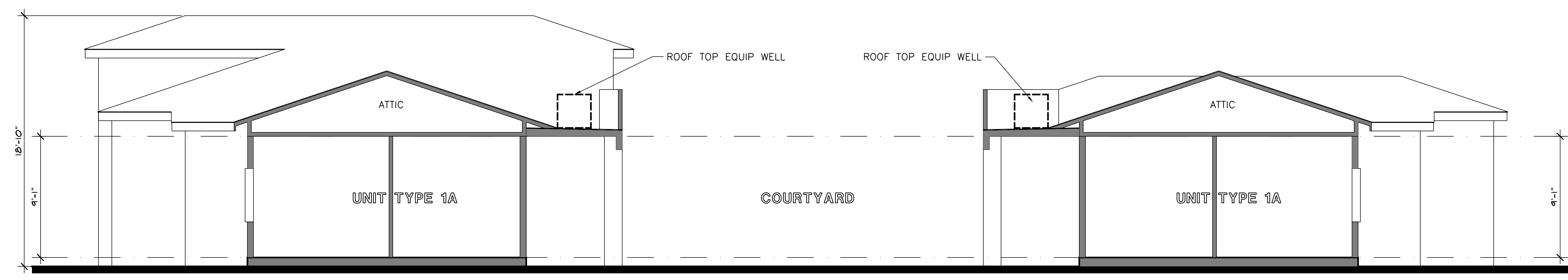
- Roof Plan Key Notes
- 1 Concrete flat tile roof (pitch = 4:12 typ.)
 Manufacturer: Boral
 Style: Saxony 900 Shake
 Color: Charcoal Brown Blend
 - 2 Built-Up flat roof with mineral cap sheet (1/4":12" min. slope)
 - 3 Parapet wall
 - 4 Mechanical equipment well (all equipment to be concealed by parapet walls)
 - 5 Mechanical units concealed by parapet walls & roof lines
 - 6 Exposed wood trellis

derra
 495 E. Rincon Street, Suite 204
 Corona, CA 92879
 Ph: 951.268.1650 Fax: 951.268.1651

- A 5-1-19 LAND USE APPLICATION SUBMITTAL
- B 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- C 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- D 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL

Revisions

A Proposed Affordable Housing Community
The Courtyards at Cottonwood Family Apartments
 Northeast Corner of
 Cottonwood Ave. & Indian St.
 Plot Plan (PEN 19-0110)



SECTION A-A
 SCALE: 1/4"=1'-0"
 0 2' 4' 8'
 GRAPHIC SCALE

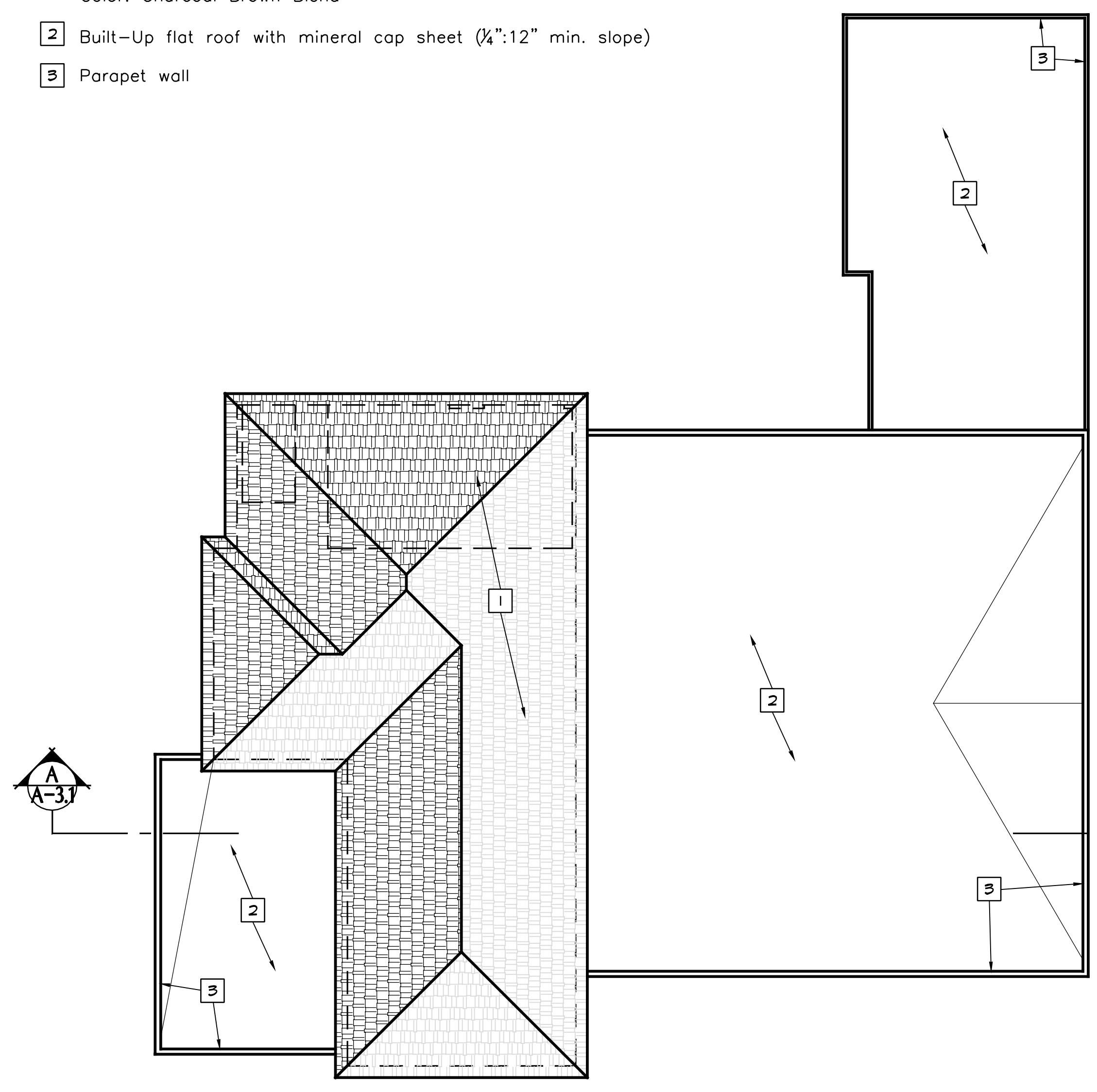
Job No. 1891A	Date 12/29/18
Drawn By WGA	Checked By WGA

Plot Plan (PEN 19-0110)

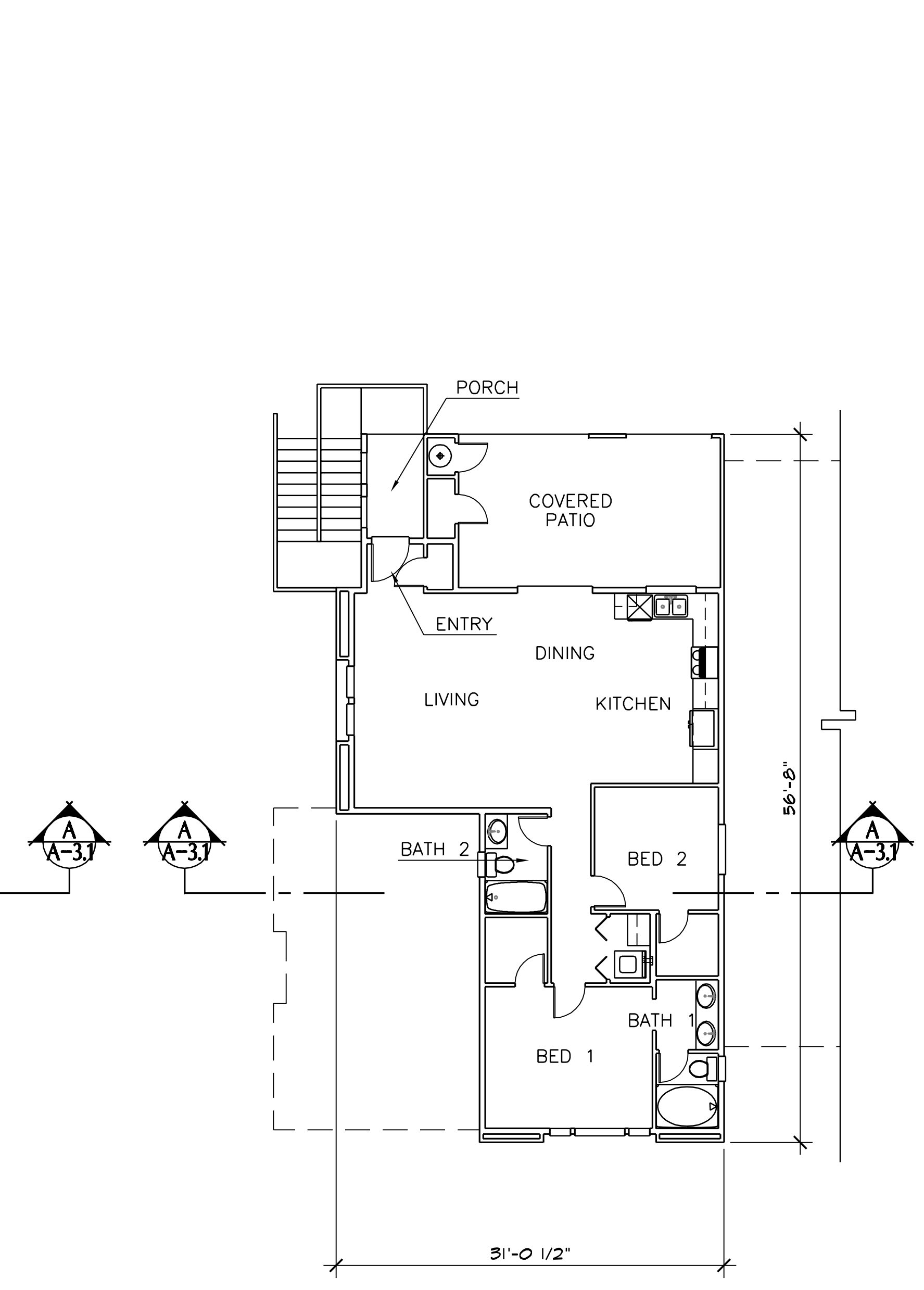
Sheet Title
 Building Type 2 Section

A-2.2

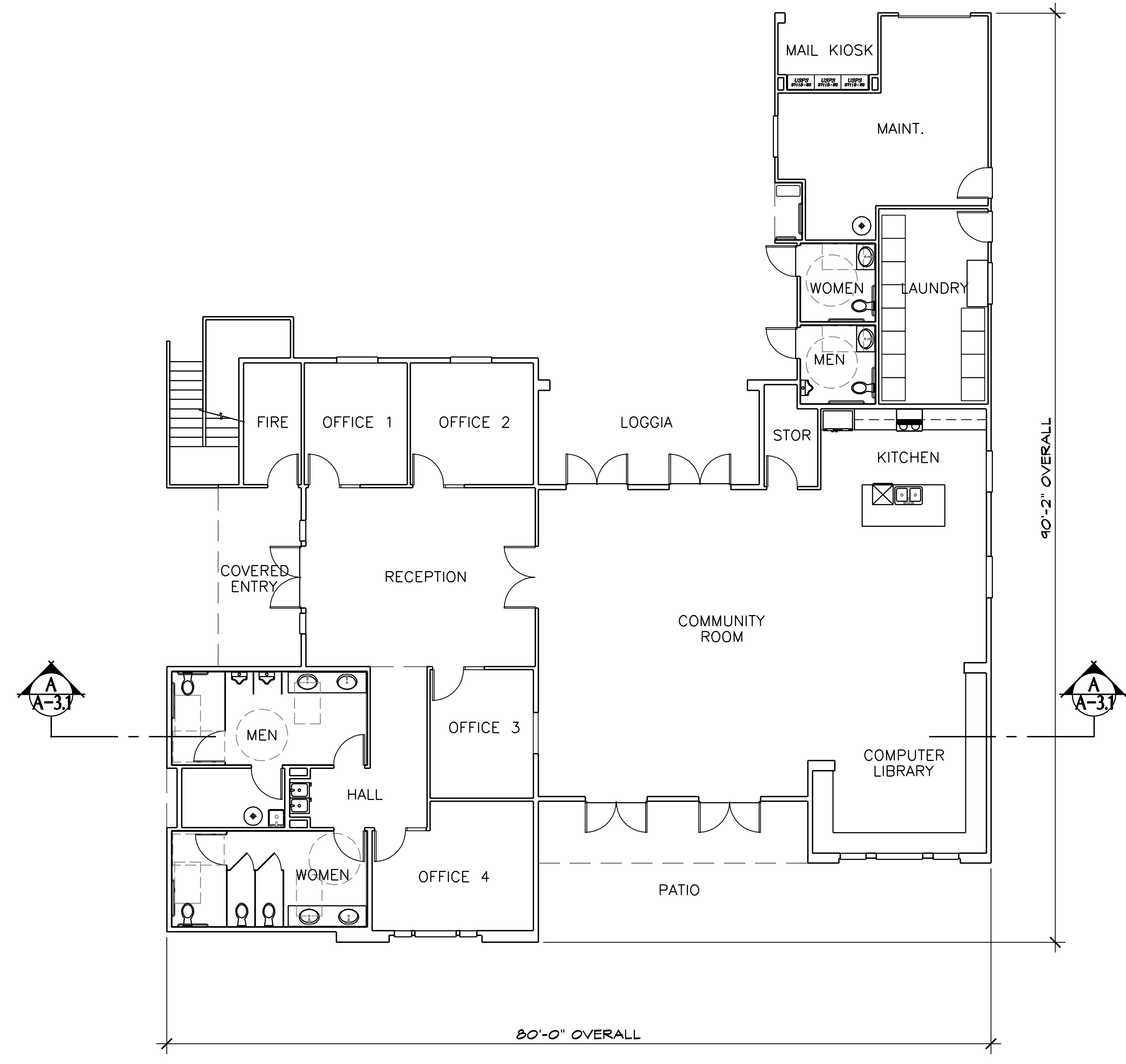
- Roof Plan Key Notes**
- 1 Concrete flat tile roof (pitch = 4:12 typ.)
 Manufacturer: Boral
 Style: Saxony 900 Shake
 Color: Charcoal Brown Blend
 - 2 Built-Up flat roof with mineral cap sheet (¼":12" min. slope)
 - 3 Parapet wall



ROOF PLAN SCALE: 1/8"=1'-0"
 GRAPHIC SCALE NORTH



MANAGER'S UNIT
SECOND FLOOR PLAN SCALE: 1/8"=1'-0"
 GRAPHIC SCALE NORTH



FIRST FLOOR PLAN SCALE: 1/8"=1'-0"
 GRAPHIC SCALE NORTH

Building Area	
First Floor	3,834 SF
Second Floor	1,006 SF
Total Building =	4,840 SF

- A 5-1-19 LAND USE APPLICATION SUBMITTAL
- B 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- C 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- D 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL

Revisions

A Proposed Affordable Housing Community
The Courtyards at Cottonwood Family Apartments
 Northeast Corner of
 Cottonwood Ave. & Indian St.
 Plot Plan (PEN 19-0110)

Job No. 1891A	Date 12/29/18
Drawn By WGA	Checked By WGA

Plot Plan (PEN 19-0110)

