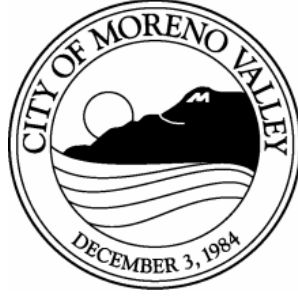

PLANNING COMMISSIONERS

ALVIN DEJOHNETTE
Chairperson

MATTHEW CHEN
Vice Chairperson

JEFFREY SIMS
Commissioner



OMAR COBIAN
Commissioner

JOANN STEPHAN
Commissioner

RAY BAKER
Commissioner

VACANT
Commissioner

PLANNING COMMISSION

Regular Meeting

Agenda

Thursday, March 23, 2023 at 6:00 PM
City Hall Council Chamber – 14177 Frederick Street

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC COMMENTS PROCEDURE

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

PUBLIC COMMENTS

CONSENT CALENDAR

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

1. Planning Commission Minutes – Regular Meeting – March 9, 2023 6:00 PM

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

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

- 1. Case: Specific Plan Amendment (PEN21-0330)
Plot Plan (PEN21-0329)
- Applicant: NOAA Group
- Property Owner: Chintu Patel
- Representative: Joe Holasek
- Project Site: 24450 – 24456 Sunnymead Boulevard, north side of Sunnymead Boulevard, approximately 225 feet west of Indian Street (APN's 481-101-033 and 481-101-038)
- Case Planner: Luis Lopez, Contract Planner
- Council District: 1
- Proposed Project: Specific Plan Amendment and Plot Plan approval to allow demolition of two existing commercial buildings and construction of a new 46,407 square foot, 4-story hotel.
- CEQA: Adopt Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

OTHER COMMISSION BUSINESS

Commissioner Sims Farewell

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting Thursday, April 13 at 6:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.

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

**REGULAR MEETING – 6:00 PM
March 9, 2023**

CALL TO ORDER

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

ROLL CALL

Planning Commission:	Alvin DeJohnette	Chairperson	Present
	Matthew Chen	Vice-Chairperson	Present
	JoAnn Stephan	Commissioner	Present
	Ray L. Baker	Commissioner	Present
	Jeffrey Sims	Commissioner	Excused
	Omar Cobian	Commissioner	Excused

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice-Chairperson Chen.

APPROVAL OF AGENDA

RESULT: APPROVED [UNANIMOUS]
MOVER: Ray L. Baker, Commissioner
SECONDER: Matthew Chen, Vice-Chairperson
AYES: Ray L. Baker, Matthew Chen, Alvin DeJohnette, JoAnn Stephan
EXCUSED: Omar Cobian, Jeffrey Sims

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

Speakers

David Zeitz
George Hague
Bob Palomarez
Louise Palomarez

CONSENT CALENDAR

Planning Commission - Regular Meeting - Feb 23, 2023 6:00 PM

Minutes Acceptance: Minutes of Mar 9, 2023 6:00 PM (CONSENT CALENDAR)

RESULT: APPROVED [UNANIMOUS]
MOVER: Ray L. Baker, Commissioner
SECONDER: Matthew Chen, Vice-Chairperson
AYES: Ray L. Baker, Matthew Chen, Alvin DeJohnette, JoAnn Stephan
EXCUSED: Omar Cobian, Jeffrey Sims

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Tentative Parcel Map 38325 PEN21-0327, Plot Plan PEN21-0325, Plot Plan PEN21-0326 for the development of two light industrial buildings.
 - A. Staff recommends that the Planning Commission take the following actions:
 1. **ADOPT** Resolution No. 2023-04, and thereby:
 - a) **APPROVING** the Initial Study/Mitigated Negative Declaration prepared for on file with the Community Development Department, incorporated herein by this reference, which was completed in compliance with CEQA and the CEQA Guidelines, and reflects that the Planning Commission reviewed and considered the information contained in the Initial Study/Mitigated Negative Declaration, and exercised its independent judgment and analysis of the Proposed Project's potential environmental impacts; and
 - b) **ADOPTING** the Mitigation Monitoring and Reporting Program prepared for the Project, which consists of Tentative Parcel Map 38325 (PEN21-0327), Plot Plan (PEN21-0325), and Plot Plan (PEN21-0326), and pursuant to CEQA and the CEQA Guidelines.
 2. **ADOPT** Resolution No. 2023-05, and thereby:
 - a) **APPROVING** Tentative Parcel Map 38325 (PEN21-0327), Plot Plan (PEN21-0325), and Plot Plan (PEN21-0326) based on the Recital, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2023-05.

Public Hearing Opened: 6:37 p.m.

Speakers

David Zeitz
Mark Iverson
John McDermott
Shane Ysais
Bob Palomarez
George Hague

Gabriella Mendez
Louise Palomarez

Public Hearing Closed: 7:10 p.m.

RESULT: APPROVED [UNANIMOUS]
MOVER: Matthew Chen, Vice-Chairperson
SECONDER: Ray L. Baker, Commissioner
AYES: Matthew Chen, Ray L. Baker, Alvin DeJohnette, JoAnn Stephan
EXCUSED: Omar Cobian, Jeffrey Sims

1. Tentative Parcel Map 38395 PEN22-0051, Plot Plan PEN22-0052, Plot Plan PEN22-0054 for the development of two light industrial buildings.

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

1. **ADOPT** Resolution No. 2023-06, and thereby:

- a) **FINDING** the Proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Exemption, under CEQA Guidelines Section 15332, In-Fill Development Projects; and
- b) **APPROVING** Tentative Parcel Map PEN22-0051, Plot Plan PEN22-0052, and Plot Plan PEN22-0054 based on the Recitals, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2023-06.

Public Hearing Opened: 7:33 p.m.

Speakers

George Hague
Louise Palomarez

Public Hearing Closed: 7:47 p.m.

RESULT: APPROVED [UNANIMOUS]
MOVER: Ray L. Baker, Commissioner
SECONDER: JoAnn Stephan, Commissioner
AYES: Ray L. Baker, JoAnn Stephan, Alvin DeJohnette, Matthew Chen
EXCUSED: Omar Cobian, Jeffrey Sims

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

No items for discussion.

PLANNING COMMISSIONER COMMENTS

Commissioner Chen extended his thanks to Staff for putting together the set of projects that were heard this evening.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson adjourned the meeting at 7:52 PM.

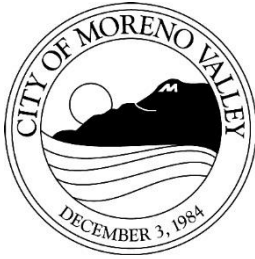
Submitted by:

Approved by:

Rachel Ramirez
Planning Commission Secretary

Alvin DeJohnette
Chairperson

Minutes Acceptance: Minutes of Mar 9, 2023 6:00 PM (CONSENT CALENDAR)



PLANNING COMMISSION

STAFF REPORT

Meeting Date: March 23, 2023

PROPOSED SPECIFIC PLAN AMENDMENT AND PLOT PLAN TO CONSTRUCT A NEW 92-ROOM HOTEL.

Case: Specific Plan Amendment (PEN21-0330)
Plot Plan (PEN21-0329)

Applicant: NOAA Group

Property Owner: Chintu Patel

Representative: Joe Holasek

Project Site: 24450 – 24456 Sunnymead Boulevard, north side of Sunnymead Boulevard, approximately 225 feet west of Indian Street (APN's 481-101-033 and 481-101-038)

Case Planner: Luis Lopez, Contract Planner

Council District: 1

Proposed Project: Specific Plan Amendment and Plot Plan approval to allow demolition of two existing commercial buildings and construction of a new 46,407 square foot, 4-story hotel.

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

SUMMARY

NOAA Group, ("Applicant") is requesting approval of a Specific Plan Amendment and Plot Plan to allow for the construction of a new 4-story, 92-room extended stay hotel on a 1.2-acre property located at 24450 – 24456 Sunnymead Boulevard within the VCR (Village Commercial/Residential) district of The Village Specific Plan (SP-204) (the "Project Site").

PROJECT DESCRIPTION

Specific Plan Amendment

The Applicant is proposing to amend the land use regulations of the VCR (Village Commercial/Residential) district of the Village Specific Plan (SP-204) to add hotels (with or without kitchens in guest rooms) to the “Additional Permitted Uses,” found on Page II-5 of the Village Specific Plan.

Additionally, the application proposes to amend the maximum number of building stories in the VCR district (Table III-1 on Page II-20 of the Specific Plan) to allow for a maximum of 4 stories, where a maximum of 3 stories is currently permitted. The maximum building height of 50 feet remains unchanged.