Sheet Title
 Building Type 3 Plans

A-3.0

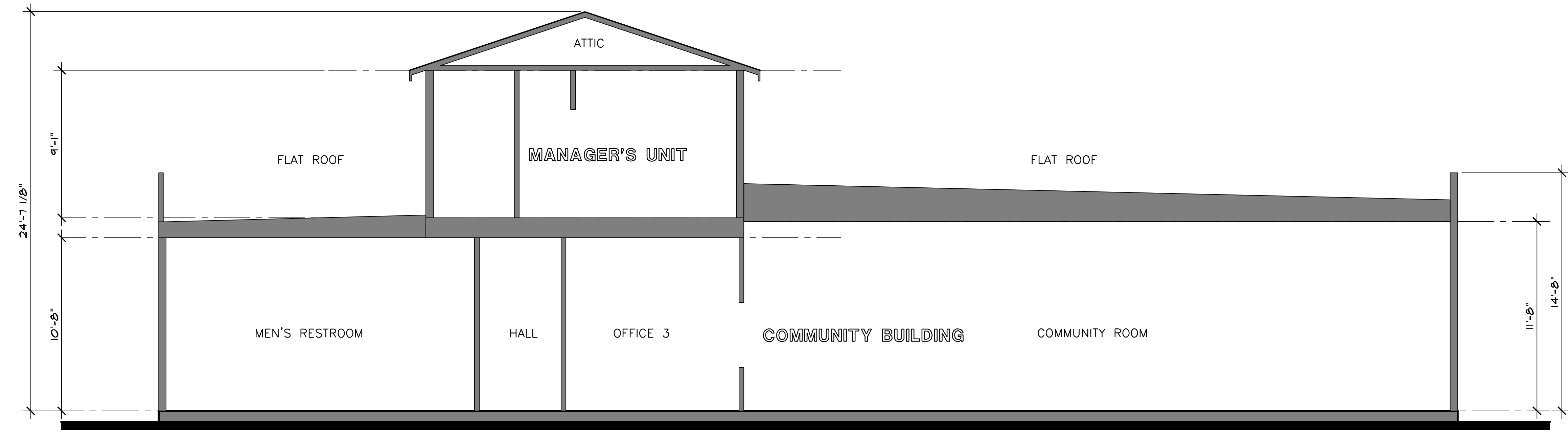
- A 5-1-19 LAND USE APPLICATION SUBMITTAL
- B 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- C 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- D 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL

Revisions

A Proposed Affordable Housing Community

The Courtyards at Cottonwood Family Apartments

Northeast Corner of
Cottonwood Ave. & Indian St.
Plot Plan (PEN 19-0110)



SECTION A-A SCALE: 1/4"=1'-0"

0 2' 4' 8'
GRAPHIC SCALE

Job No. 1891A	Date 12/29/18
Drawn By WGA	Checked By WGA

Plot Plan (PEN 19-0110)

Sheet Title
Building Type 3 Section

A-3.1

A	5-1-19 LAND USE APPLICATION SUBMITTAL
B	6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
C	8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
D	9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL

Revisions

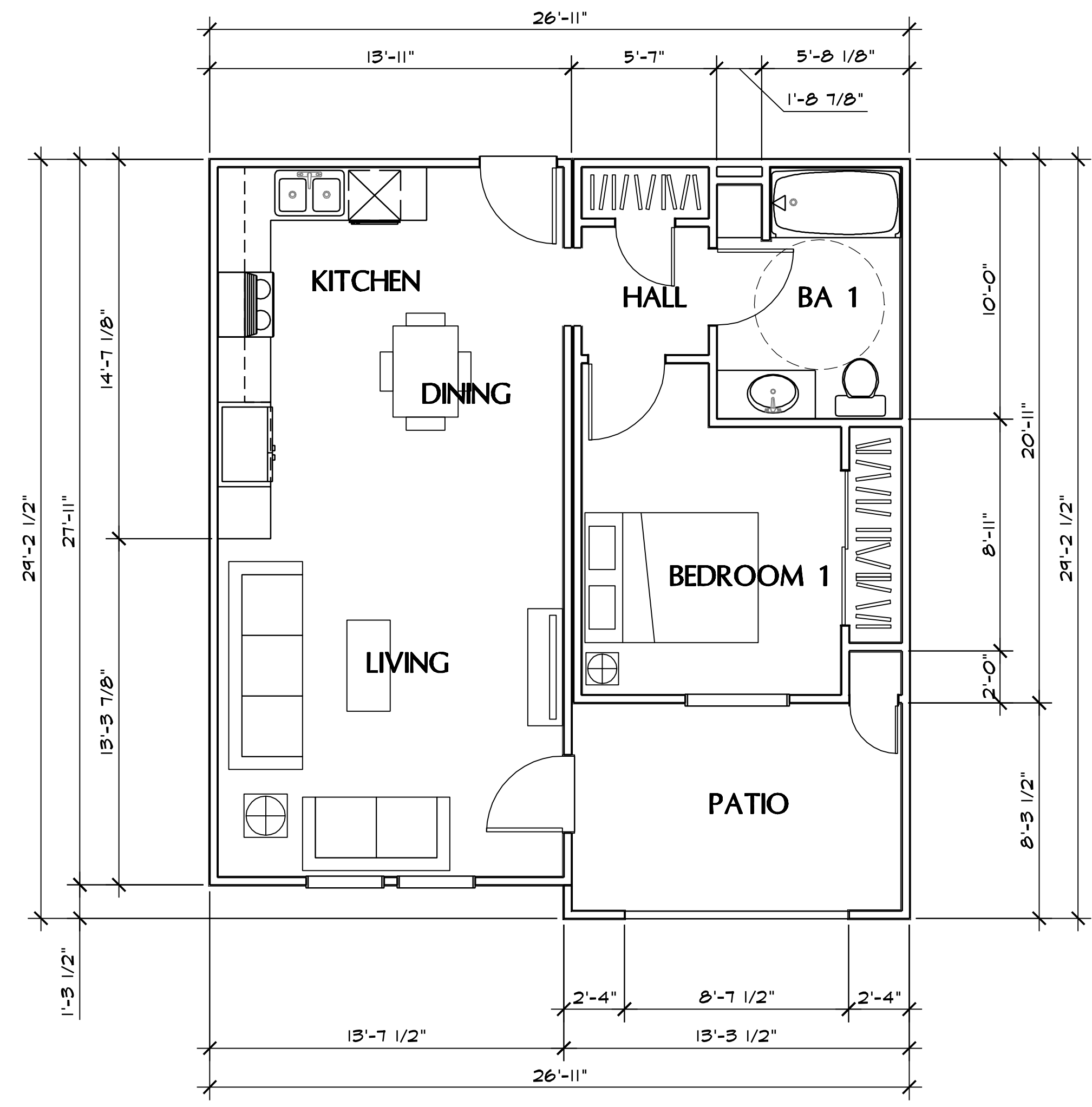
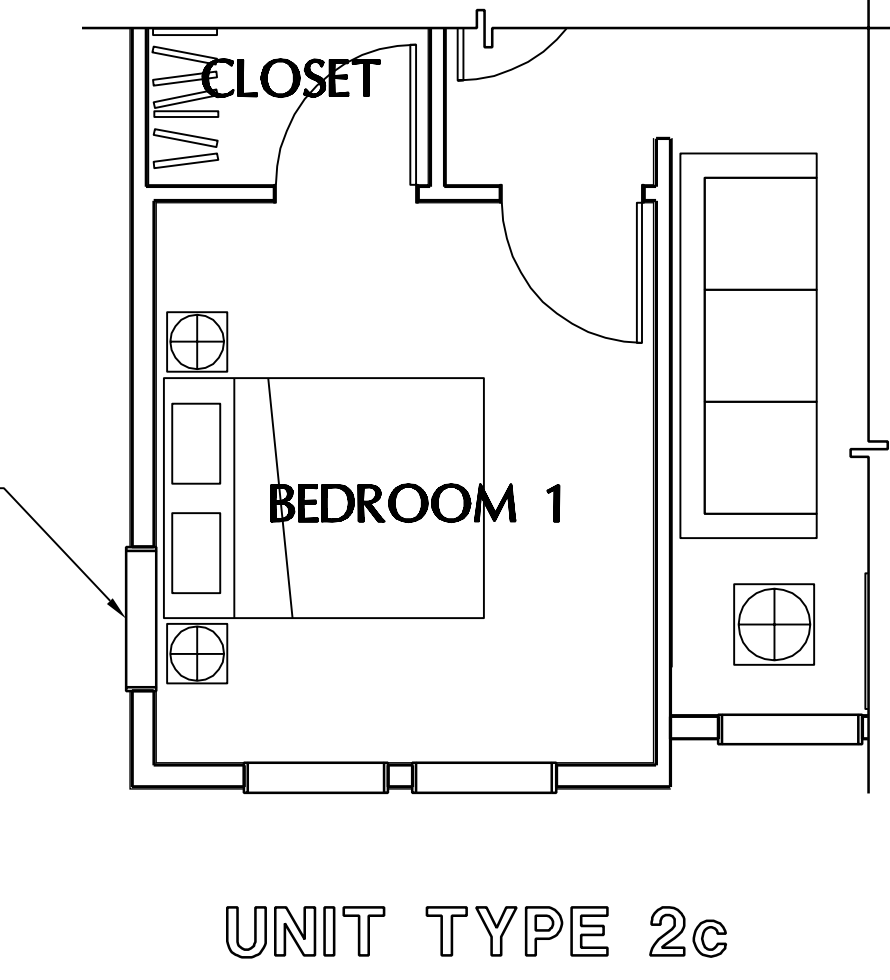
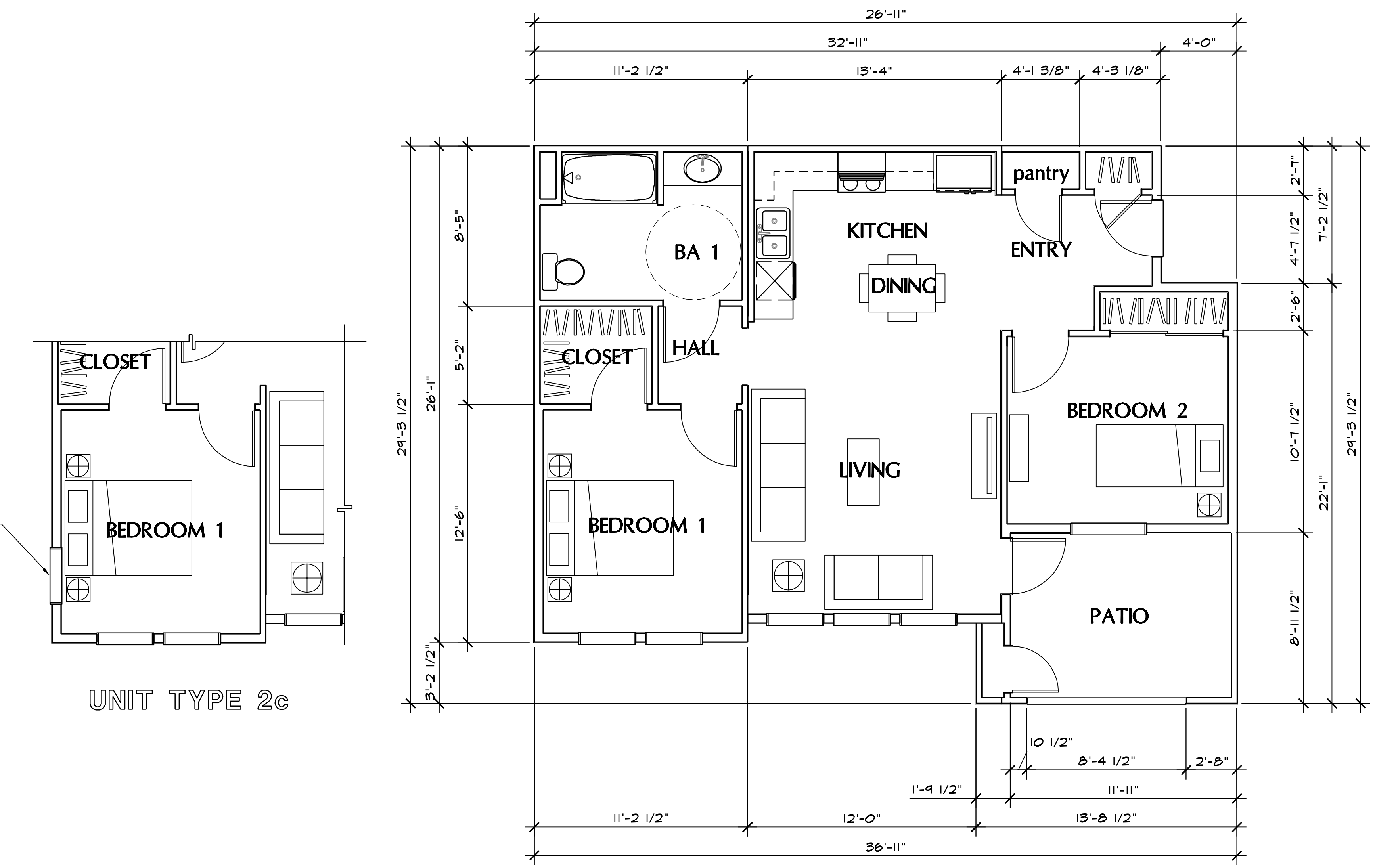
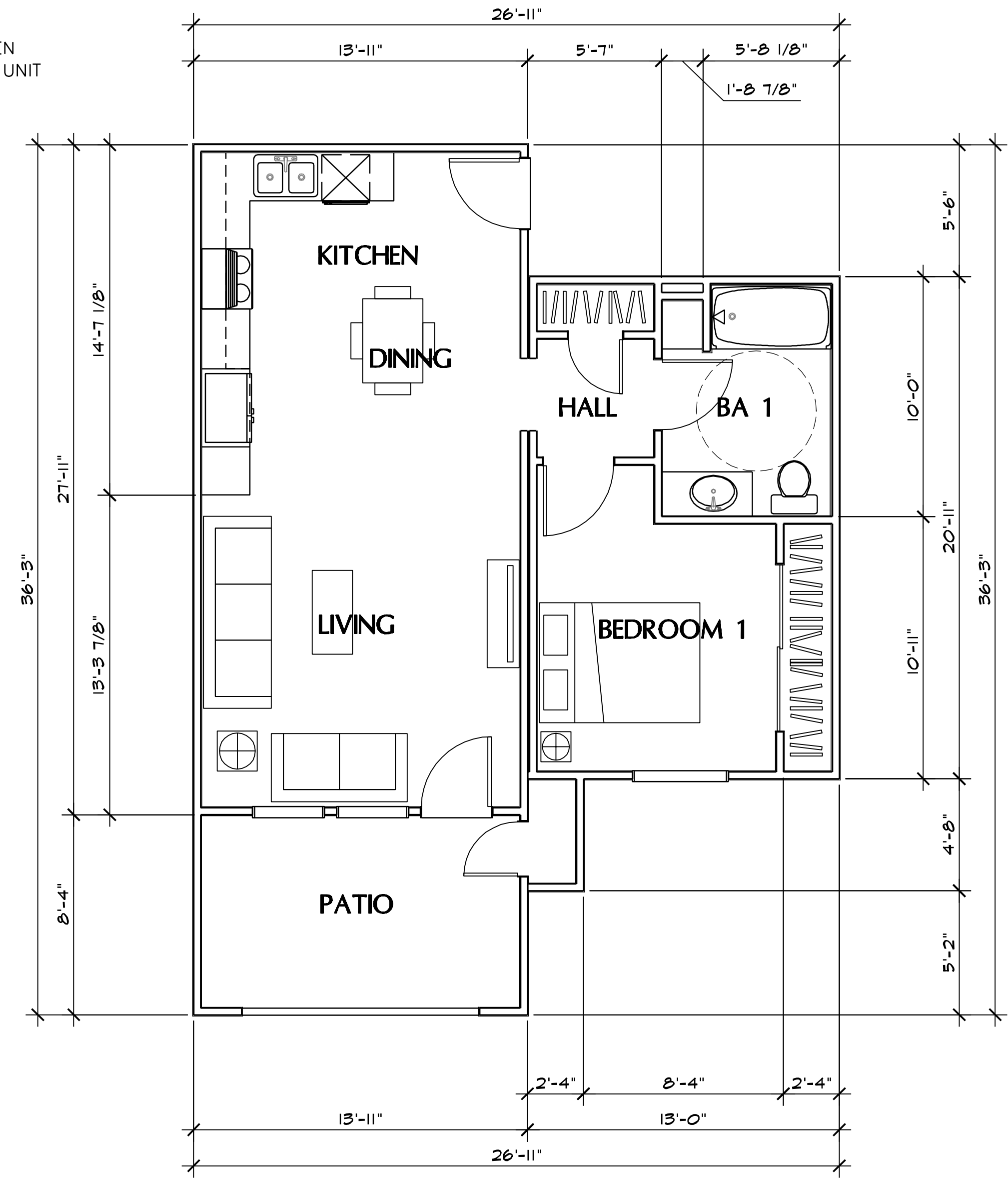
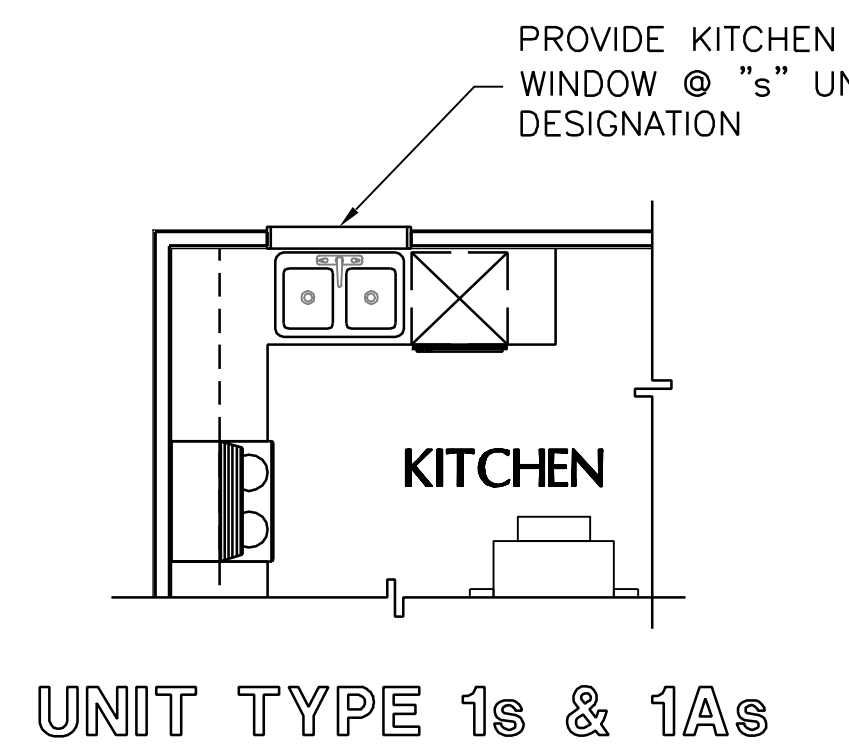
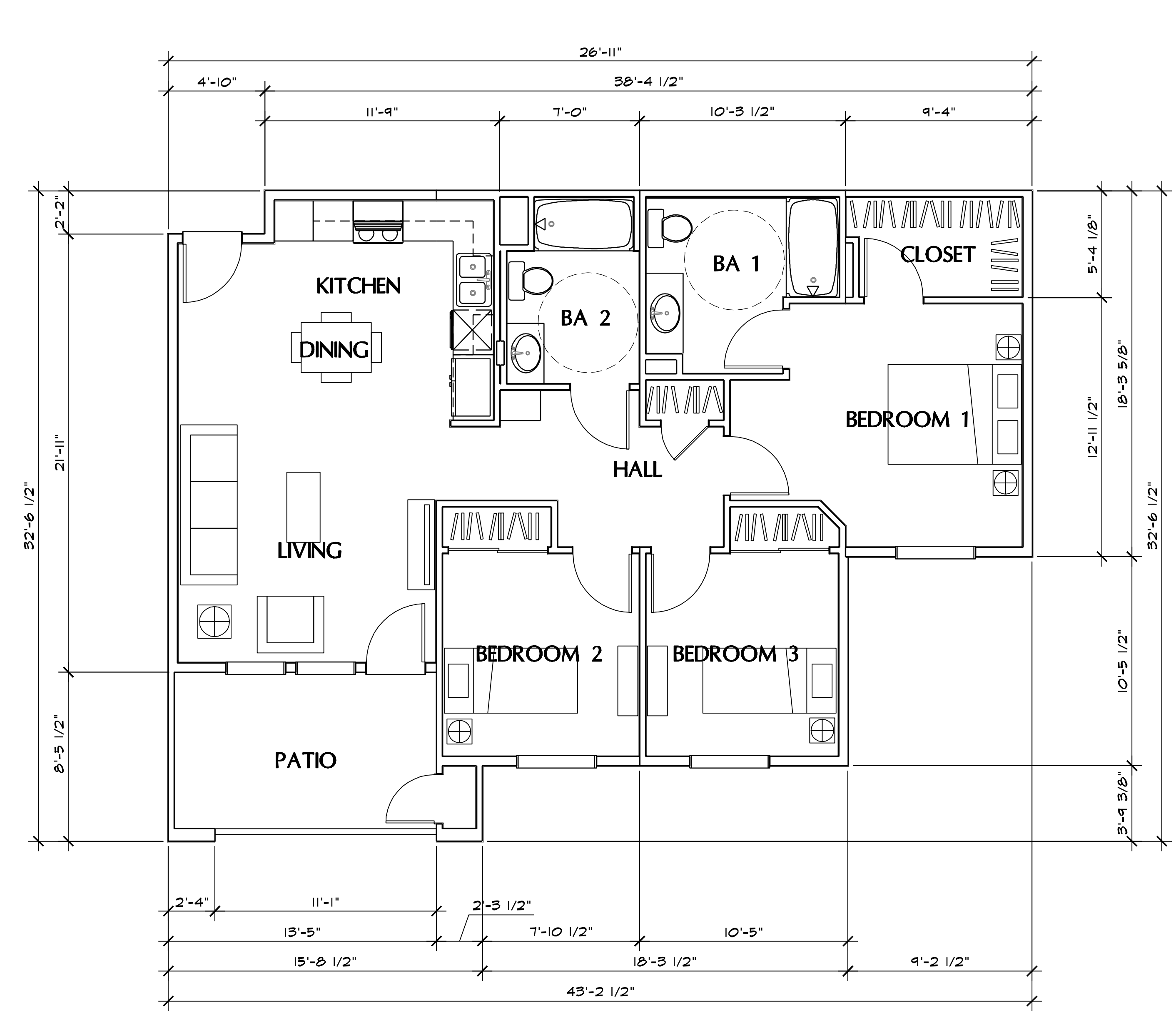
A Proposed Affordable Housing Community
The Courtyards at Cottonwood Family Apartments
 Northeast Corner of
 Cottonwood Ave. & Indian St.
 Plot Plan (PEN 19-0110)