Plot Plan

With the approval of the proposed Specific Plan Amendment a Plot Plan is required for the review and approval of the proposed 4-story, 46,407 square foot, 92-room extended stay hotel and associated landscaping, perimeter fencing, and lighting improvements.

Project Site/Surrounding Area

The Project Site is currently developed with two single-story commercial buildings which will be demolished as part of the Proposed Project.

Surrounding land uses to the north include existing multi-family residential, and commercial uses along Sunnymead Boulevard to the east, west, and south. There is an existing hotel to the west of the Project Site. All the adjoining properties are within the VCR (Village Commercial/Residential) district of the Village Specific Plan (SP-204).

Access/Parking

Access to the Project Site will be from a single full access driveway proposed along Sunnymead Boulevard. The Project Site's northerly property line abuts an existing 20-foot alley on the north; however, no site access will be taken from this alley as it serves multiple-family residential uses. Additionally, as designed, the Proposed Project complies with minimum off-street parking requirements based on the Moreno Valley Municipal Code.

Design/Landscaping

The proposed hotel is a contemporary-style building with exterior stucco and trim in various complimentary earth-tone colors and a “slate” concrete tile roof. The Proposed Project has been designed to meet and exceed the development standards and design guidelines set forth in The Village Specific Plan (SP-204) and the Moreno Valley Municipal Code.

REVIEW PROCESS

All appropriate outside agencies have considered the Proposed Project part of the standard review process. The Project Review Staff Committee reviewed the Proposed Project as required by the Municipal Code. Following subsequent revisions and reviews by staff, the Proposed Project was determined to be complete.

ENVIRONMENTAL

The Initial Study was prepared by TTG Environmental & Associates, in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study examined the Proposed Project's potential impacts on the environment. The Initial Study/Mitigation Negative Declaration (IS/MND) provides information in support of the finding that a Mitigated Negative Declaration serves as the appropriate CEQA documentation for the Proposed Project in that the Proposed Project, with the implementation of the proposed mitigation measures, will not have a significant effect on the environment. Technical studies prepared in support of the IS/MND include the following: Phase I Cultural Resources Overview and a Preliminary Water Quality Management Plan. The electronic files for the IS/MND with appendices are attached to this staff report. Anyone wishing to view the documents can also do so at City Hall.

Mitigation Measures are recommended for the Proposed Project in the following areas: Air Quality, Cultural Resources, Biological Resources, Geological Resources, and Tribal Cultural Resources. The measures for Tribal resources have been included to address input from the Tribal governments. The measures are intended to ensure that potential resources that might be discovered are protected. However, these measures are not required to address a known significant impact. Based on the Initial Study and the proposed mitigation measures, the Proposed Project will not cause any significant impacts or environmental damage.

The public comment period for the Notice of Availability of the Draft Initial Study/Mitigated Negative Declaration (MND) began on November 26, 2022, and ended on December 16, 2022, which satisfies the required 20-day review period. Comments received regarding the Proposed Project prior to the Planning Commission are included. If they are received after the agenda is posted, they will be provided at the public hearing.

After the 20-day public review period, the City received revised plans from the Applicant detailing minor amendments to the building floor plan and room count. The amendments increased the total floor area of the building by 1,230 square feet up to 46,407 square feet and decreased the number of rooms by two down to 92. To address the changes, a memorandum was prepared by the CEQA Consultant confirming that "project revisions" made by the Applicant do not result in the need to recirculate the MND, and no changes to the mitigation measures were required, based on the factors contained in Section 15073.5(b) of CEQA Guidelines.

NOTIFICATION

Public notice was sent to all property owners of record within 600 feet of the Project Site. The public hearing notice for this Proposed Project was also posted on the Project Site and published in the local Press Enterprise newspaper.

REVIEW AGENCY COMMENTS

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. That the Planning Commission **ADOPT** Resolution No. 2023-08, attached hereto, **AND:**
 1. **RECOMMENDING THAT THE CITY COUNCIL APPROVE** the Initial Study/Mitigated Negative Declaration prepared for on file with the Community Development Department, incorporated herein by this reference, which was completed in compliance with CEQA and the CEQA Guidelines, and reflects that the Planning Commission reviewed and considered the information contained in the Initial Study/Mitigated Negative Declaration, and exercised its independent judgment and analysis of the Proposed Project's potential environmental impacts; and
 2. **RECOMMENDING THAT THE CITY COUNCIL ADOPT** the Mitigation Monitoring and Reporting Program prepared for the Proposed Project, which consists of Specific Plan Amendment (PEN21-0330) and Plot Plan (PEN21-0329), pursuant to CEQA and the CEQA Guidelines.
2. That the Planning Commission **ADOPT** Resolution No. 2023-09, attached hereto, **AND:**
 1. **RECOMMENDING THAT THE CITY COUNCIL APPROVE** Specific Plan Amendment (PEN21-0330) based on the Recital, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2023-09.
3. That the Planning Commission **ADOPT** Resolution No. 2023-10, attached hereto, **AND:**
 1. **RECOMMENDING THAT THE CITY COUNCIL APPROVE** Plot Plan (PEN21-0329) based on the Recital, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2023-10.

Prepared by:
Luis Lopez
Contract Planner - Civic Solution

Approved by:
Sean P Kelleher
Planning Division Manager

ATTACHMENTS

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

1. Resolution No. 2023-08 - IS/MND
2. Exhibit A - IS/MND
3. Appendix A - Phase I Cultural Resources Overview
4. Appendix B - Preliminary Water Quality Management Plan
5. Exhibit B - Notice of Intent to Adopt a Mitigated Negative Declaration/Newspaper Notice
6. Exhibit C - Mitigation Monitoring and Reporting Program
7. Exhibit D - CEQA Memorandum
8. Resolution No. 2023-09 - Specific Plan Amendment
9. Resolution No. 2023-10 - Plot Plan
10. Project Plans
11. Zoning Map
12. Notice of Intent Public Comments

RESOLUTION NUMBER 2023-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR SPECIFIC PLAN AMENDMENT (PEN21-0330) AND PLOT PLAN PEN21-0329 FOR A 92 ROOM FOUR STORY HOTEL LOCATED AT 24450 – 24456 SUNNYMEAD BOULEVARD (APN’S 481-101-033 AND 481-101-038).

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

WHEREAS, NOAA Group Architects (“Applicant”) has submitted applications for 1) a Specific Plan Amendment PEN21-0330 and 2) a Plot Plan PEN21-0329 (“Application”) to allow the demolition of two commercial buildings and construction of a new 46,407 square foot, 92-room, 4-story hotel with new parking and landscaping improvements on 1.20 acres (“Proposed Project”) located at 24450 – 24456 Sunnymead Boulevard (APN’s 481-101-033 AND 481-101-038) (“Project Site”), and

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

WHEREAS, a Notice of Intent to Adopt a Mitigated Negative Declaration was duly noticed and circulated for public review for a period of 20 days commencing on November 26, 2022, through December 16, 2023; and

WHEREAS, in compliance with CEQA and the CEQA Guidelines, a Mitigation Monitoring and Reporting Program (“MMRP”), which is a program for monitoring and reporting on the Proposed Project’s mitigation measures, was prepared for the Proposed Project and circulated with the Mitigated Negative Declaration; and

WHEREAS, on March 23, 2023, a duly noticed public hearing was conducted by the Planning Commission to consider a recommendation to the City Council that the MND and MMRP and approval of the Proposed Project, at which time the Planning Commission

¹ Public Resources Code §§ 21000-21177

² 14 California Code of Regulations §§15000-15387

considered the IS, MND, and MMRP, together with any comments received during and prior to the public review process and the responses prepared; and

WHEREAS, at the conclusion of the public hearing, in the exercise of its own independent judgment, the Planning Commission determined that the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program prepared for the Proposed Project has reduced the potential impacts of the Proposed Project to levels of insignificance and that there is no substantial evidence supporting a fair argument that the Proposed Project will have a significant effect on the environment in a manner that otherwise would require the preparation and certification of an Environmental Impact Report.

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

Section 1. Recitals and Exhibits

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

Section 2. Evidence

That the Planning Commission has considered all of the evidence submitted into the Administrative Record for the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, including, but not limited to, the following:

- (a) Initial Study/Mitigated Negative Declaration prepared for the proposed Project, attached hereto as Exhibit A;
- (b) Notice of Intent to Adopt a Mitigated Negative Declaration/Newspaper Notice, attached hereto as Exhibit B;
- (c) Mitigation Monitoring and Reporting Program, attached hereto as Exhibit C;
- (d) A CEQA Memorandum dated 1/5/2023 attached hereto as Exhibit D;
- (e) Staff Report prepared for the Planning Commission's consideration and all documents, records and references related thereto, and Staff's presentation at the public hearing; and
- (f) Testimony, comments and correspondence from all persons that were provided at, or prior to, the public hearing.

Section 3. Findings

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

- (a) That the City has independently reviewed, analyzed, and considered the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and the whole record before it, including, the Initial Study and comments received;

- (b) That the proposed mitigation measures will reduce all environmental impacts of the Proposed Project to levels of insignificance and there is no substantial evidence supporting a fair argument that the Proposed Project will have a significant effect on the environment that would otherwise require the preparation and certification of an Environmental Impact Report;
- (c) That the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have been completed in compliance with CEQA and the CEQA Guidelines consistent with the City's Rules and Procedures for the Implementation of the California Environmental Quality Act;
- (d) That the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program reflect the independent judgment and analysis of the Planning Commission and City as lead agency for the Proposed Project;
- (e) That the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program are adequate to serve as the required CEQA environmental documentation for the Proposed Project;
- (f) That recirculation of the Mitigated Negative Declaration is not required pursuant to CEQA Guidelines Section 15073.5 because minor revisions to the Proposed Project after the circulation do not require a "substantial revision" of the Mitigated Negative Declaration because they do not create any new significant effects nor do they require mitigation measures or project revisions which are required to reduce the effect to insignificance, as described in more detail in Exhibit D.

Section 4. Recommendation

That based on the foregoing Recitals, Evidence contained in the Administrative Record and Findings, as set forth herein, the Planning Commission recommends to the City Council approval of the Initial Study/Mitigated Negative Declaration attached hereto as Exhibit A and the Mitigation Monitoring and Reporting Program attached hereto as Exhibit C.

Section 5. Repeal of Conflicting Provisions

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

Section 6. Severability

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

Section 7. Effective Date

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

Section 8. Certification

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

PASSED AND ADOPTED THIS 23RD DAY OF MARCH, 2023.

CITY OF MORENO VALLEY
PLANNING COMMISSION

Alvin DeJohnette,
Chairperson

ATTEST:

Sean Kelleher,
Planning Official

APPROVED AS TO FORM:

Steven B. Quintanilla,
Interim City Attorney

Exhibits:

- Exhibit A: IS/MND
- Exhibit B: Notice of Intent to Adopt a Mitigated Negative Declaration/Newspaper Notice
- Exhibit C: Mitigation Monitoring and Reporting Program
- Exhibit D: CEQA Memorandum

Attachment: Resolution No. 2023-08 - IS/MND [Revision 4] (6167 : PEN21-0329)

Exhibit A

IS/MND

Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21-0329)



CITY OF MORENO VALLEY

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR SUNNYMEAD S6 HOTEL



SUNNYMEAD S6 HOTEL (PEN21-0329)

NOVEMBER 2022

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

Prepared By:
TTG ENVIRONMENTAL & ASSOCIATES
8885 Rio San Diego Drive #237
San Diego, CA 92108

Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21-0329)

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APPENDICES (under Separate Cover)

- Appendix A Cultural Resources Inventory Report for the City of Moreno Valley Multifamily Housing Project (*Confidential Report*)
- Appendix B Project Specific Water Quality Management Plan

MITIGATION MONITORING AND REPORTING PROGRAM (under Separate Cover)

Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21-0329)

FIGURES

Figure 1 Regional Location Map 2

Figure 2 Project Vicinity Map 4

Figure 3 Topographic Map 5

Figure 4 Land Use Map 7

Figure 5 Site Plan..... 8

Figure 6 Building Elevations 9

Figure 7 Preliminary Grading Plan 11

Figure 8a Site Photos 1 and 2 25

Figure 8b Site Photos 3 and 4 26

Figure 8c Site Photo 5 27

TABLES

Table 1 Project Development Summary..... 6

Table 2 Construction Emissions for 5-Acre Mixed-Use Project..... 33

Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21-0329)

CITY OF MORENO VALLEY

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR SUNNYMEAD S6 HOTEL

Project Name: Sunnymead S6 Hotel

Project Location: North side of Sunnymead Boulevard, approximately 377 feet west of Indian Street, in the City of Moreno Valley, Riverside County, California. The Project site is in Section 6 of Township 3 South, Range 3 West, Sunnymead 7.5' Quadrangle U.S. Geological Survey (USGS), San Bernardino Base and Meridian (SBBM) and is comprised of Tax Assessor Parcel Numbers (APN) 481-101-033 and 481-101-038.

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

Mitigation measures necessary to avoid the potentially significant effects on the environment are included in the attached Initial Study, which is hereby incorporated and fully made part of this Mitigated Negative Declaration. The City of Moreno Valley has hereby agreed to implement each of the identified mitigation measures, which would be adopted as part of the attached Mitigation Monitoring and Reporting Program.

Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21 -0329)

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Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21-0329)



INITIAL STUDY (IS) FOR Sunnymead S6 Hotel

BACKGROUND INFORMATION AND PROJECT DESCRIPTION

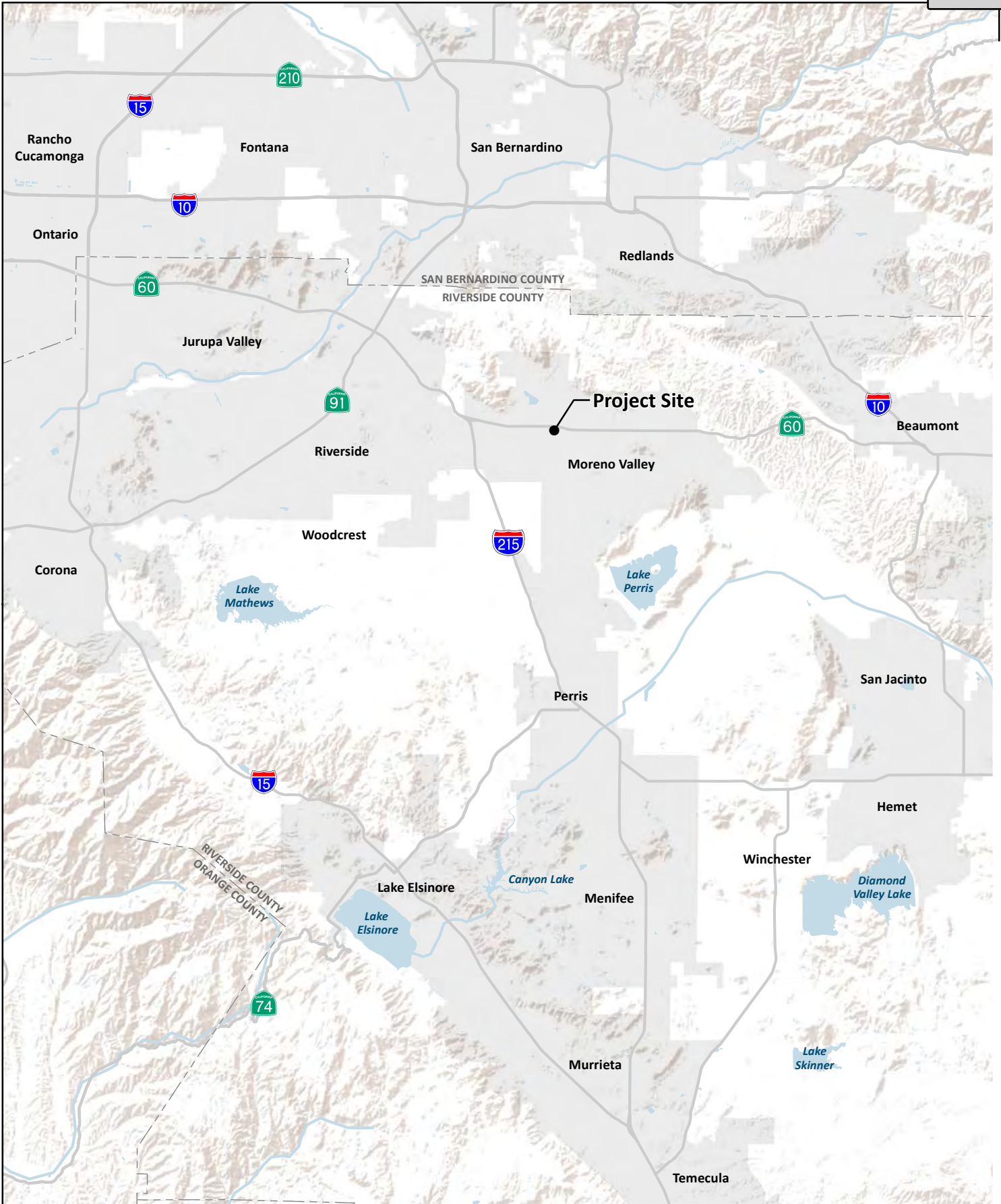
1. **Project Case Number(s):** PEN21-0329 (Plot Plan)
PEN21-0330 (Specific Plan Amendment)
2. **Project Title:** Sunnymead S6 Hotel
3. **Public Comment Period:** November 26, 2022–December 16, 2022
4. **Lead Agency:** City of Moreno Valley
Luis Lopez, Planning Department
14177 Frederick Street
Moreno Valley, CA 92553
951.413.3440
[email: luisl@moval.org](mailto:luisl@moval.org)
5. **Documents Posted At:** www.moval.org
6. **Prepared By:** Teresa TG Wilkinson
TTG Environmental & Associates
8885 Rio San Diego Drive, #237
619.200.1577
ttgenvironmental@gmail.com
7. **Project Sponsor:**