Job No. 1891A	Date 12/29/18
Drawn By WGA	Checked By WGA

Plot Plan (PEN 19-0110)

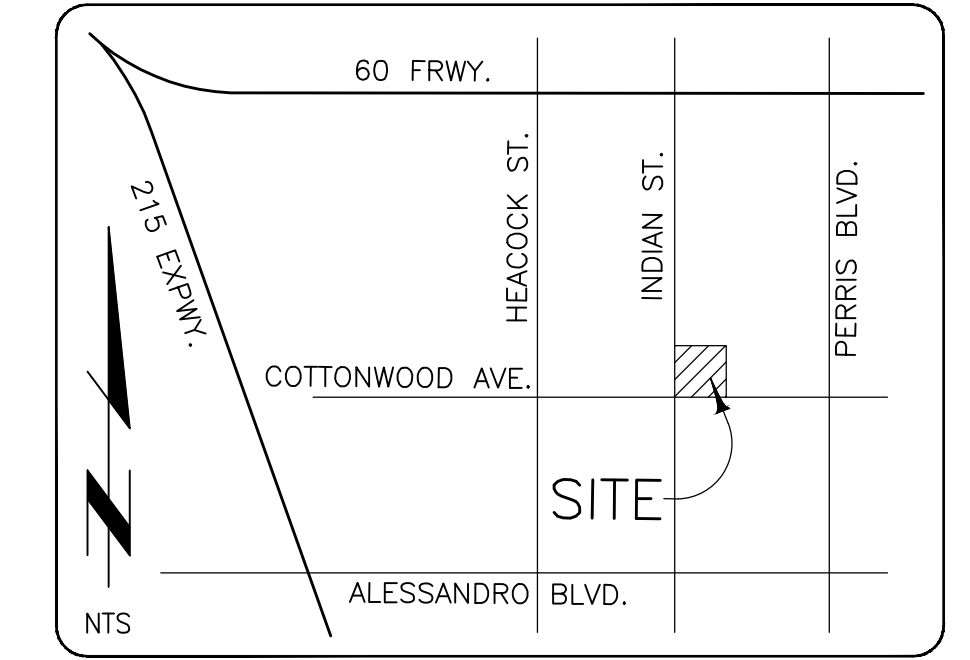
Sheet Title
Unit Plans

A-5.0

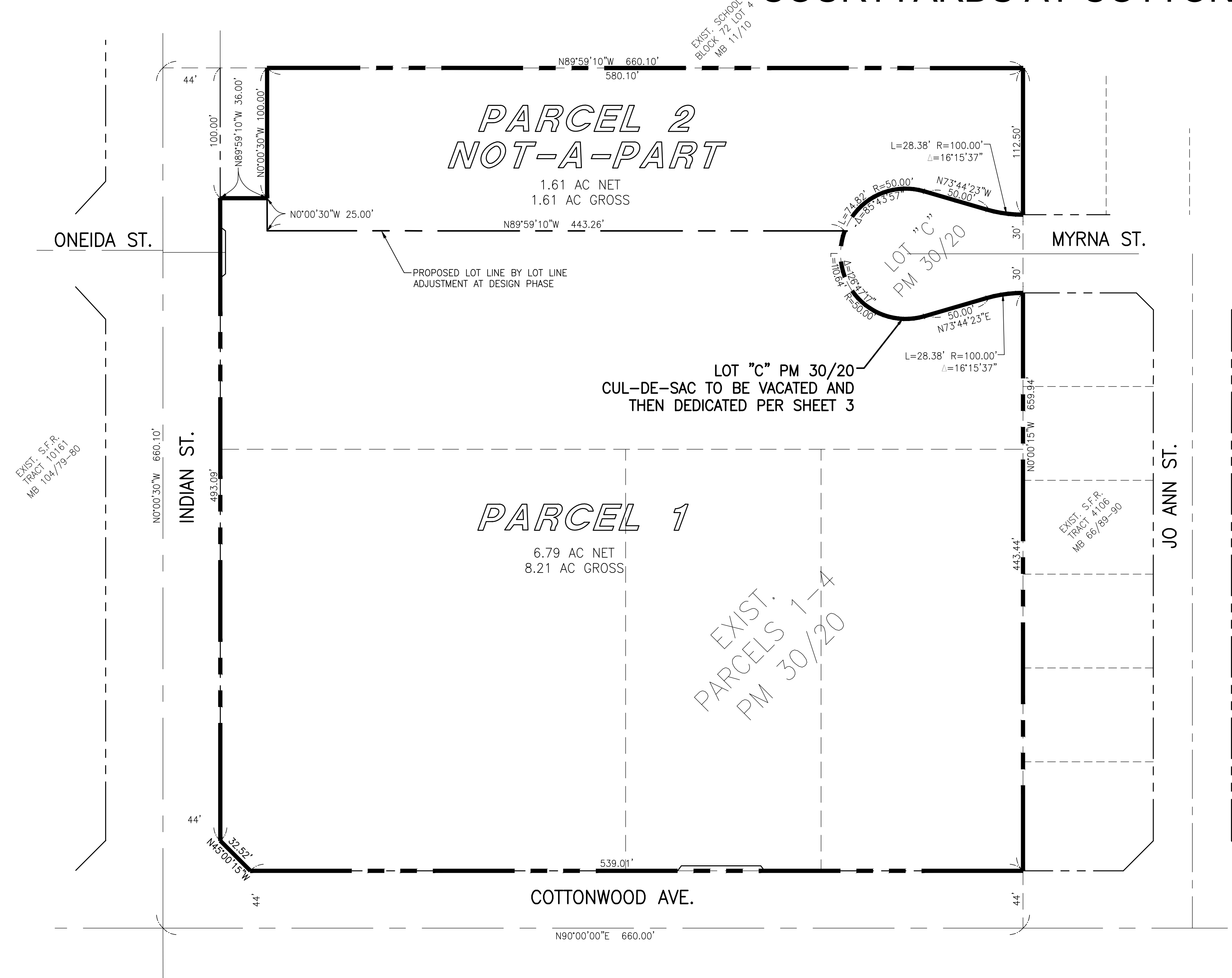
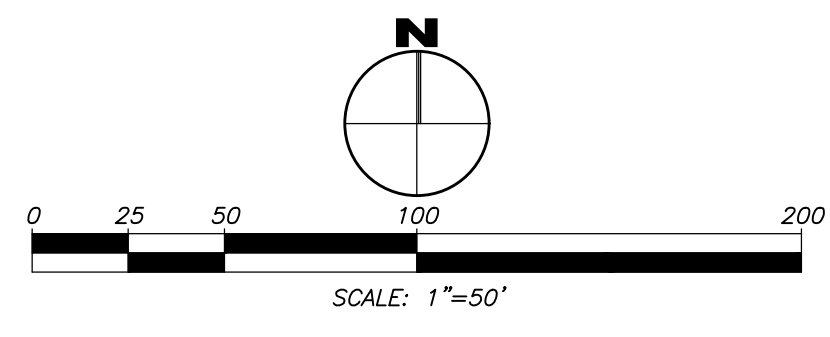


IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PRELIMINARY GRADING PLAN FOR COURTYARDS AT COTTONWOOD



VICINITY MAP



LEGAL DESCRIPTION

PARCELS 1, 2, 3 AND 4 AND LETTERED LOT C OF PARCEL MAP 8073, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30 OF PARCEL MAPS, PAGE 20, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENT NOTES

EASEMENT TO BEAR VALLEY IRRIGATION COMPANY FOR IRRIGATION PURPOSES PER BOOK 175, PAGE 304, RECORDED 4-11-1893. NOT PLOTTABLE FROM RECORD.

EASEMENT FOR MYRNA STREET FOR STREET PURPOSES PER PM 30/20 AS SHOWN.

EASEMENT TO THE SOUTHERN CALIFORNIA GAS COMPANY FOR GAS LINE PURPOSES PER BOOK 1171, PAGE 393, RECORDED 5-10-1950.

PROJECT DESCRIPTION

AN 81 UNIT GATED AFFORDABLE HOUSING PROJECT ON A 6.76 ACRE PARCEL INCLUDING TWO FAMILY APARTMENT BUILDINGS, ONE SENIOR APARTMENT BUILDING, ONE COMMUNITY BUILDING, ONE LAUNDRY BUILDING, ONE COMMUNITY POOL AND ONE COMMUNITY PARK. THE UNIT MIX INCLUDES 1, 2, AND 3 BEDROOM APARTMENTS RANGING IN SIZE FROM 606 SQUARE FEET TO 1002 SQUARE FEET.