Applicant/Developer
Chintu Patel, President
Apollo IV Development Group
2661 Pummelo Ct.
Escondido, CA 92027
760.855-8347
Chintupatel@gmail.com

Property Owner
Chintu Patel, President
Apollo IV Development Group
2661 Pummelo Ct.
Escondido, CA 92027
760.855.8347
Chintupatel@gmail.com

8. **Project Location:**

North side of Sunnymead Boulevard, approximately 377 feet west of Indian Street, in the City of Moreno Valley, Riverside County, California, as shown in **Figure 1, Regional Location Map**. The Project site is located in Section 6 of Township 3 South, Range 3 West, Sunnymead 7.5' Quadrangle U.S. Geological Survey (USGS), San Bernardino Base and Meridian (SBBM) and is comprised of Tax Assessor Parcel Numbers (APN) 481-101-033 and 481-101-038.



Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21-0329)

Basemap: Esri World Terrain

Figure 1

STUDIO 6 HOTEL



Regional Location Map

9. General Plan Designation: Corridor Mixed Use; **Zoning:** VCR (SP-204)

This designation provides for a mix of housing with supporting retail and services that cater to the daily needs of residents. Permitted uses include housing, retail, restaurants, personal services, public uses, and professional business offices. A mix of use is not required on every site but is desired on sites at intersection to foster nodes of commercial mixed-use development along the corridor. Maximum permitted FAR for commercial uses is 1.0. On smaller parcels, additional FAR may be permitted to achieve the desired vision for the area.

10. Specific Plan Name and Designation: Village Specific Plan (SP-204)

This designation was intended as a self-contained land use plan with design standards and guidelines for the development of the Sunnymead Boulevard commercial corridor. The standards and guidelines were created to enhance the “community gateway” and “commercial focal point” concepts.

11. Existing Zoning: Village Commercial/Residential District (SP-204)

The Village Commercial/Residential (VCR) district that is part of The Village Specific Plan (SP-204) allows mixed-use developments to encourage a walkable community along Sunnymead Boulevard and having proximity between retail and commercial services to existing and future multifamily residential uses. Commercial uses are intended to be the primary uses, with residential as a secondary use. The current district does not allow hotels. However, the Project entails a Specific Plan Amendment to add a “Hotel” category to the allowable uses and to allow up to 50 feet of building height with four-story construction.

12. Surrounding Land Uses and Setting:

	Land Use	General Plan	Zoning
Project Site	Retail	Corridor Mixed Use	VCR (SP 204)
North	Multifamily residential; vacant lot	Corridor Mixed Use	VCR (SP 204)
South	Retail	Corridor Mixed Use	VCR (SP 204)
East	Retail	Corridor Mixed Use	VCR (SP 204)
West	Hotel	Corridor Mixed Use	VCR (SP 204)

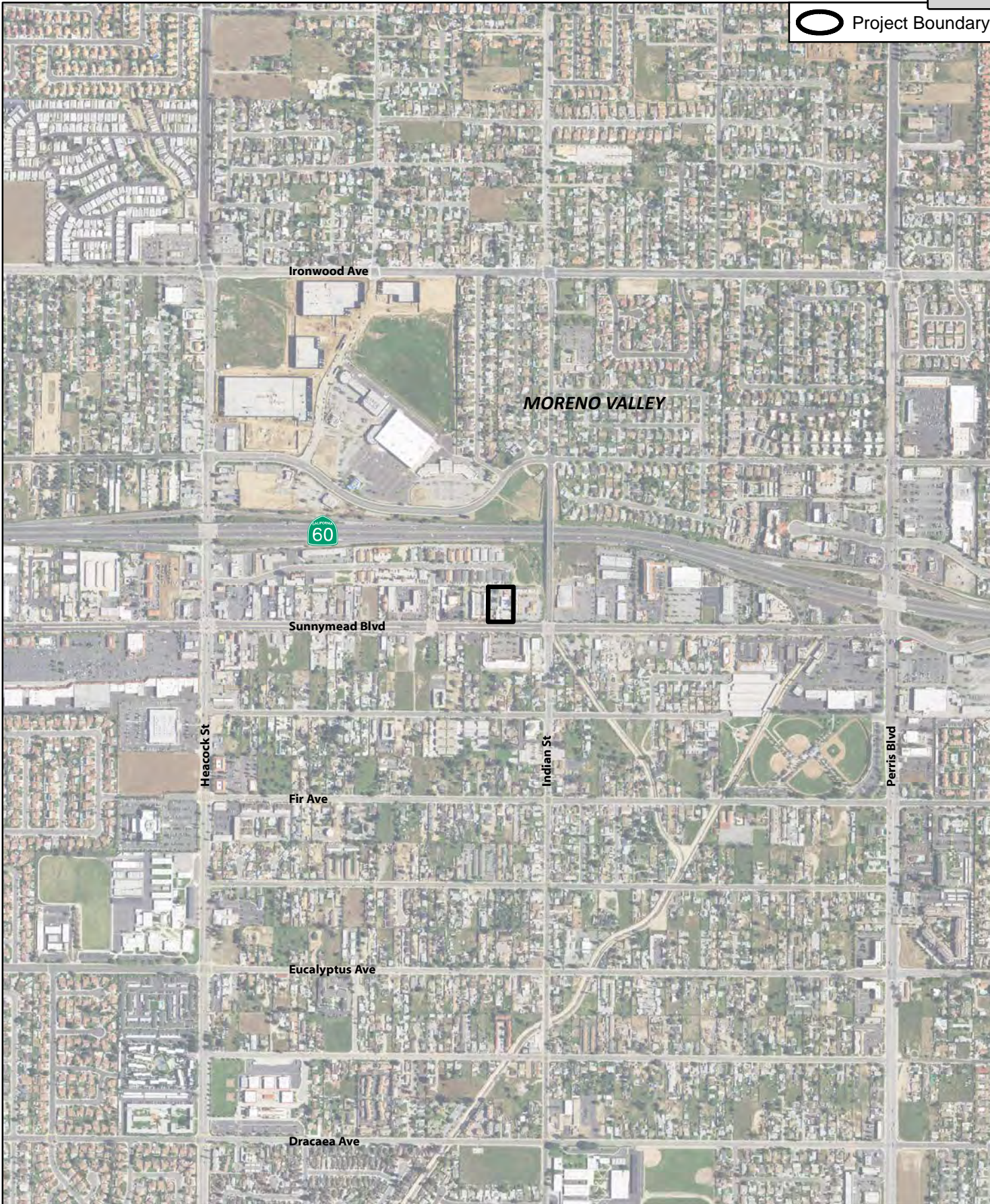
13. Description of the Site and Project:

Environmental Setting

The project site is in the City of Moreno Valley, in northwestern Riverside County. The approximate 1.2-acre project site consists of two developed parcels (APN 481-101-033 and 481-101-038) within the Sunnymead neighborhood, in the western part of the City of Moreno Valley. The Project site is located in Section 6 of Township 3 South, Range 3 West, Sunnymead 7.5' Quadrangle U.S. Geological Survey (USGS), San Bernardino Base and Meridian (SBBM) (see attached **Figure 2, Project Vicinity Map**, and **Figure 3, Topographic Map**, respectively). The property is relatively flat with an elevational difference of approximately 4 feet. The highest elevation on-site is in the northwestern corner at 1,633 feet and the lowest elevation occurs in the southeastern section of the site at 1,629 feet. The property is currently developed with an existing building, surface parking and ornamental vegetation.

Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21-0329)

○ Project Boundary

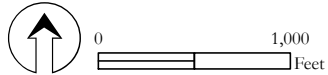


Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21-0329)

Aerial Photo: USDA NAIP 2020

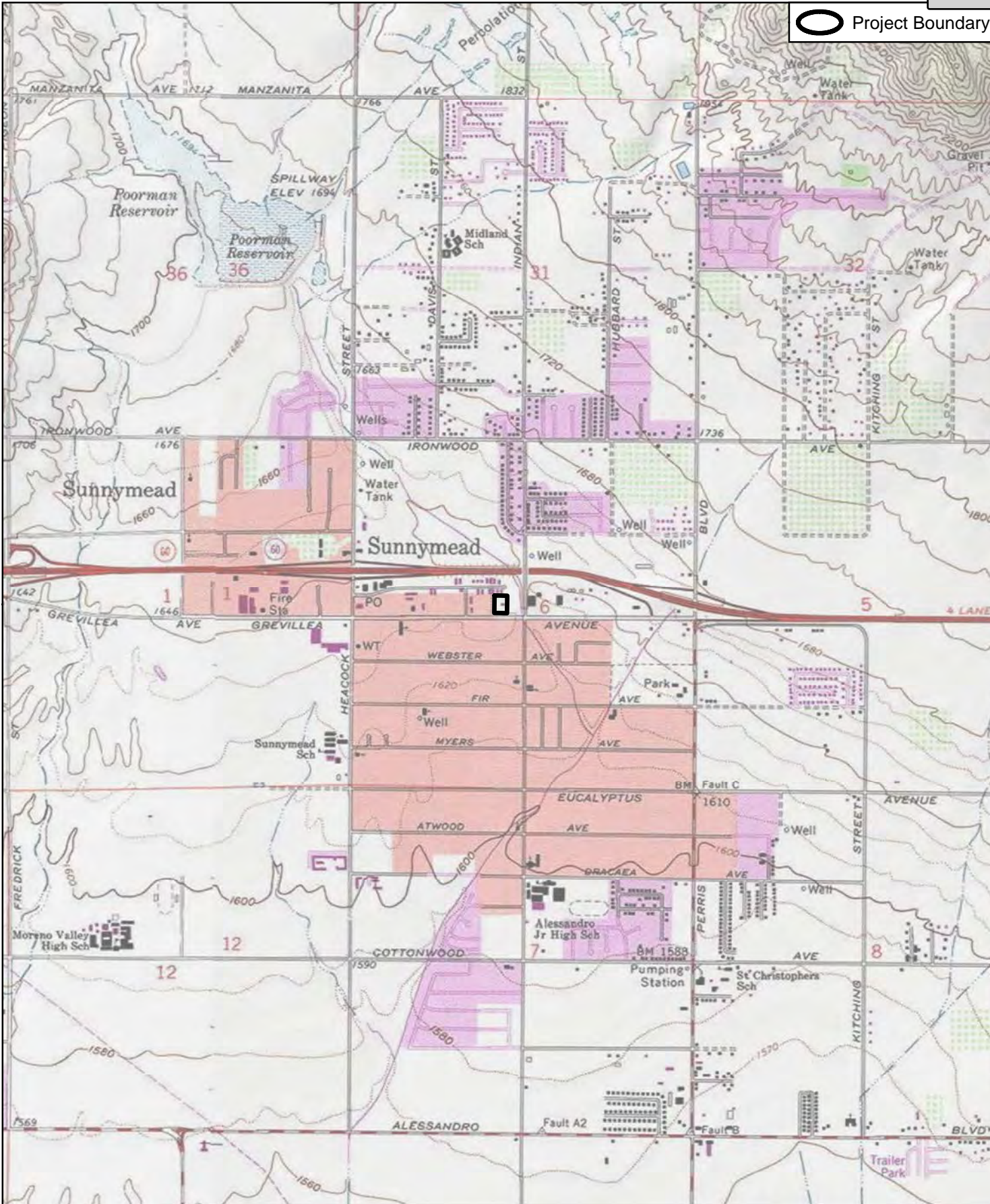
Figure 2

STUDIO 6 HOTEL



Project Vicinity Map

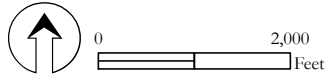
Project Boundary



Source: USGS 7.5' Quadrangles (Sunny mead, Riverside East), Esri

Figure 3

STUDIO 6 HOTEL



Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21-0329)

The existing drainage pattern sheet flows southeasterly into an existing storm drain system located on Sunnymead Blvd. The storm drain flows into Edgemont Creek, located off site to the southeast, where it eventually drains into the Santa Ana River. Soils on site consist of artificial fill, underlain by older alluvial fan deposits (Qvof) consisting mostly of sand (sp) and minor occurrences of sand with trace of silt or clay (SM or SC).

Surrounding land uses include single-family, multi-family uses and a vacant lot to the north, retail uses to the west and east, and retail and residences to the north (refer to **Figure 4, Land Use Map**).

Project Description

Apollo Development Group is proposing to construct a 94-room hotel development. The total building area is 45,177 square feet (sf). Project components are shown in **Table 1, Project Development Summary**, and as shown on **Figure 5, Site Plan**.

**TABLE 1
PROJECT DEVELOPMENT SUMMARY**

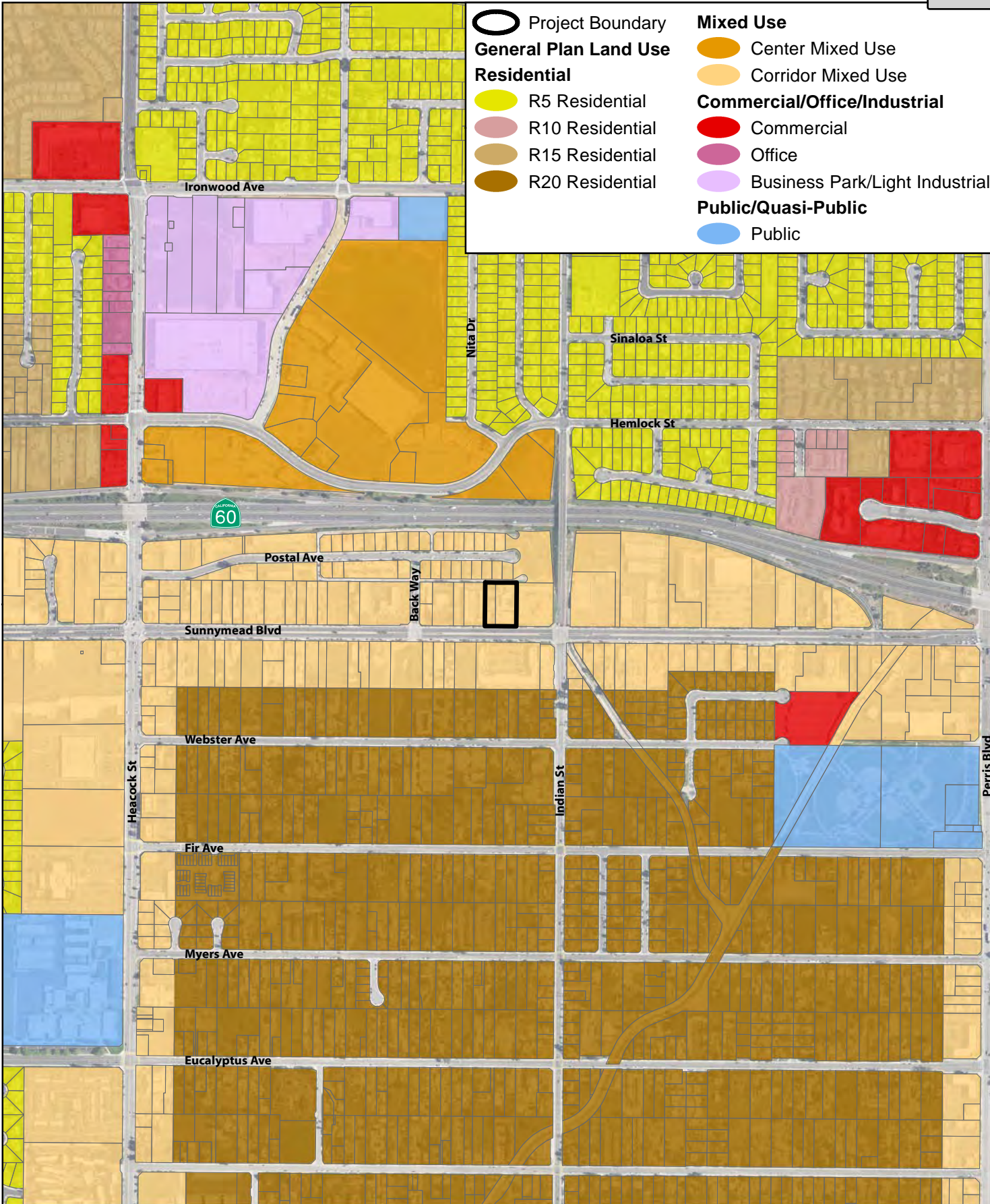
Description	Total	Square Feet
Gross site area		52,650
Net site area		52,650
Gross building area		
First floor	19	11,265
Second floor	25	11,304
Third floor	25	11,304
Fourth floor	25	11,304
<i>Building area total</i>		<i>45,177</i>
<i>Total units</i>	<i>94 units</i>	

SOURCE: NOAA Site Plan (June 23, 2022)

As shown in the proposed Site Plan, the project would construct one four-story, 11,265 sf building in an L-shape layout to house the hotel units. The building would be surrounded by surface parking and a landscaped entryway fronting the street. There would be 94 parking spaces provided. Site amenities include an outdoor community deck. Vehicular access to the project site would be provided from Sunnymead Blvd from the south.