EARTHWORK ESTIMATE (RAW)

EXCAVATION	1,500 CY
EMBANKMENT	6,500 CY

PUBLIC UTILITIES

SEWER & WATER	
EASTERN MUNICIPAL WATER DISTRICT	(951) 928-3777
2270 TRUMBLE RD., PERRIS, CA 92572	
ELECTRICITY	
MORENO VALLEY ELECTRIC UTILITY	(951) 413-3500
14331 FREDERICK ST., SUITE 2	
MORENO VALLEY, CA 92553	
GAS	
SOUTHERN CALIFORNIA GAS COMPANY	(800) 427-2200
4495 HOWARD AVE., RIVERSIDE, CA 91756	
TELEPHONE	
VERIZON	(951) 748-6656
P.O. BOX 9688, MISSION HILLS, CA 91346	
SCHOOL DISTRICT	
MORENO VALLEY UNIFIED SCHOOL DISTRICT	(951) 571-7500
25634 ALESSANDRO BLVD.	
MORENO VALLEY, CA 92553	

GENERAL NOTES

OWNER / APPLICANT

MORENO VALLEY HOUSING AUTHORITY
14177 FREDERICK ST.
MORENO VALLEY, CA 92552
PHONE: (951) 413-3021

DEVELOPER

RANCHO BELAGO DEVELOPERS, INC.
27700 KALMIA AVE.
RANCHO BELAGO, CA 92555
PHONE: (951) 686-6600
CONTACT: JAMES JERNIGAN
EMAIL: JJERNIGAN@RANCHOBELAGODEVELOPERS.COM

ENGINEER

WINCHESTER ASSOCIATES, INC.
DAVID J. SLAWSON
23640 TOWER STREET, SUITE 3
PO BOX 280
MORENO VALLEY, CA. 92556-0280
PHONE: (951) 924-5425
SLAWSON@WAI-ENG.COM

ASSESSOR'S PARCEL No.

482-161-021 THROUGH 024

LAND USE AND ZONING

CURRENT GENERAL PLAN	R5
PROPOSED GENERAL PLAN	R5
CURRENT ZONING	R5
PROPOSED ZONING	R10
EXISTING LAND USE	OS
PROPOSED LAND USE:	
PARCEL 1	R10
PARCEL 2	PUBLIC

AREA AND DENSITY

TOTAL SITE AREA (PARCELS 1-4 AND LOT "C" OF PM 30/20)	
GROSS ACREAGE	9.81
NET ACREAGE	8.37
PROPOSED DEVELOPMENT	
PROPOSED PARCEL 1: GROSS ACREAGE	8.21
NET ACREAGE	6.79
PROPOSED PARCEL 2: GROSS ACREAGE	1.61
NET ACREAGE	1.61

FLOOD HAZARD

THE SUBJECT PROPERTY IS WITHIN FEMA FLOOD ZONE X, OUTSIDE OF THE 100 YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE PANEL NO. 06065C0761G.

THOMAS BROTHERS GUIDE

PAGE 717 F-4

TOPOGRAPHY

OBTAINED FROM FIELD SURVEY CONDUCTED BY WINCHESTER ASSOCIATES, INC. ON 4-25-19.

SCHOOL

MORENO VALLEY UNIFIED SCHOOL DISTRICT

PRELIMINARY GRADING PLAN 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

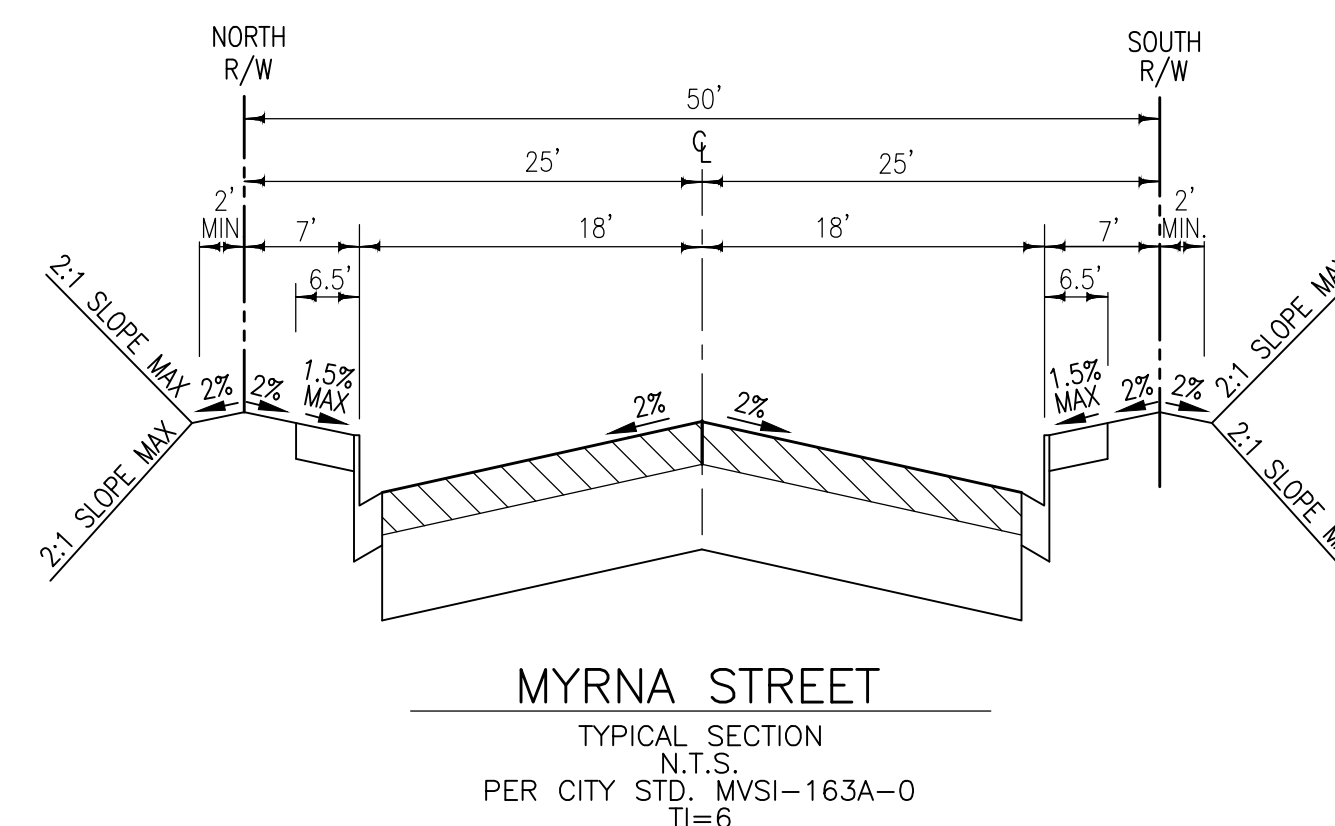
DAVID J. SLAWSON PLS 4724

DATE OF PREPARATION: SEPTEMBER 13, 2019

PEN19-0110

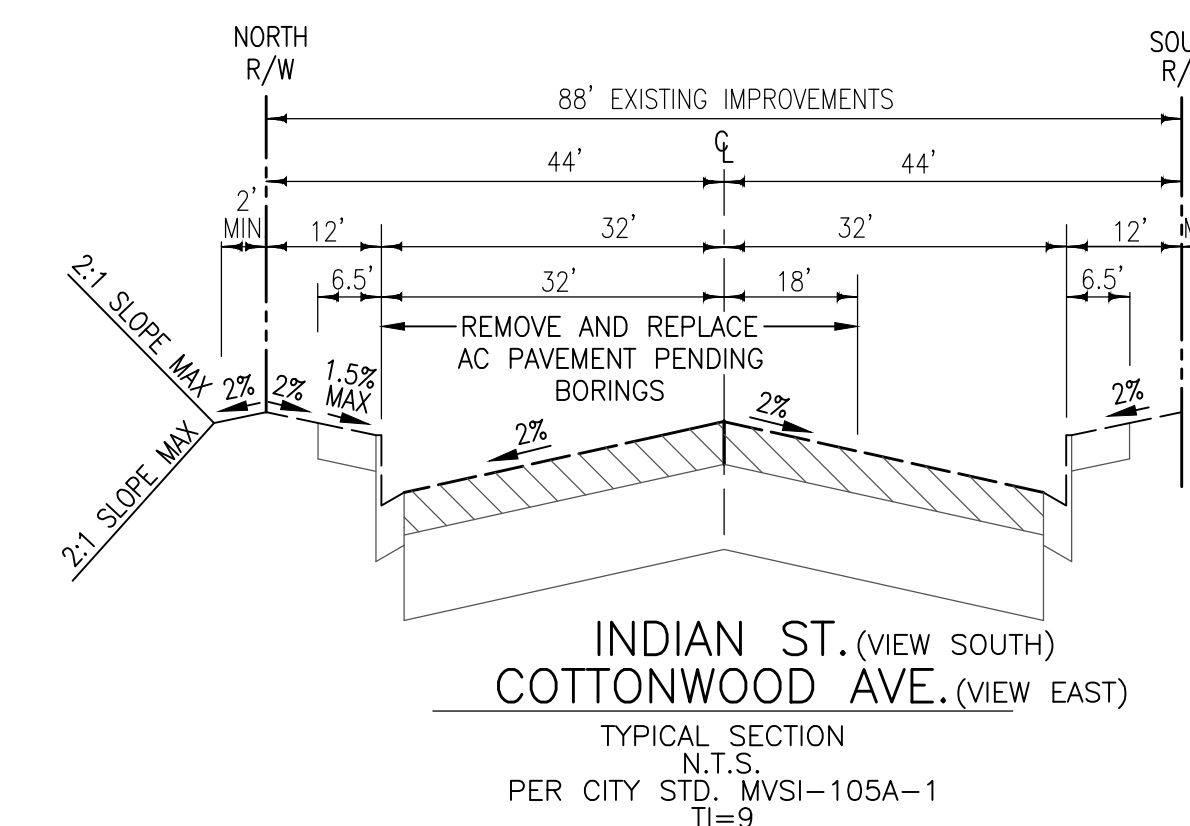
SHEET 1 OF 3

INDEX MAP
SCALE: 1"=50'