Architecture, Walls, and Fences

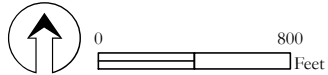
The proposed buildings would be constructed to a height of 49 feet above finished grade (**Figure 6, Building Elevations**). The buildings would be constructed with sand-finished stucco and accentuated with tan and brown stacked decorative stone, dual vinyl windows in dark brown tone colors; articulated building elements, including decorative horizontal cornice elements with painted GFRC fascia and metal rails at the fourth-floor outdoor public space. The proposed exterior architectural color palette is comprised of various shades of white, tan and brown.

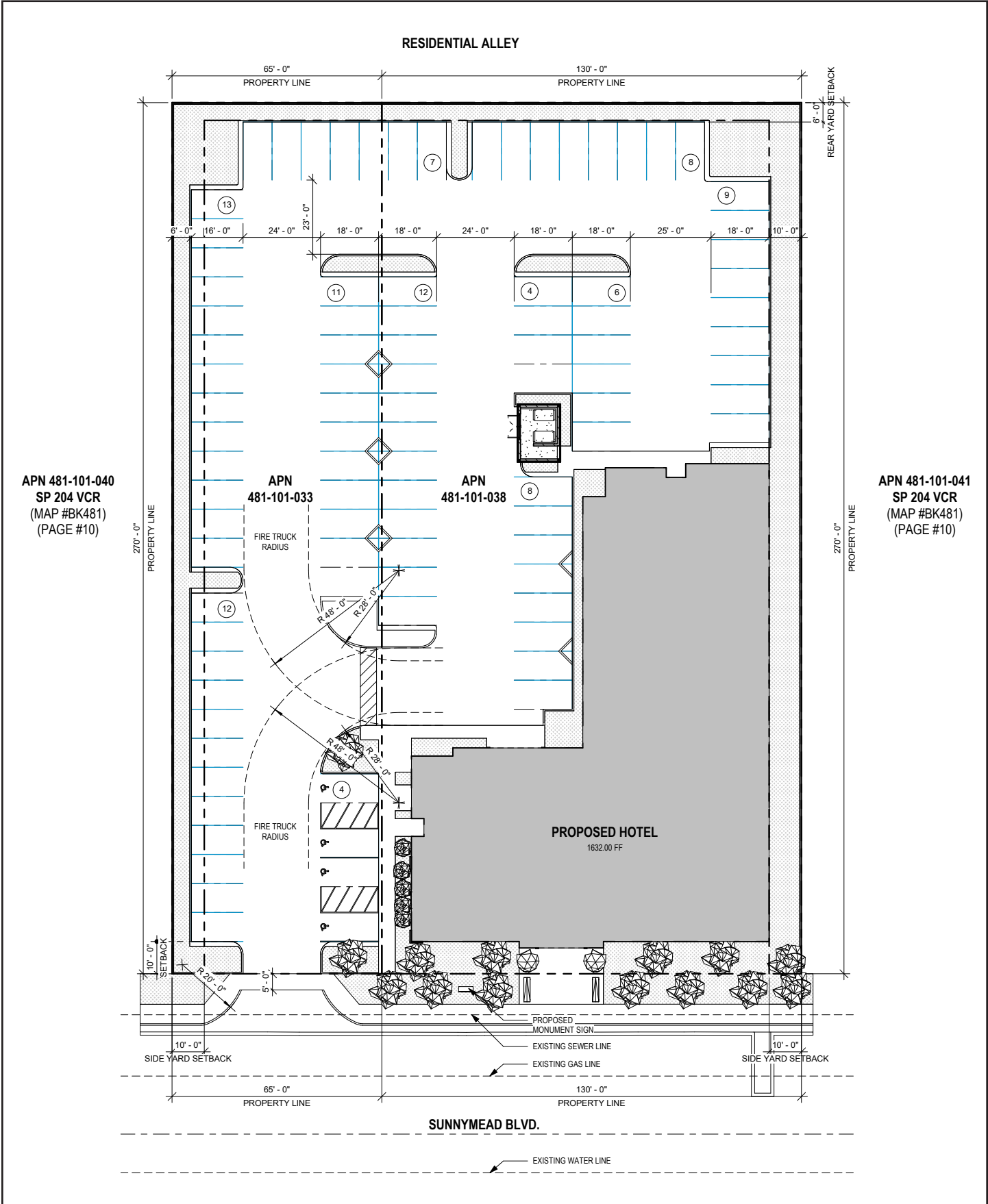


Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21-0329)

Aerial Photo: USDA NAIP 2020; Source: Moreno Valley General Plan

Figure 4
STUDIO 6 HOTEL





APN 481-101-040
SP 204 VCR
(MAP #BK481)
(PAGE #10)

APN 481-101-041
SP 204 VCR
(MAP #BK481)
(PAGE #10)

Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21-0329)

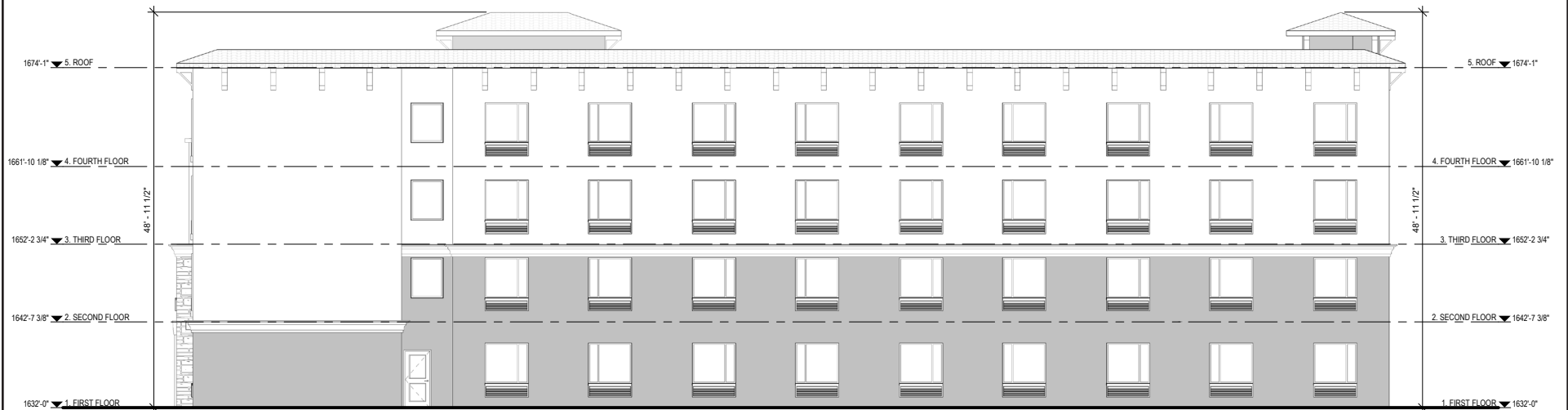
Source: NOAA Group Architects 2022



Figure 5
STUDIO 6 HOTEL
Site Plan



1 NORTH



2 EAST

Source: NOAA Group Architects 2022



Figure 6
 STUDIO 6 HOTEL
 Building Elevations

Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21-0329)

Landscaping

Drought-tolerant trees, shrubs, and groundcovers are proposed to be planted along the street frontage (Sunnymead Blvd). Flowering accent and shade trees along with clusters of shrub planting would be installed along the project site boundaries for screening purposes. Landscaping also would occur at building entries, in and around automobile parking areas, and around the Trash enclosure. Landscaping is estimated to cover approximately 10 percent of the property (approximately 5,276 sf). Proposed landscaping would be ornamental in nature.

Infrastructure Improvements

The proposed development would install new infrastructure and connect to the existing infrastructure located along Sunnymead Blvd.

Gas

An existing gas line runs beneath Sunnymead Blvd. The Project would connect to the existing gas line at Sunnymead Blvd. Gas utilities would be provided by the Southern California Gas company.

Water Service Facilities

Water service would be provided to the project by Eastern Municipal Water. The Project proposes numerous connection points to the existing water lines installed beneath Sunnymead Blvd for domestic, irrigation, and fire hydrant services. Additionally, the Project would construct a 6-inch-diameter water line on the project for the purposes of on-site domestic, irrigation, and fire hydrant water services. All proposed water facilities are required to be designed in accordance with City standards.