MYRNA STREET

TYPICAL SECTION
N.T.S.
PER CITY STD., MVSI-163A-0
TI=6



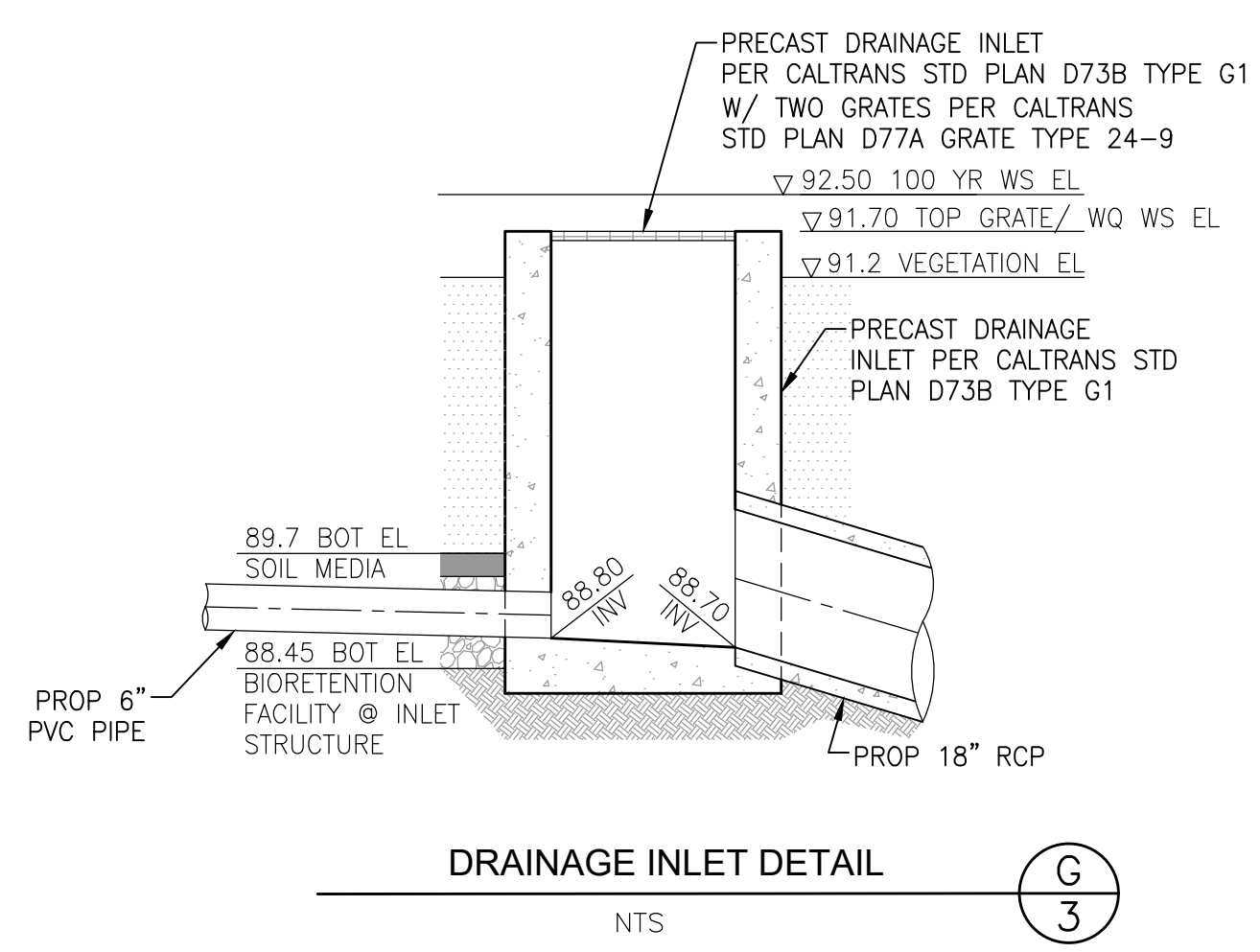
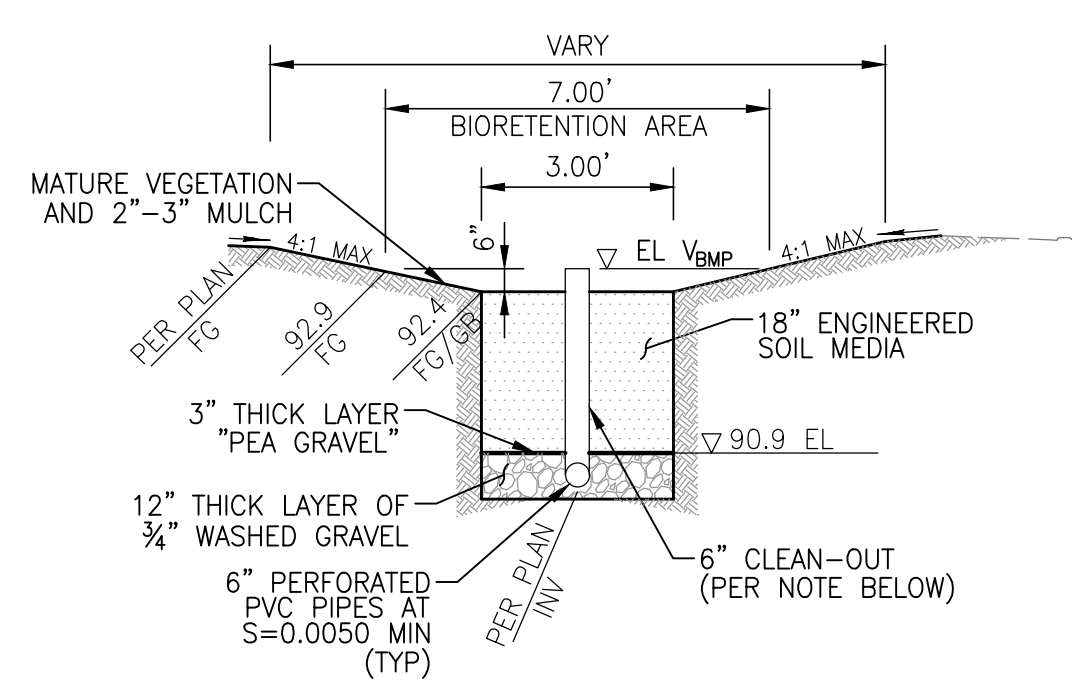
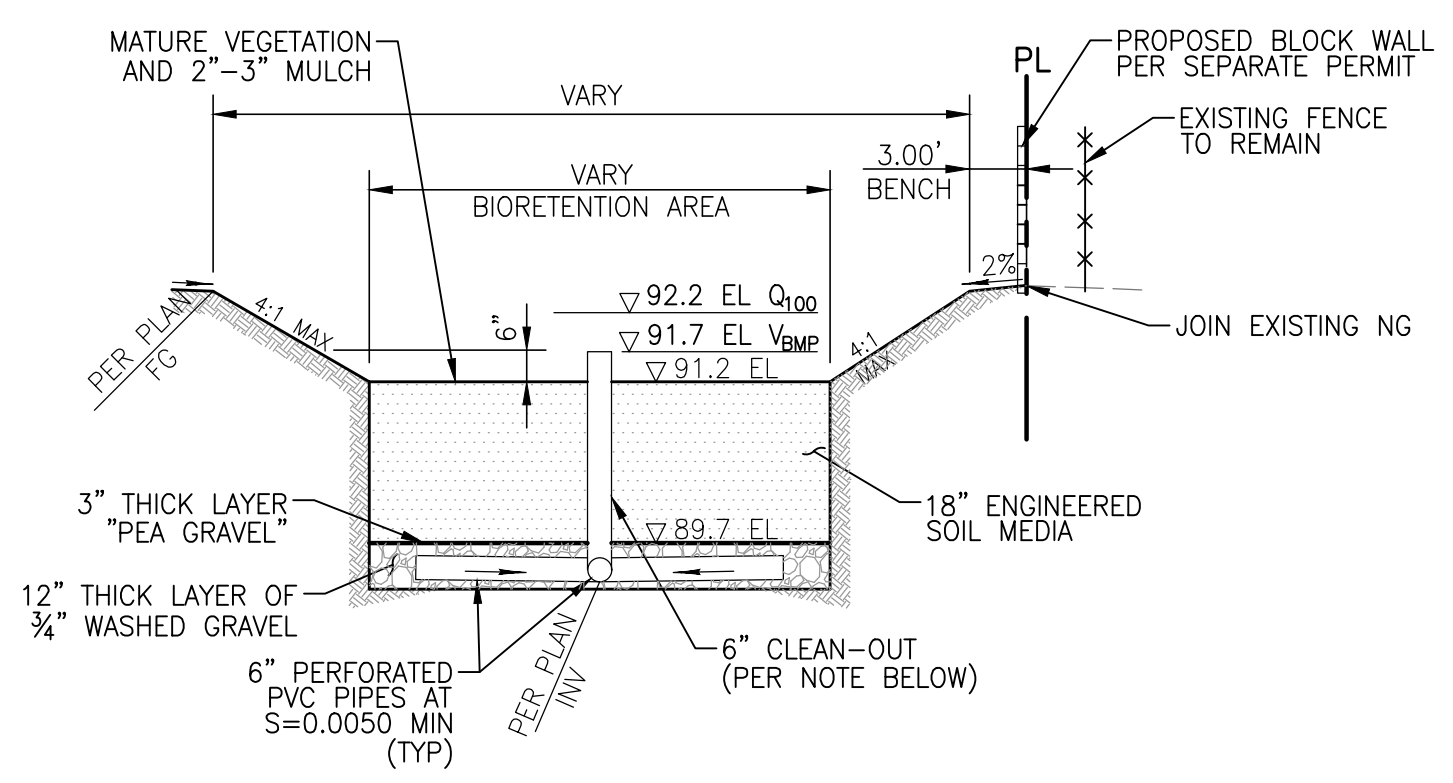
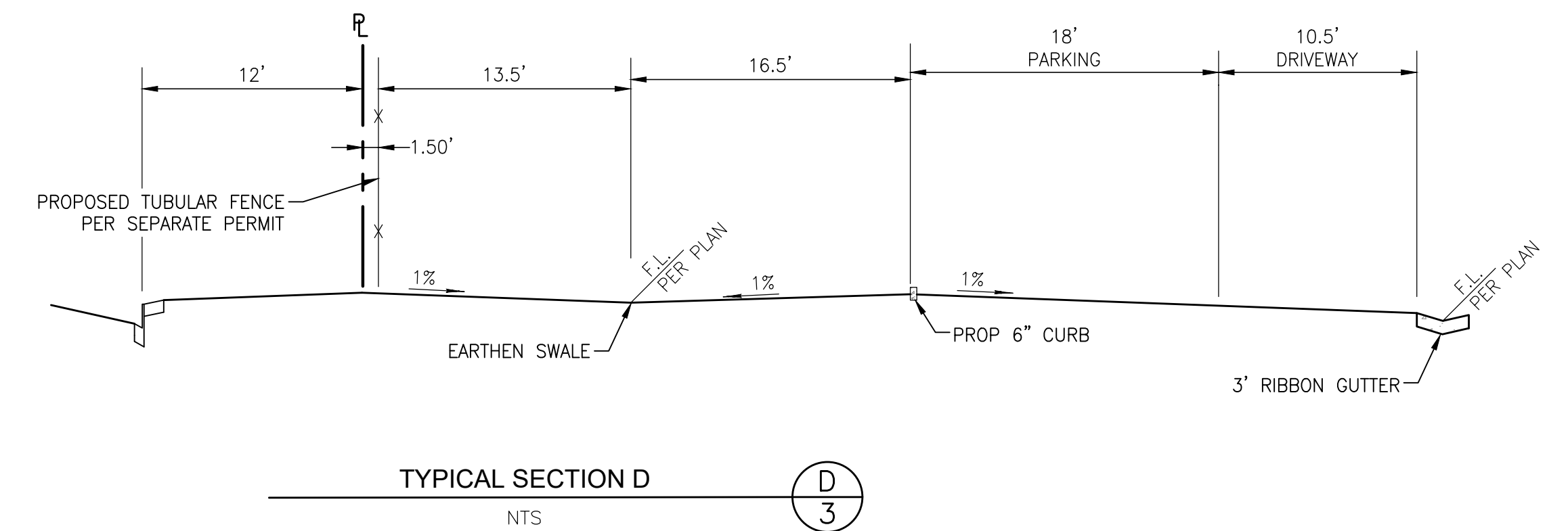
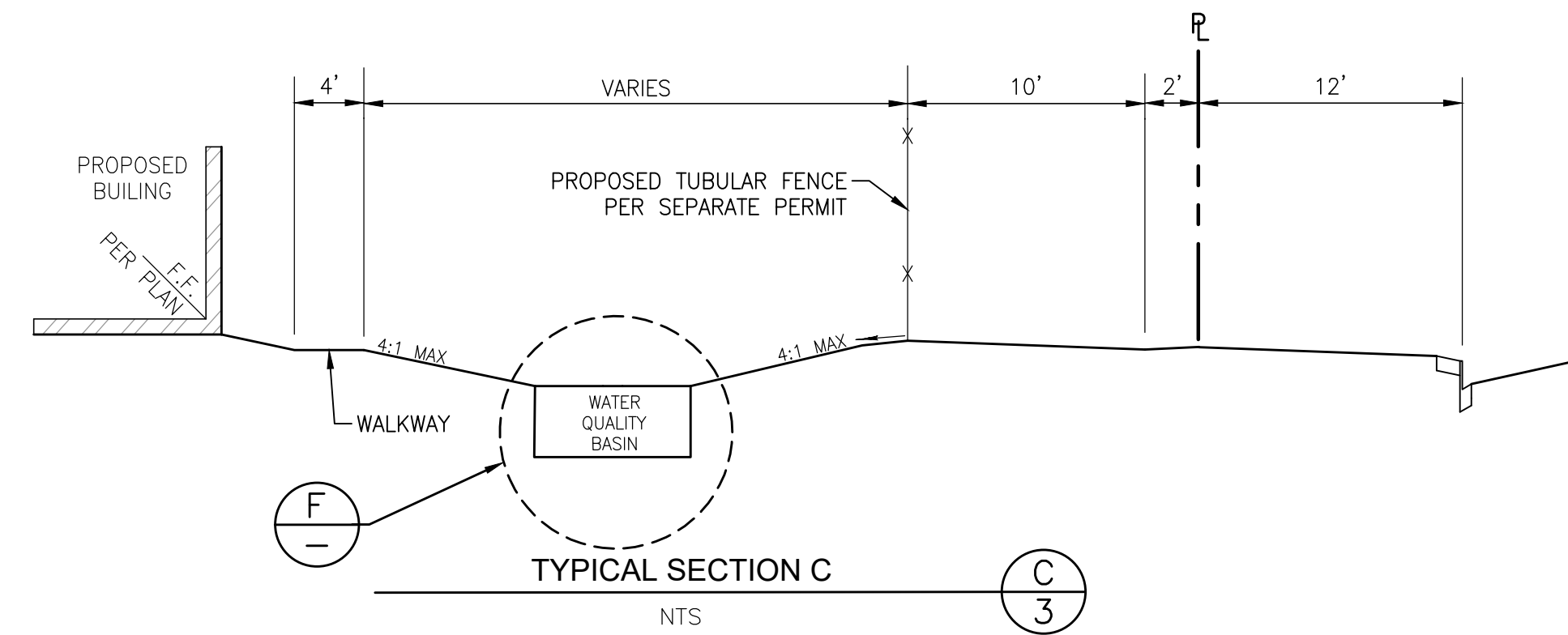
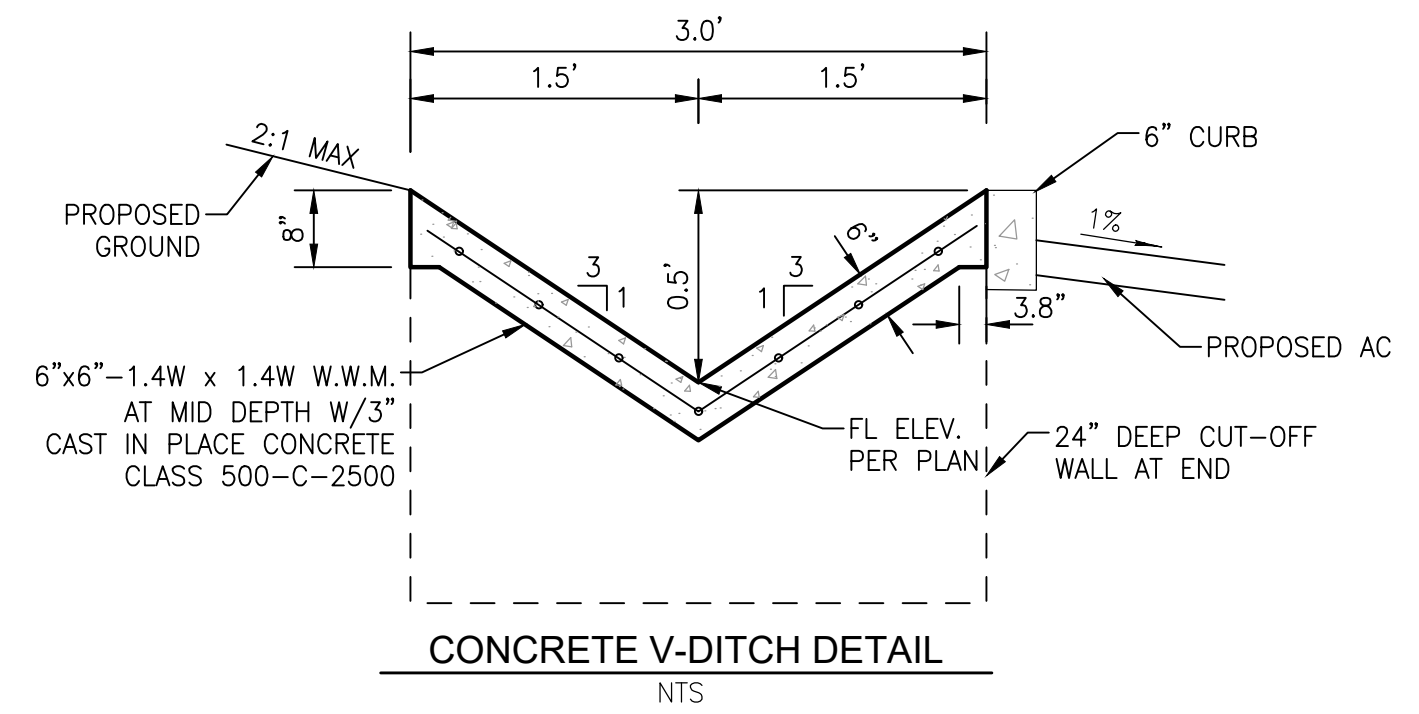
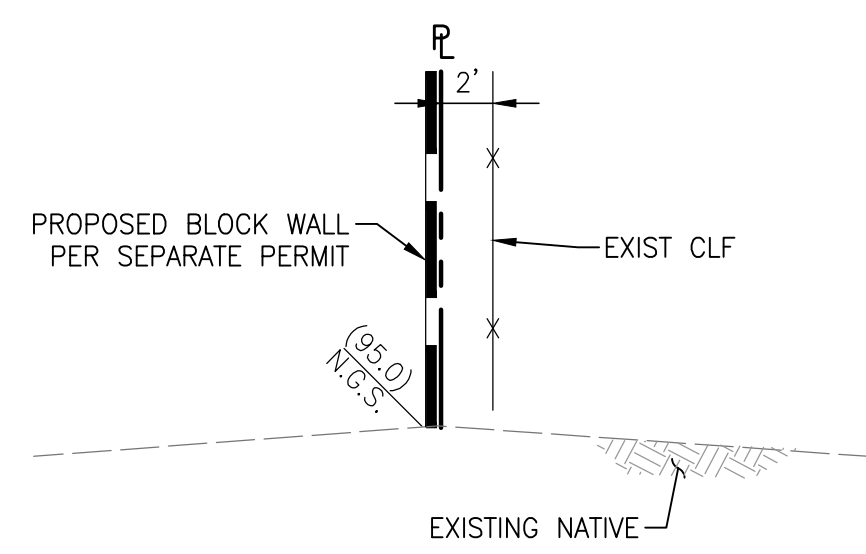
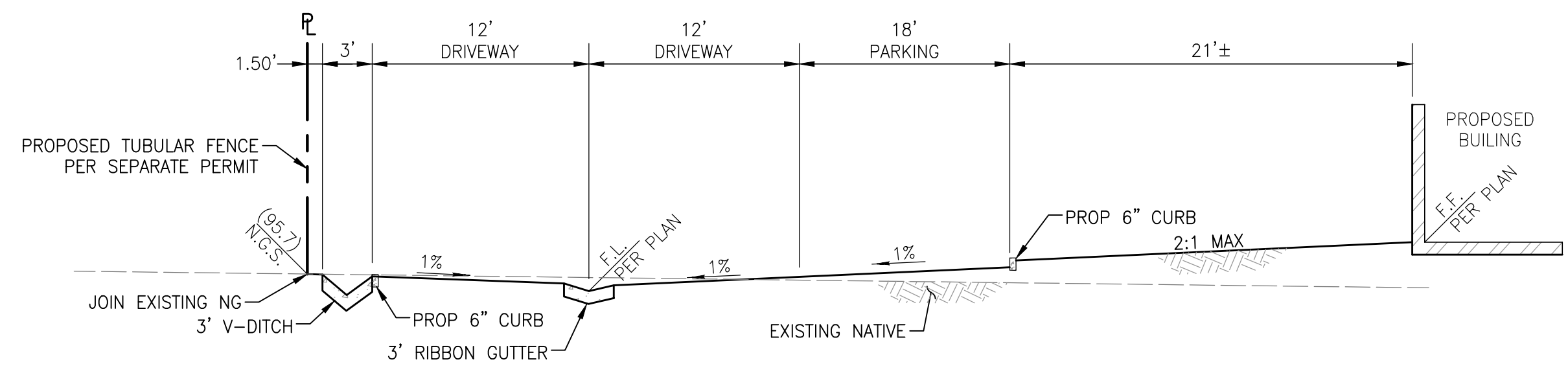
INDIAN ST. (VIEW SOUTH)
COTTONWOOD AVE. (VIEW EAST)

TYPICAL SECTION
N.T.S.
PER CITY STD., MVSI-105A-1
TI=9

Attachment: Preliminary Grading Plan (3759 : PEN19-0110 - Courtyards at Cottonwood)

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

PRELIMINARY GRADING PLAN FOR COURTYARDS AT COTTONWOOD



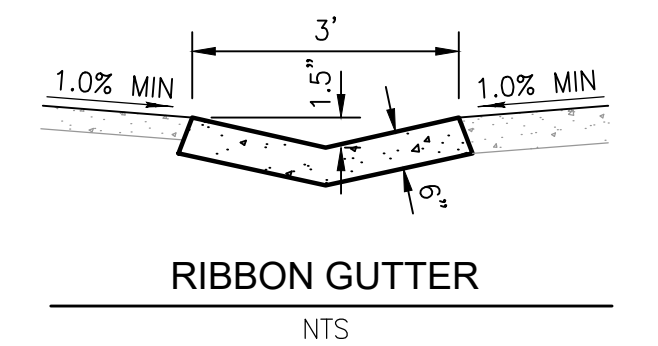
ABBREVIATIONS

- (X.X) - EXISTING GROUND ELEVATION
- ⊙ - AT
- & - AND
- AC - ASPHALT CONCRETE
- AB - AGGREGATE BASE
- BC - BEGINNING CURVE
- B.S.L. - BUILDING SETBACK LIMIT
- 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
- EC - END CURVE
- EDB - EXTENDED DETENTION BASIN
- EL - ELEVATION
- EP - EDGE OF PAVEMENT
- EXIST - EXISTING
- EVA - EMERGENCY VEHICLE ACCESS
- FG - FINISH GRADE
- FF - FINISH FLOOR
- FL - FLOW LINE
- FS - FINISH SURFACE
- OFF - GARAGE FINISH FLOOR
- HP - HIGH POINT
- HOA - HOMEOWNER ASSOCIATION
- INV - INVERT
- LF - LINEAR FEET
- LT - LEFT
- 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 - RADIUS
- R/W - RIGHT OF WAY
- S - SEWER LINE
- S - SOUTH
- SF - SQUARE FEET
- SD - STORM DRAIN LINE
- ST - STREET
- STA - STATION
- STD - STANDARD
- SW - SIDEWALK
- SWR - SEWER LINE
- T - TANGENT LENGTH FOR CURVE
- TC - TOP OF CURB
- TA - TOP OF GRADE
- TF - TOP OF FOOTING
- TP - TYPICAL
- TP - TOP OF PAVEMENT
- TW - TOP OF WALL
- 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
- — — — — PROPOSED CONTOUR
- — — — — RETAINING WALL
- — — — — GRADING LIMITS
- (XX) — — — — — EXISTING CONTOUR
- — — — — 3 FT WIDE RIBBON GUTTER
- — — — — FLOWLINE
- — — — — EXISTING STORM DRAIN
- — — — — PROPOSED STORM DRAIN
- — — — — EXISTING SEWER LINE
- — — — — EXISTING WATER LINE
- — — — — CATCH BASIN
- — — — — EXISTING UTILITIES
- — — — — EXISTING STREET LIGHT
- — — — — PROPOSED STREET LIGHT
- — — — — TRASH ENCLOSURE (TE)
- — — — — EXISTING POWER POLES
- — — — — EXISTING MANHOLES
- — — — — STREET GRADE
- — — — — STORM DRAIN DROP INLET
- — — — — PROPOSED FIRE HYDRANT
- — — — — EXISTING FIRE HYDRANT
- — — — — PORTLAND CEMENT CONCRETE (PCC)
- — — — — PROPOSED AC

NOTE:
INTEGRAL POUR OF GUTTER AND PARKING IS ACCEPTABLE.



GENERAL NOTES

- ROOF DRAINS SHALL BE DIRECTED TO LANDSCAPE AREAS.
- BUILDING PADS TO EXTEND 5' MINIMUM FROM EXTERIOR BUILDING FOOTINGS.

ENGINEERED SOIL MEDIA MINERAL COMPONENT RANGE REQUIREMENTS FOR WATER QUALITY FACILITY

PERCENTAGE RANGE	COMPONENT
70-80	SAND
15-20	SILT
5-10	CLAY

PRELIMINARY GRADING PLAN PREPARED BY:

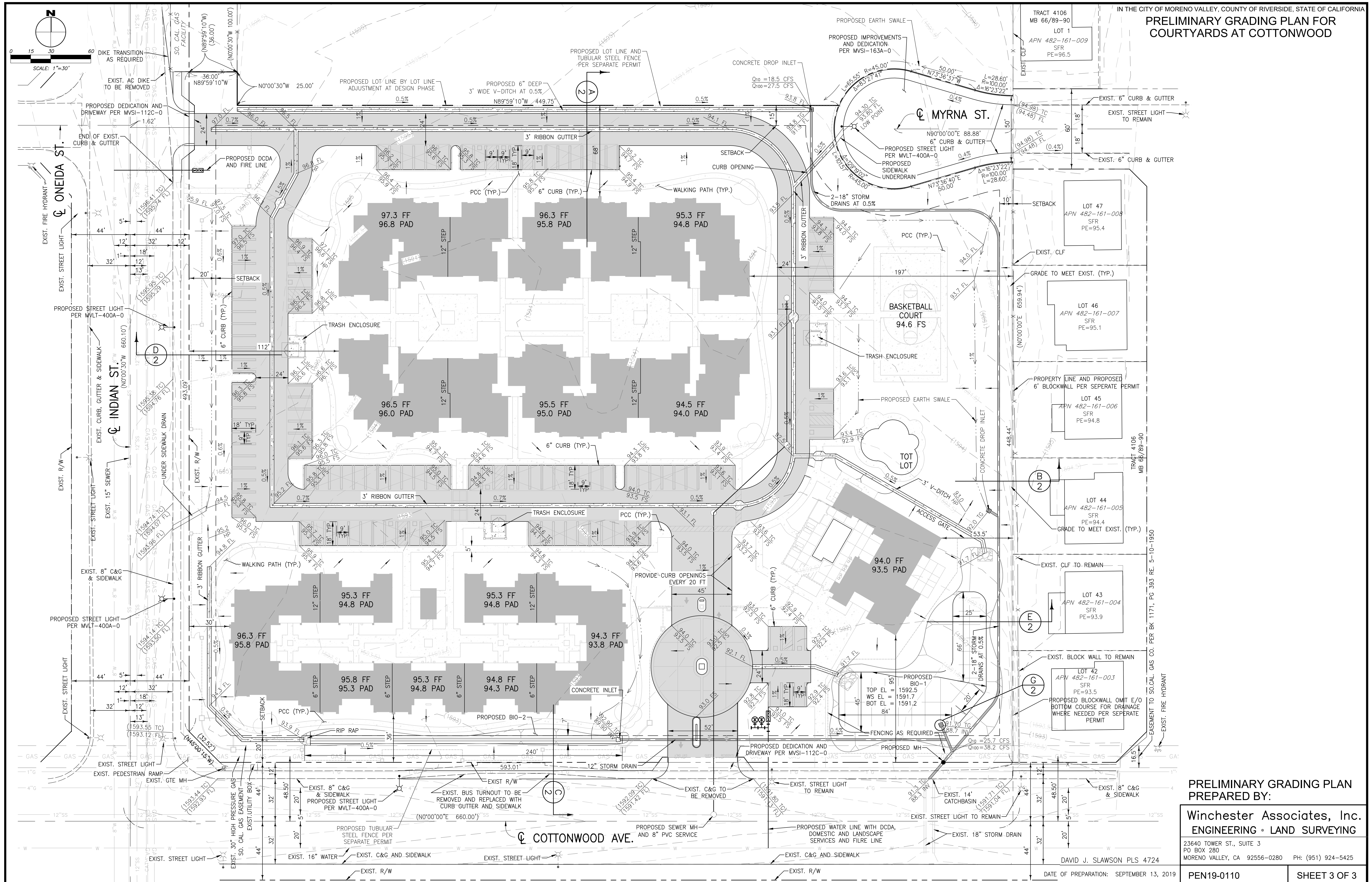
Winchester Associates, Inc.
ENGINEERING • LAND SURVEYING

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: SEPTEMBER 13, 2019

PEN19-0110 SHEET 2 OF 3

PRELIMINARY GRADING PLAN FOR COURTYARDS AT COTTONWOOD



PRELIMINARY GRADING PLAN PREPARED BY:

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ENGINEERING • LAND SURVEYING

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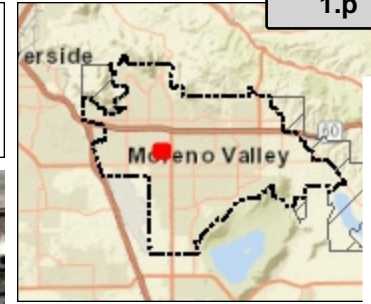
DAVID J. SLAWSON PLS 4724
DATE OF PREPARATION: SEPTEMBER 13, 2019

PEN19-0110 SHEET 3 OF 3

Attachment: Preliminary Grading Plan (3759 : PEN19-0110 - Courtyards at Cottonwood)



Aerial Map Courtyards at Cottonwood



Legend

- Master Plan of Trails
 - Bridge
 - Improved
 - Multiuse
 - Proposed
 - Regional
 - State
- Road Labels
- Parcels
- City Boundary
- Sphere of Influence
- World Street Map



631.0 0 315.48 631.0 Feet

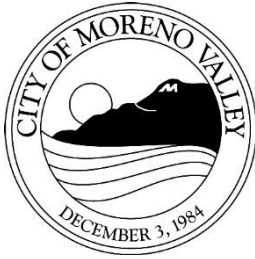
WGS_1984_Web_Mercator_Auxiliary_Sphere

Print Date: 9/24/2019

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

Notes

Attachment: Aerial Map (3758 : PEN19-0110 - Courtyards at Cottonwood)



PLANNING COMMISSION

STAFF REPORT

Meeting Date: October 10, 2019

CONDITIONAL USE PERMIT FOR A NEW BANQUET FACILITY LOCATED AT 23750 ALESSANDRO BOULEVARD, SUITES L-107 THROUGH L112, WITHIN AN EXISTING COMMERCIAL CENTER

Case: PEN19-0181

Applicant: Alessandro Group LLC

Property Owner: Alessandro Group LLC

Representative: AEC Moreno

Location: 23750 Alessandro Boulevard, Suites L-107-112

Case Planner: Claudia Manrique

Council District: 1

Proposal: Conditional Use Permit to allow a banquet facility within a 6,718 square foot suite located at 23750 Alessandro Boulevard, Suites L-107-112.

SUMMARY

The applicant, Alessandro Group LLC, is requesting approval of a Conditional Use Permit (CUP) to allow a banquet facility within a 6,718 square foot tenant space located at 23750 Alessandro Boulevard, Suites L-107 through L-112, in an existing center. This center is located within the Neighborhood Commercial District (NC). The applicant is proposing the following hours of operation:

- Friday - 6:00 PM to 1:00 AM;
- Saturday - 5:00 PM to 1:00 AM; and
- Sunday 6:00 PM to 1:00 AM.

This project, as conditioned, is consistent with goals, policies and objectives of the City's General Plan and Municipal Code.

PROJECT DESCRIPTION

Project

The applicant, Alessandro Group LLC, is requesting approval of Conditional Use Permit PEN19-0181 for the establishment of a new banquet facility use within a 6,718 square foot space located at 23750 Alessandro Boulevard, Suites L-107 through L-112, in an existing commercial center. The commercial center is located within the Neighborhood Commercial District (NC). The Neighborhood Commercial District (NC) identifies "Lodge Halls and Similar Facilities," including banquet halls, as a Conditionally Permitted use when located within 300 feet of a residential zone or use.

The facility will host social events such as weddings, receptions, seminars, and meetings. The banquet facility proposes to accommodate up to 200 guests per event. The applicant has indicated that there will be no sale of alcoholic beverages or food preparation at this facility. Events will be catered by licensed outside vendors. The sale of alcoholic beverages at this facility would require modification to the Conditional Use Permit, and review by the Alcohol Beverage Control (ABC) and the Moreno Valley Police Department.

Site and Surrounding Area

The project site is located within an existing shopping center on the north side of Alessandro Boulevard. Uses within the center include restaurants, retail, and other service related businesses. The site is located within the Neighborhood Commercial District (NC), which is intended to provide for limited retail commercial services in conveniently located neighborhood centers that are compatible with the surrounding residential community. As previously identified, the proposed use is conditionally permitted within the Neighborhood Commercial District (NC) due to being located within 300 feet of a residential use.

Adjacent land uses include the following: single-family residences within the Residential 5 District (R5) to the north; a commercial center to the east within the Neighborhood Commercial District (NC); vacant land to the south within the Business Park District (BP) and Business Park Mixed Use District (BPX); and the United States Post Office to the west within the Neighborhood Commercial District (NC).

Access/Parking

The parking lot for the center is accessed from Alessandro Boulevard and contains a total of 610 parking spaces. The access point and number of parking spaces will not be modified by this project.

In order to ensure that adequate parking would be provided with the incorporation of the proposed use, a parking analysis was prepared for the project. The analysis considered the mix of uses within the center and the hours of operation; based on the proposed hours of operation of the use when compared to other uses within the center it was determined that adequate parking is available on-site.

Design/Landscaping

The exterior design of the building and parking area will be maintained in its current configuration, as there are no exterior modifications proposed for this project.

REVIEW PROCESS

The application was submitted on August 13, 2019. Based on the City's Municipal Code, the project requires a Conditional Use Permit with review and public hearing by the Planning Commission due to its close proximity (300 feet or less) to a residential zone or use.

ENVIRONMENTAL

This project is a banquet facility within an existing tenant space in the existing center. As designed and conditioned, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 Class 1 for Existing Facilities.

NOTIFICATION

The public hearing notice for this project was published in the local newspaper on September 27, 2019. Public notices were mailed to all property owners of record within 300 feet of the project site on September 26, 2019. The public hearing notice for this project was posted on site on September 27, 2019.

As of the date of report preparation, staff had received no comments regarding the project.

REVIEW AGENCY COMMENTS

Staff has coordinated with outside agencies and where applicable, as is the standard review process with these types of development applications. Throughout the review process, comments and proposed conditions of approval were provided in writing to the applicant.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2019-34, and thereby:

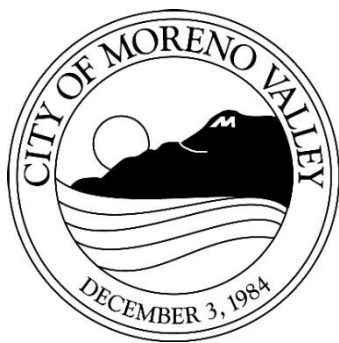
1. **CERTIFY** that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1) Existing Facilities; and
2. **APPROVE** PEN19-0181 Conditional Use Permit subject to the attached Conditions of Approval included as Exhibit A.

Prepared by:
Claudia Manrique
Associate Planner

Approved by:
Patty Nevins
Acting Community Development Director

ATTACHMENTS

1. 300 ft Public Notice
2. 300 ft Radius Map
3. Resolution 2019-34
4. Exhibit A: Conditions of Approval
5. Site Plan
6. Proposed Floor Plan
7. Elevation Photos
8. Zoning Map
9. Aerial Photograph



This may affect your property

Notice of PUBLIC HEARING

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

Project: PEN19-0181
Applicant: Alessandro Group LLC
Owner: Alessandro Group LLC
Representative: AEC Moreno
APN: 296-280-010
Location: 23750 Alessandro Boulevard,
 Suites L-107-112
Proposal: Conditional Use Permit Application
 for a banquet facility.
Council District: 1

The project has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) Guidelines and it was determined that the project will not have a significant effect on the environment. A finding that the project is exempt from the provisions of CEQA as a Class 1 Categorical Exemption in accordance with CEQA Guidelines Section 15301 for Existing Facilities is being recommended for the project.