Stormwater Drainage Facilities

The proposed site drainage would consist of a network of inlets that capture and convey runoff from the roof, hardscape, and landscaped areas to proposed biofiltration planters. The proposed biofiltration planters would be sized to address hydromodification and water quality. Treated runoff from the biofiltration planters would be conveyed to the City's public storm drain system along Sunnymead Blvd.

Wastewater Service Facilities

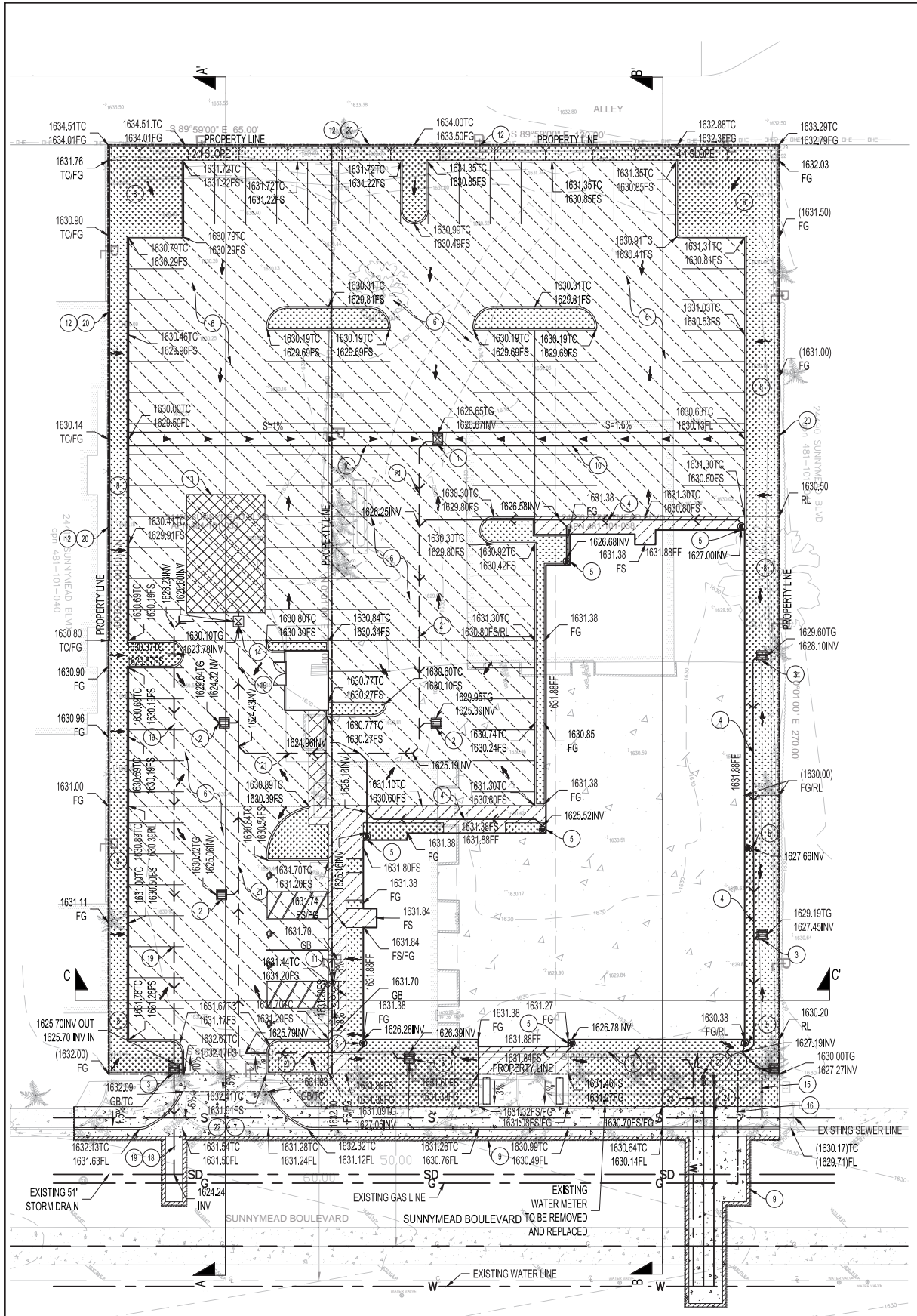
The Project would install a six-inch sewer line to connect to existing infrastructure along Sunnymead Blvd. Sewer services would be provided by Eastern Municipal Water District.

General Plan and Zoning

The Project proposes no changes to the General Plan land use designation or the current zoning designation, which would both remain Corridor Mixed-Use and VCR District (SP 204).

Construction Schedule

Construction is scheduled to commence in 2023 and will require 12 months to complete. Construction will include site grading, vegetation and tree removal, utility installations, landscaping and construction of the apartments, townhomes, and parking lot. Cut and fill estimates are expected to be 319 cubic yards (cy) of cut and 2,277 cy of fill with 1,958 cy of export material. The site contains no cut and fill slopes.



ABBREVIATIONS

- FF FINISHED FLOOR
- FS FINISHED SURFACE
- FG FINISHED GRADE
- GF GARAGE FLOOR
- TG TOP OF GRATE
- INV INVERT
- FL FLOW LINE
- GB GRADE BREAK
- RL RIDGE LINE
- TC TOP OF CURB
- TS TOP OF STEP
- BS BOTTOM OF STEP
- EG EXISTING GROUND

LEGEND

- 6" PVC DRAINAGE PIPE S=0.8% MIN. UNLESS OTHERWISE NOTED.
- 12"x12" BROOKS CATCH BASIN SEE DET. ON SH-6 FOR TRENCHING.
- FLOW LINE
- DIRECTION OF FLOW
- DOWNSPOUT PER DET. ON SH-6
- 36"x36" BROOKS CATCH BASIN TO SERVE AS MANHOLE FOR INSPECTION PER DET. ON SH-6
- 36"x36" BROOKS CATCH BASIN PER DET. ON SH-6
- PERIMETER PRIVACY FENCE WALL PER ARCH. PLAN
- 8"-10" PVC DRAINAGE PIPE S=1.5% - 2.0%, UNLESS OTHERWISE NOTED.
- SEE DET. ON SH-6 FOR TRENCHING.

PATTERN LEGEND

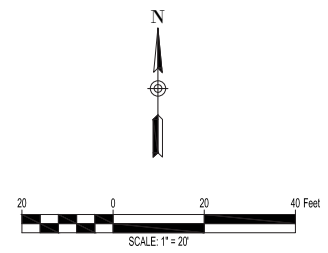
	6" DRIVEWAY PAVEMENT PER DET. ON SH-6
	CONCRETE WALKWAY
	LANDSCAPE PER ARCH.
	6" THICK PCC FOR RW
	ADA ACCESS RAMP
	INFILTRATION TRENCH PER DET. ON SH-7

PLAN NOTES

1. THIS PLAN IS ACCURATE FOR GRADING AND DRAINAGE, ONLY.
2. DRAINAGE PIPES ARE 6" PVC PIPES, UNLESS OTHERWISE NOTED.
3. ALL DRAINAGE PIPES SHALL BE INSTALLED AT 12" (MIN) BELOW FINISHED SURFACE PER MANUFACTURER'S SPECIFICATION UNLESS OTHERWISE NOTED ON PLANS.
4. ALL DRAINAGE PIPES TO BE SLOPED 0.5% MINIMUM.
5. CONNECT ALL ROOF DRAINS TO BELOW GROUND DRAINAGE SYSTEM PIPES, S=0.5% MIN. ALL DOWNSPOUTS TO DRAIN TO INFILTRATION TRENCH.
6. SURVEYOR MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION BEFORE POURING.
7. WALL HEIGHTS SHOW AN APPROXIMATE RETAINED HEIGHT, TOP OF WALL ELEVATIONS, RETAINED HEIGHT PLUS FREE-BOARD, PER ARCHITECT AND/OR STRUCTURAL ENGINEER.
8. ALL SLOPES TO BE VEGETATED.
9. ARCHITECT TO PROVIDE 42" MIN. RAILING WHEREVER A DROP OF MORE THAN 30" OCCURS.
10. ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORM WATER BEST MANAGEMENT PRACTICES (BMPs) MUST OBTAIN WRITTEN APPROVAL FROM THE CITY'S DEPARTMENT OF PUBLIC WORKS PRIOR TO CONSTRUCTION OF BMPs.
11. ALL WORK WITHIN PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS WILL REQUIRE ENCROACHMENT PERMIT.
12. UTILITIES SERVING THE DEVELOPMENT, SUCH AS ELECTRIC, CABLE TELEVISION, STREET LIGHTING AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND, COMPLETED AND APPROVED BY THE APPROPRIATE UTILITY PROVIDER.
13. REPAIR ANY CRACKED, UNEVEN, OR DAMAGED PUBLIC SIDEWALK, CURB AND GUTTER ALONG PROPERTY FRONTAGE.
14. ANY GRADING OUTSIDE OF THE OWNER'S PROPERTY BOUNDARY SHALL REQUIRE THE APPLICANT TO EITHER OBTAIN A TEMPORARY CONSTRUCTION EASEMENTS OR PERMISSION BY ADJACENT PROPERTY OWNERS IN A FORM SUITABLE TO THE PUBLIC WORKS DIRECTOR.
15. INSTALLATION OF NEW WATER MAINS AND NEW SUPPLY LINES IN THE VICINITY OF PIPELINES CONVEYING SEWAGE, STORM DRAINAGE AND OR HAZARDOUS FLUIDS IS DONE PER THE WATER DIVISION'S STANDARD OWD NUMBER 113.
16. UTILITIES, SUCH AS ELECTRIC, CABLE TELEVISION, STREET LIGHTING, AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND, COMPLETED AND APPROVED BY THE APPROPRIATE UTILITY PROVIDER.
17. STENCIL ALL INLETS.