Any person interested in the proposal may speak at the hearing or provide written testimony at or prior to the hearing. The application file and environmental documents may be inspected at the Community Development Department at 14177 Frederick Street, Moreno Valley, California during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. to 4:30 p.m. on Fridays), or you may telephone (951) 413-3206 for further information.

The Planning Commission, at the Hearing or during deliberations, could approve changes to the project. If you challenge this project, including any modifications considered for the project, in court, you may be limited to raising only those items you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.



LOCATION N ↑

PLANNING COMMISSION HEARING

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

DATE AND TIME: October 10, 2019 at 7:00 P.M.

CONTACT PLANNER: Claudia Manrique

PHONE: (951) 413-3225

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.

300 Foot Radius

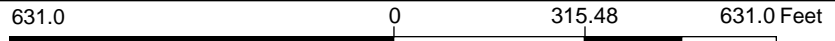


Legend

- Parcels
- World Street Map

Notes

300 foot radius for public hearing notices mailed for PEN19-0181.



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: 300 ft Radius Map (3744 : PEN19-0181 - Conditional Use Permit for a Banquet Facility)

RESOLUTION NO. 2019-34

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING A CONDITIONAL USE PERMIT (PEN19-0181) FOR A BANQUET FACILITY WITHIN A 6,718 SQUARE FOOT TENANT SPACE AT 23750 ALESSANDRO BOULEVARD, SUITES L-107 THROUGH L-112 (ASSESSOR PARCEL NUMBER 296-280-010).

WHEREAS, Alessandro Group LLC has filed an application for the approval of a Conditional Use Permit (CUP) PEN19-0181 for the establishment of a 6,718 square foot banquet facility, operating on Fridays from 6:00 PM to 1:00 AM, Saturdays from 5:00 PM to 1:00 AM, and Sundays from 6:00 PM to 1:00 AM. 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 Municipal Code, General Plan and other applicable regulations; and

WHEREAS, the proposed location at 23750 Alessandro Boulevard in the Neighborhood Commercial (NC) zone which allows the assembly use in the Permitted Uses Table under the Lodges and Halls classification with the approval of a Conditional Use Permit if within 300 feet of a residential zone; and

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

WHEREAS, the public hearing notice for this project was published in the local newspaper on September 27, 2019. Public notice was sent to all property owners within 300 feet of the project site September 26, 2019. The public hearing notice for this project was also posted on the site on September 27, 2019; and

WHEREAS, on October 10, 2019, the Planning Commission held a public hearing to consider the application; and

WHEREAS, on October 10, 2019, the Planning Commission of the City of Moreno Valley determined that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et. seq.) under CEQA Guidelines Section 15301, Class 1: Existing Facilities; and

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

1
Resolution No. 2019-34
Date Approved:

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

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

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

B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on October 10, 2019, including written and oral staff reports, public testimony and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

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

FACT: The applicant proposes a banquet facility in the existing commercial shopping center. The General Plan Land Use Designation for the site is Commercial.

The project is consistent with General Plan policies and objectives. General Plan Objective 2.4 states the City shall 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 needs of the residents. The proposed project in the existing shopping center meets Objective 2.4 along with General Plan Policy 2.4.1 that states areas designated Commercial provide property for business purposes including but not limited to retail stores, restaurants, banks, hotels, professional offices and personal services with zoning regulations to identify particular uses permitted.

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

FACT: The Neighborhood Commercial District (NC) allows for banquet facilities with the approval of a conditional use permit if the use is within 300 feet from a residential zone or use. The proposed banquet facility is located approximately 175 feet from the nearest residence, located to the north of the site, within a Residential 5 District (R5).

The primary purpose of the Neighborhood Commercial District (NC) is to provide for the intended to provide for limited retail commercial services in conveniently located neighborhood centers that are compatible with the

2
Resolution No. 2019-34
Date Approved:

surrounding residential community. The impacts associated with the operation of a banquet facility at this location are expected to be similar to the impacts associated with other permitted uses that could occupy the same tenant space. As proposed and designed, the proposed use will comply with all applicable Municipal Code provisions and will not negatively impact the surrounding commercial center and neighborhood.

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

FACT: The proposed banquet facility will operate in an existing 6,718 square foot tenant space within an existing center. As conditioned the proposed project will be required to comply with all health and safety codes to ensure consistent with the intent of General Plan Goal 6.1.

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 exempt from the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et. seq.) under CEQA Guidelines Section 15301, Class 1: Existing Facilities.

4. **Redevelopment Plan** - The project conforms with any applicable provisions of any city redevelopment plan.

FACT: In January 2011, the Governor of the State of California proposed statewide elimination of redevelopment agencies. State legislation was passed on June 29, 2011 prohibiting redevelopment agencies from engaging in new business and established timelines for dissolution of redevelopment agencies. For these reasons, the finding is no longer applicable. Even if redevelopment was still in place, the site is not within the boundaries of the City redevelopment plan.

5. **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 site is consistent with the Commercial (C) General Plan and Neighborhood Commercial District (NC) Zoning designations. The proposed banquet facility will be within a 6,718 square foot existing tenant space within a larger shopping center. No building expansion is proposed, only interior tenant improvements, consistent with applicable federal, state and local regulations, are proposed. The project is a conditionally permitted use within the Neighborhood Commercial District (NC) when located within 300 feet of a residential zone.

Overall, the proposed project has been found to be consistent with certain objectives, goals and policies outlined in the City's General Plan, as well as being compatible with the existing land uses in the project area.

This project as proposed and conditioned conforms to all development standards of the Neighborhood Commercial District (NC) and the design guidelines for commercial developments prescribed in the City's Municipal Code and City Landscape Standards.

C. 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 PEN19-0181, incorporated herein by reference, may include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

3. CITY RIGHT TO MODIFY/ADJUST; PROTEST LIMITATIONS

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

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

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

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2019-34 and thereby:

1. **CERTIFY** that this item is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 1 Exemption, CEQA Guidelines Section 15301 (Existing Facilities); and
2. **APPROVE** Conditional Use Permit PEN19-0181 based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

APPROVED this 10th day of October, 2019.

Jeffrey Sims
Chairperson, Planning Commission

ATTEST:

APPROVED AS TO FORM:

Chris Ormsby, Senior Planner
Secretary to the Planning Commission

City Attorney

Attachments:

Exhibit A: Conditions of Approval

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Resolution No. 2019-34
Date Approved:

Attachment: Resolution 2019-34 [Revision 6] (3744 : PEN19-0181 - Conditional Use Permit for a Banquet Facility)

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN19-0181)

Page 1

CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Conditional Use Permit (PEN19-0181)

EFFECTIVE DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENTPlanning Division

1. This approval will allow establishment of a new 6,718 square foot banquet facility within an existing commercial shopping center. A change or modification shall require a separate approval. Violation may result in revocation of the approved Permit. A current Certificate of Occupancy and Business License are required at all times.
2. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
3. 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.
4. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
5. The required parking for this use shall comply with the Parking Analysis on file and all applicable requirements of the City of Moreno Valley Municipal Code (MC 9.11.040).
6. The site shall be developed in accordance with the approved plans on file in the Community Development Department - Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official. (MC 9.14.020)
7. Any signs indicated on the submitted plans are not included with this approval. Any signs, whether permanent (e.g. wall, monument) or temporary (e.g. banner, flag),

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN19-0181)

Page 2

require separate application and approval by the Planning Division. No signs are permitted in the public right of way. (MC 9.12)

Special Conditions

8. The shopping center parking lot lighting shall be maintained in good repair and shall comply with the Municipal Code lighting standards.
9. The Police Chief may require the business owner to provide future security within the restaurant and the shopping center parking lot to address issues that arise from the operation of the business.
10. The hours of operation will be from Friday 6:00 PM to 1:00 AM, Saturday 5:00 PM to 1:00 AM, and Sunday 6:00 PM to 1:00 AM.
11. The sale of alcoholic beverages at this facility is not a part of this approval. A change or modification shall also require a separate approval from the Planning Division. Violation may result in revocation of the approved Permit. Alcohol sales shall require approvals from Alcohol Beverage Control (ABC) and the Moreno Valley Police Department.
12. Outside catering services will be allowed as approved by the Riverside County Health Department.
13. The rear door of the facility will remain closed during the hours of operation.

Building Division

14. 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.
15. Contact the Building Safety Division for permit application submittal requirements.
16. Any construction within the city shall only be as follows: Monday through Friday seven a.m. to seven p.m.(except for holidays which occur on weekdays), eight a.m. to four p.m.; weekends and holidays (as observed by the city and described in the Moreno Valley Municipal Code Chapter 2.55), unless written approval is first obtained from the Building Official or City Engineer.
17. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN19-0181)

Page 3

18. The proposed development shall be subject to the payment of required development fees as required by the City's current Fee Ordinance at the time a building application is submitted or prior to the issuance of permits as determined by the City.
19. 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.
20. 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.
21. All remodeled 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.
22. Prior to permit issuance, every applicant shall submit a properly completed Waste Management Plan (WMP), as a portion of the building or demolition permit process. (MC 8.80.030)

FIRE DEPARTMENT**Fire Prevention Bureau**

23. Prior to issuance of Certificate of Occupancy or Building Final, a permit shall be obtained from the Fire Department to operate a place of assembly. (C.F.C., 105.6.34)
24. Every room or space which is used for assembly purposes having an occupant load of 50 or more shall have the occupant load of the room or space posted near the main exit. (C.F.C., 1004.3)
25. All means of egress doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons. (C.F.C., 1008.1.2)
26. Fire extinguishers shall be located within 75 feet travel distance of all portions of the building. Fire extinguishers shall have a minimum 2A:10BC rating and be serviced

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN19-0181)

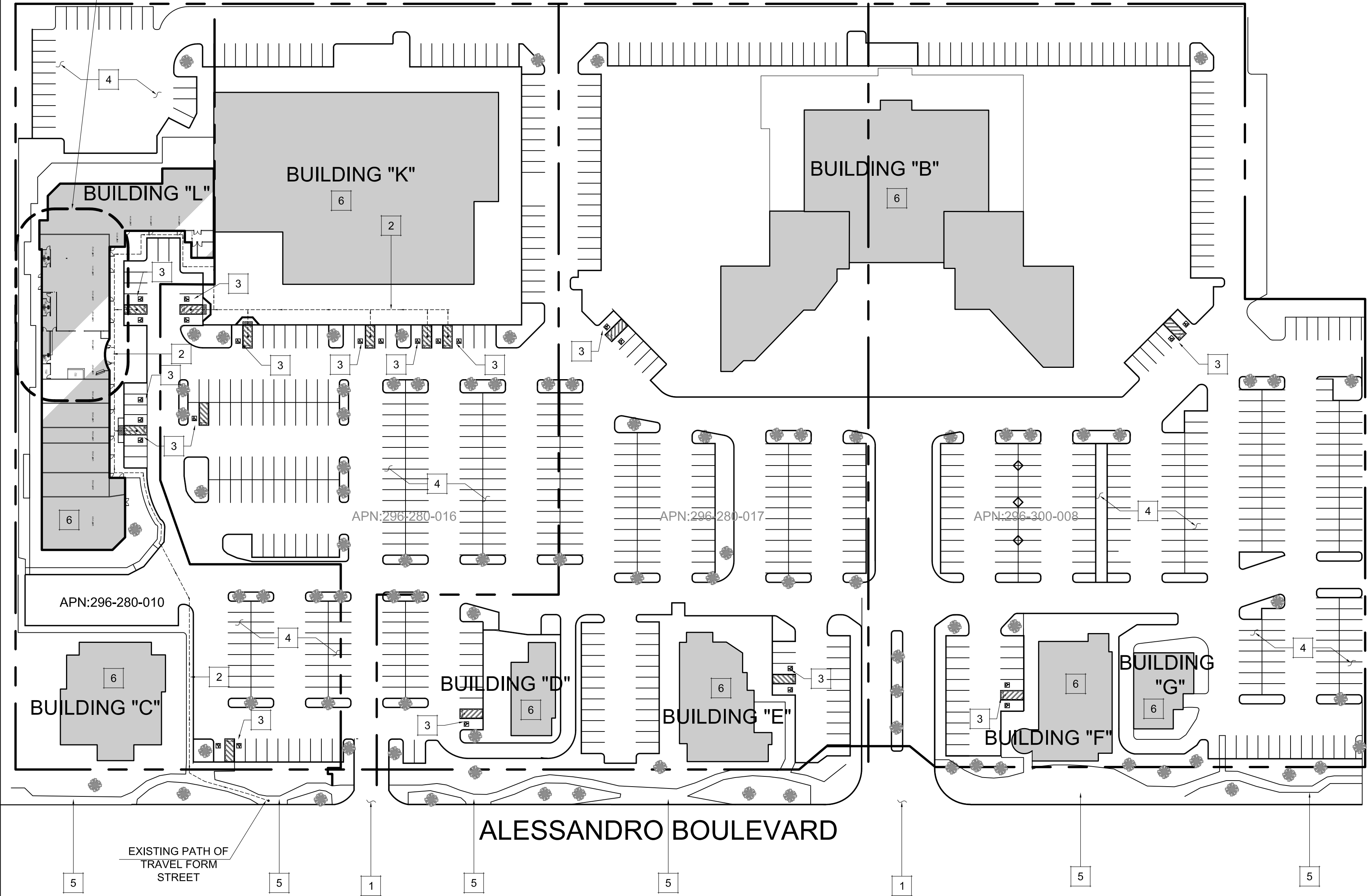
Page 4

- and tagged within one year. (C.F.C., 906)
27. Manual fire alarm system shall be installed in group A occupancy with an occupant load of 300 or more. (CFC 907.2.1)
 28. Panic hardware or fire exit hardware shall be provided for all means of egress doors except the main exit with the condition that the main exit shall have a sign above the door stating "This Door to Remain Unlocked When Building Is Occupied." (C.F.C., 1008.1.10)
 29. Emergency egress lighting shall be provided for the building in the case of primary power loss. (C.F.C., 1104)
 30. Address numbers and/or suite numbers shall be provided and maintained for the building and suite in a visible location from the emergency access road or driveway. Suite letters and/or numbers shall be mounted next to the rear exterior doors.
 31. Curtains, draperies, hangings, and other decorative materials suspended from walls or ceilings shall meet the flame propagation performance criteria of NFPA 701. The permissible amount of decorative materials meeting the standard shall not exceed 10 percent of the specific wall or ceiling area to which it is attached. Certificates of flame resistance shall be made available to the Fire Department. (C.F.C., 807, Title 19 1321.1)
 32. Exit signs shall be illuminated and visible in the case of primary power loss. (C.F.C., 1104)
 33. A fire department key box (Knox Box) shall be provided for the business if one is not already provided. Knox boxes shall be mounted on the structure, visible from the emergency access road and be adjacent to the front door at a height of 6 feet. The keys to gain access into the building shall be provided to the Fire Department and maintained inside of the Knox box.
 34. 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.
 35. Fire protection systems such as automatic fire sprinkler systems and fire alarm systems shall be maintained operational. Periodic inspection, testing and maintenance are required for such systems. Reports of inspections and tests shall be made available to the Fire Department upon request.

CONDITIONAL USE PERMIT FOR LUCERO'S BANQUET HALL

APN=296-280-010

NEW TENANT IMPROVEMENT
BANQUET HALL
UNITS L-107 TO L-112
6,718.00 SQ.FT.

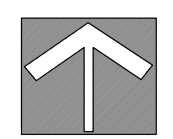


KEY NOTES

- 1 EXISTING DRIVEWAY APPROACH
- 2 EXISTING PATH OF TRAVEL
- 3 EXISTING ACCESSIBLE PARKING STALL
- 4 EXISTING PARKING LOT
- 5 EXISTING SIDEWALK
- 6 EXISTING BUILDING

SITE PLAN

SCALE: 1"=60'-0"



PARKING SPACE ANALYSIS

MORENO VALLEY MUNICIPAL CODE TABLE 9.11.040B-12

BUILDING "L"			
BUILDING USE:	PARKING RATE	DESIGNATED GFA(GROSS FLOOR AREA) OR GLA (GROSS LEASE AREA)	NUMBER OF PARKING SPACES REQUIRED
BANQUET HALL UNITS 107 TO 112	1 SPACE FOR EACH 225 SQ.FT. EATING AND DRINKING ESTABLISHMENTS WITHIN SHOPPING CENTERS OF 25,000 SQ.FT OF BUILDING AREA OR GREATER PER TABLE 9.11.040B-12 MORENO VALLEY MUNICIPAL CODE	6,718.00 S.F.	29.80 SPACES
THAI RESTAURANT UNIT 101	1 SPACE FOR EACH 225 SQ.FT.	2976.5 S.F.	13.22 SPACES
GENERAL RETAIL UNITS 102 TO 106	1 SPACE FOR EACH 225 SQ.FT.	5,630.60 S.F.	25.00 SPACES
GENERAL RETAIL UNITS 113 TO 117	1 SPACE FOR EACH 225 SQ.FT.	6,404.0 S.F.	28.46 SPACES
TOTAL REQUIRED =			97 SPACES
2016 CBC TABLE 11B-208.2 76-100 = 4 ADA PARKING SPACES REQUIRED			

BUILDING "K"			
GENERAL RETAIL UNITS 102 TO 106	1 SPACE FOR EACH 225 SQ.FT.	40,000.00 S.F.	178 SPACES
BUILDING "B"			
GENERAL RETAIL	1 SPACE FOR EACH 225 SQ.FT.	33,600.00 S.F.	150 SPACES
BUILDING "C"			
RESTAURANT HAPPY BUFFET	1 SPACE FOR EACH 225 SQ.FT.	7,216.00 S.F.	32 SPACES
BUILDING "D"			
RESTAURANT WIENERSCHMITZEL	1 SPACE FOR EACH 225 SQ.FT.	2,555.00 S.F.	12 SPACES
BUILDING "E"			
GENERAL RETAIL	1 SPACE FOR EACH 225 SQ.FT.	6,124.00 S.F.	27 SPACES
BUILDING "F"			
GENERAL RETAIL	1 SPACE FOR EACH 225 SQ.FT.	6,209.00 S.F.	28 SPACES
BUILDING "G"			
RESTAURANT DINO'S BURGER	1 SPACE FOR EACH 225 SQ.FT.	2,750.00 S.F.	13 SPACES
TOTAL REQUIRED =			427 SPACES

TOTAL SHOPPING CENTER REQUIRED = 427+97 = 524 SPACES REQUIRED OK.
EXISTING PARKING PROVIDED = 610 SPACES

2016 CBC TABLE 11B-208.2
501-1000 = 2% OF TOTAL OF PARKING SPACES
WE HAVE 610X2%= 12.2 PARKING SPACES REQUIRED = PROVIDED 25 OK.

OCCUPANT LOAD CALCULATION

ASSEMBLY BANQUET HALL TABLES AREA= 3,680.00 SQ.FT. GROSS
PER TABLE 1004.1.2 ASSEMBLY WITHOUT FIXED SEATS, UN-CONCENTRATED (TABLES AND CHAIRS) 15 SQ.FT. NET PER OCCUPANT
3,680.00 SQ.FT /15 = 245 OCCUPANTS

PROPOSED OCCUPANT LOAD FOR TABLES AREA = 200 OCCUPANTS OK.

PROJECT DATA

A.P.N.: 296-280-010
LAND USE DISTRICT: COMMERCIAL (GENERAL)
OWNER / APPLICANT: LUCERO BENITEZ
23750 ALESSANDRO BLVD, SUITE L-107 TO L-112
MORENO VALLEY, CA (714) 721-8591
DESIGNER: AEC | MORENO CORP.
1430 E. COOLEY DR, SUITE 120
COLTON, CA 92324
OFFICE: (909) 440-2855
FAX: (909) 533-2263
LEGAL DESCRIPTION: LOT: 1.5 ABBREVIATED DESCRIPTION: LOT:1.5 CITY:MORENO VALLEY 2.29 ACRES M/L IN PAR PAR 1 AND PAR 5 PM 181/070 PM 23113 CITY/MUN/TWP: MORENO VALLEY.
COUNTY: RIVERSIDE
CITY: MORENO VALLEY
CONSTRUCTION TYPE: TYPE V-B
OCCUPANCY GROUP: A-2
APPLICABLE CODES: 2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ENERGY CODE
NUMBER OF STORIES: ONE STORY
AUTOMATIC FIRE SPRINKLERS: YES (EXISTING)

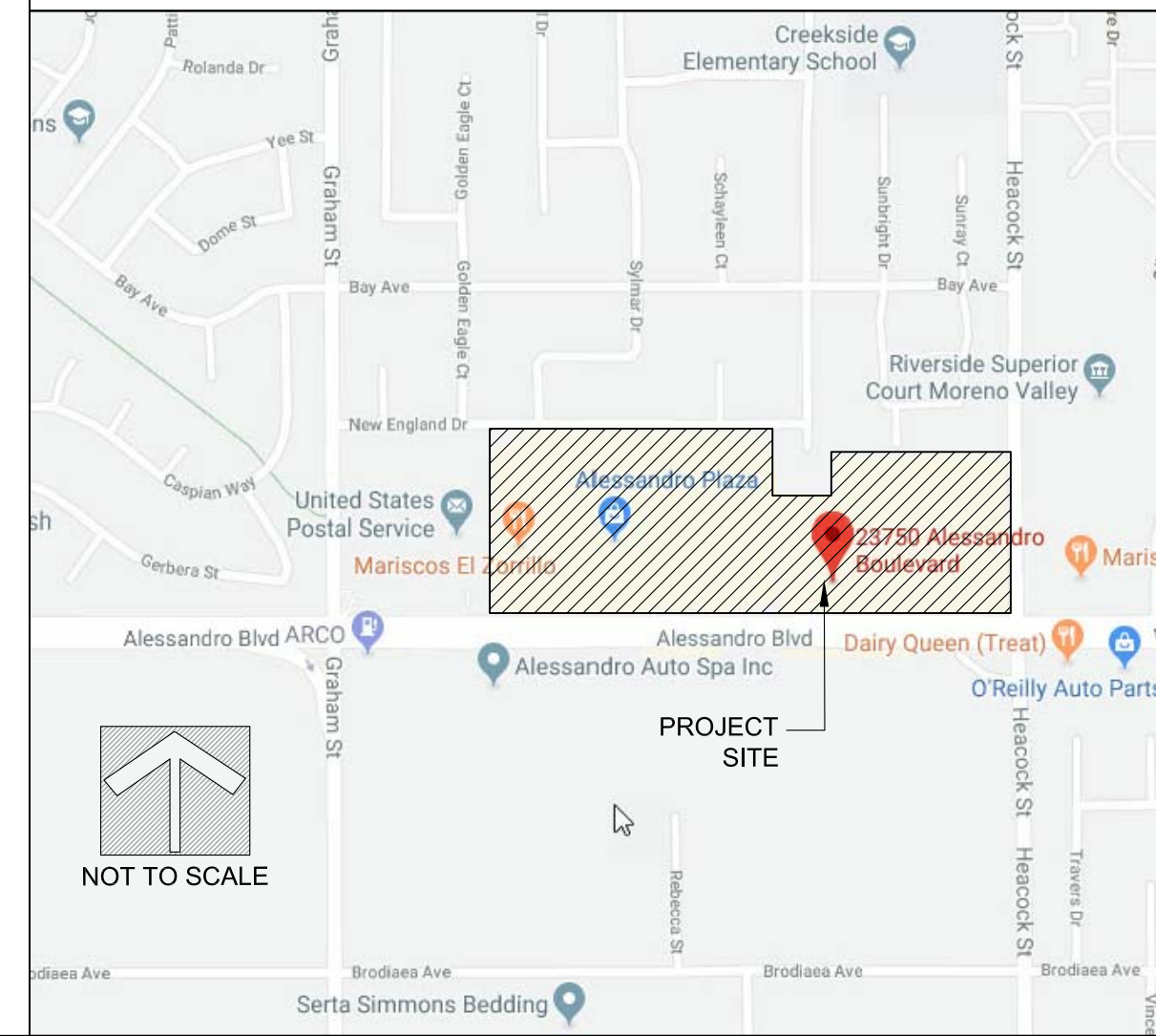
PROJECT DESCRIPTION

TENANT IMPROVEMENTS OF EXISTING BUILDING UNITS L-107 TO L-112 FOR A NEW BANQUET HALL (6,718.00 SQ.FT.) FOR 200 PEOPLE. THE TENANT IMPROVEMENTS INCLUDE DEMOLITION OF NON-BEARING PARTITIONS WALLS AND ADD NEW WALLS TO ACCOMMODATE WOMEN'S AND MEN'S BATHROOMS REQUIRED. NEW INSTALLATION OF PLUMBING FIXTURES AND PIPES IS GOING TO DO FOR BATHROOMS. THE ELECTRICAL AND MECHANICAL INSTALLATIONS WILL BE PROTECT AS IS.

SHEET INDEX

- A-01 SITE PLAN
- A-02 EXISTING FLOOR PLAN AND DEMOLITION PLAN
- A-03 PROPOSED FLOOR PLAN
- A-04 SECTIONS
- E-01 EXISTING ELECTRICAL PLAN
- DS-01 STANDARD DISABLE PARKING STALLS
- DS-02 STANDARD DISABLE BATHROOMS
- DS-03 STANDARD DISABLE DOORS
- DS-04 STANDARD DISABLE PEDESTRIAN
- G-1 2016 GREEN BUILDING CODE
- G-2 2016 GREEN BUILDING CODE
- G-3 2016 GREEN BUILDING CODE

VICINITY MAP



CONDITIONAL USE PERMIT FOR LUCERO'S BANQUET HALL

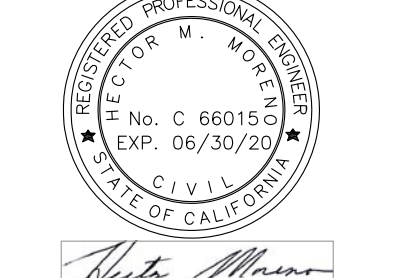
SITE PLAN

APPLICANT / DEVELOPER:
LUCERO BENITEZ
23750 ALESSANDRO BLVD,
SUITE L-107 TO L-112, MORENO
VALLEY, CA 92553

PROJECT ADDRESS:
23750 ALESSANDRO BLVD,
SUITE L-107 TO L-112,
MORENO VALLEY, CA 92553

NO.	DATE	REVISION	APPROVED BY

AEC | Moreno Corp.
1430 E COOLEY DR, SUITE 120
COLTON, CA 92324
Office: (909) 440-2855
Fax: (909) 533-2263



DATE: 07-19-19

SHEET NO:
A-01

reference:



1



2



3



4



5



6



7



8

PLANS PREPARED BY:



1430 E COOLEY DR. SUITE 120
COLTON, CA 92324
Office: (909) 440-2855
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CONTENTS:

WEST VIEW PHOTOS NUMBERS 1,2,3,AND 4
WEST TO EAST VIEW PHOTOS NUMBERS 5,
6,7,AND 8

APN:

296-280-010

SCALE: N/A

PROJECT No.:



DATE: HECTOR M. MORENO R.C.E. No. C 66015 EXP. 06/30/20

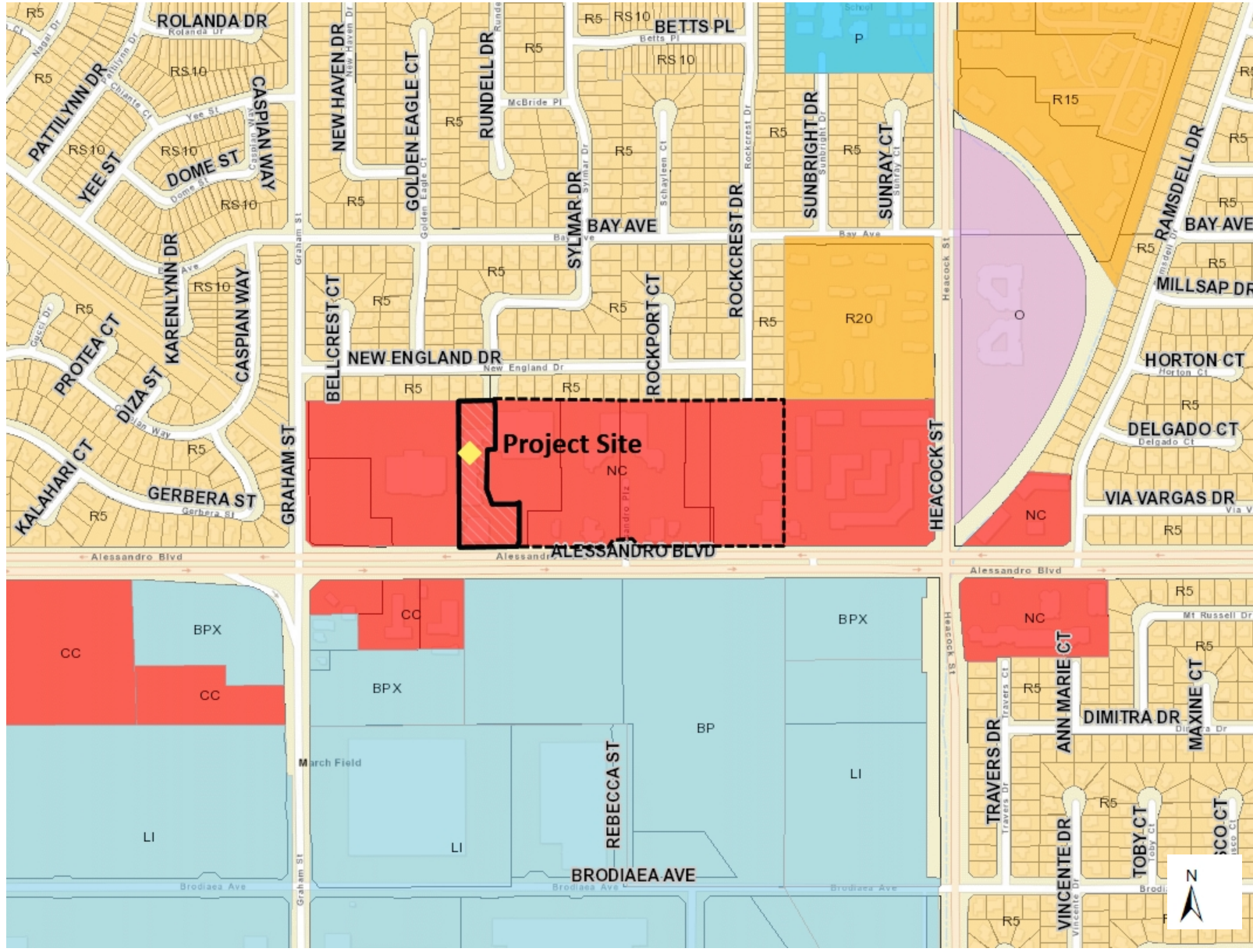
SHEET:

1

REV.: N/A

DRAWN: TB

Zoning PEN19-0181



Legend

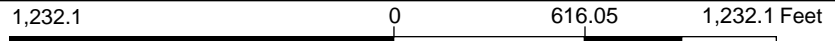
Zoning

- Commercial
- Industrial/Business Park
- Public Facilities
- Office
- Planned Development
- Large Lot Residential
- Residential Agriculture 2 DU/AC
- Residential 2 DU/AC
- Suburban Residential
- Multi-family
- Open Space/Park

Road Labels

- Parcels
- World Street Map

Notes





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

Attachment: Zoning Map (3744 : PEN19-0181 - Conditional Use Permit for a Banquet Facility)

Aerial Photograph PEN19-0181



Legend

-  Road Labels
-  Parcels

Notes

315.5 0 157.74 315.5 Feet

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