CONSTRUCTION NOTES

NO.	DESCRIPTION	QUANTITIES
1	CONSTRUCT 36"x36" BROOKS CATCH BASIN WITH FULL CAPTURE TYPE BIOCLEAN FILTER PER DETAIL ON SH-6	1 UN
2	CONSTRUCT 18"x18" BROOKS CATCH BASIN WITH FULL CAPTURE TYPE BIOCLEAN FILTER PER DETAIL ON SH-6	3 UN
3	CONSTRUCT 12"x12" NDS CATCH BASIN WITH FULL CAPTURE TYPE BIOCLEAN FILTER PER DETAIL ON SH-6	5 UN
4	CONSTRUCT 6" SDR35 SOLID DRAIN PIPE @ MIN. 0.8% SLOPE	421 LF
5	CONNECT DOWNSPOUT TO MAIN DRAINAGE PIPE @ MIN. 0.5% SLOPE PER DETAIL ON SH-6	8 UN
6	CONSTRUCT HARDSCAPE PER DET. ON SH-6	30317 SF
7	CONSTRUCT 6" PCC DRIVEWAY PER CITY OF MORENO VALLEY PWD STANDARD PLAN NO. MVSJ-112C-0.	2534 SF
8	CONSTRUCT 6" PAVEMENT PER DET. ON SH-6	8521 SF
9	SAW CUT, REMOVE, AND REPLACE 1' WIDE STRIP OF AC PAVEMENT AND BASE. ADD 1" TO THICKNESS OF EXISTING AC AND AB LAYERS FOR NEW PAVEMENT. WIDTH MAY CHANGE IF REQUIRED BY DETAIL MVSJ-132A-2 FOR UTILITY TRENCHES.	340 LF
10	CONSTRUCT RIBBON GUTTER PER DET. ON SH-6	177 LF
11	CONSTRUCT ADA ACCESS RAMP PER CITY OF MORENO VALLEY PWD STD. PLANS MVSJ-114A-2, MVSJ-114B-2, AND MVSJ-114C-2 AS APPLICABLE.	1 UN
12	CONSTRUCT TYPE 6A CURB PER CITY OF MORENO VALLEY PWD STD. PLANS MVSJ-121A-0	339 LF
13	CONSTRUCT 22.75"x35.38"x5.5" INFILTRATION TRENCH PER DET. ON SH-7. USE 15 STORMTECH MC-3500 CHAMBERS, IN 3 ROWS OF 5 CHAMBERS, PLUS 6 END CAPS. SEE DETAIL FOR SPACING. USE CLEAN GRAVEL WITH MIN 40% POROSITY TO FILL IN BETWEEN CHAMBERS AS PER DETAIL. SEE SECTIONS ON SH-4 FOR ELEVATIONS.	1 UN
14	CONSTRUCT 36"x36" BROOKS CATCH BASIN PER DETAIL ON SH-6. TO SERVE AS MANHOLE FOR INSPECTION AND MAINTENANCE	1 UN
15	CONNECT 8" PVC SEWER LATERAL TO EXISTING SEWER MAIN. CONTRACTOR TO VERIFY LOCATION ON FIELD. SEE CITY OF MORENO VALLEY PWD STD. PLAN MVSJ-132A-2 FOR TRENCHING.	N/A
16	CONNECT 2" GAS LATERAL TO GAS MAIN. CONTRACTOR TO VERIFY LOCATION ON FIELD. SEE CITY OF MORENO VALLEY PWD STD. PLAN MVSJ-132A-2 FOR TRENCHING.	N/A
17	CONNECT 2" WATER LATERAL TO WATER MAIN. CONTRACTOR TO VERIFY LOCATION ON FIELD. SEE CITY OF MORENO VALLEY PWD STD. PLAN MVSJ-132A-2 FOR TRENCHING IF APPLICABLE.	N/A
18	CONNECT 10" STORM DRAIN LATERAL TO STORM DRAIN MAIN. CONTRACTOR TO VERIFY LOCATION ON FIELD. SEE CITY OF MORENO VALLEY PWD STD. PLAN MVSJ-132A-2 FOR TRENCHING.	N/A
19	CONSTRUCT 10" SDR35 SOLID DRAIN PIPE @ MIN. 2% SLOPE	209 LF
20	PERIMETER PRIVACY VINYL FENCE PER ARCH. PLAN	735 LF
21	CONSTRUCT 8" SDR35 SOLID DRAIN PIPE @ MIN. 1.5% SLOPE	273 LF
22	CONSTRUCT NEW COMMERCIAL DRIVEWAY APPROACH TYPE III PER CITY OF MORENO VALLEY PWD STANDARD PLAN NO. MVSJ-112C-0. W=24', R=12'.	N/A
23	CONNECT 6" WATER LATERAL TO WATER MAIN FOR FIRE. CONTRACTOR TO VERIFY LOCATION ON FIELD. SEE CITY OF MORENO VALLEY PWD STD. PLAN MVSJ-132A-2 FOR TRENCHING.	N/A
24	CONNECT 2" WATER LATERAL TO WATER MAIN FOR DOMESTIC PURPOSES. CONTRACTOR TO VERIFY LOCATION ON FIELD. SEE CITY OF MORENO VALLEY PWD STD. PLAN MVSJ-132A-2 FOR TRENCHING.	N/A
25	CONNECT 1" WATER LATERAL TO WATER MAIN FOR IRRIGATION. CONTRACTOR TO VERIFY LOCATION ON FIELD. SEE CITY OF MORENO VALLEY PWD STD. PLAN MVSJ-132A-2 FOR TRENCHING.	N/A



Source: ABI Engineering 2022



Figure 7

STUDIO 6 HOTEL
Preliminary Grading Plan

Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21-0329)

Pursuant to the Chapter 8.14.040 of the Moreno Valley Municipal Code, construction activities would be limited to between the hours of 7 a.m. to 8 p.m. Monday through Friday, excluding holidays and from 8 a.m. to 4 p.m. on Saturday, unless written approval is obtained from the City Building Official or City Engineer.

Discretionary Approvals, Permits, and Studies

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

City of Moreno Valley

- Adoption of this Mitigated Negative Declaration
- Approval of a Specific Plan Amendment to allow a Hotel use in the VCR district of The Village Specific Plan, and to allow a building height of up to 50 feet or four stories in the VCR district of The Village Specific Plan.
- Approvals and permits necessary to execute the proposed Project; including but not limited to grading and building permits

14. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Consultation under Senate Bill (SB) 18 and Assembly Bill (AB) 52 commenced on September 12, 2022. The 30-day response period ended on October 12, 2022. Written correspondence was received from the Agua Caliente Band of Cahuilla Indians (ACBCI), the Yuhaaviatam of San Manuel Nation (YSMN) and the Rincon Band of Indians. The Agua Caliente Band and Rincon Band requested formal consultation. Formal consultation was closed on October 27, 2022. Standard mitigation measures CR-1 through CR-2 and TCR 1 through TCR 6, have been applied to the project pursuant to the Tribal consultation process.

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

- a. Santa Ana Regional Water Quality Control Board (RWQCB), The applicant would be required to comply with the NPDES General Permit for Storm Water Discharges Associated with Construction of Land Disturbance Activities (SWRCB Order No. 2009-0009-DWQ, NPDES No. CA2000002), as well as related City requirements for storm water/erosion control.

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

- a. Attachment A, Cultural Resources Inventory Report
- b. Attachment B, Water Quality Management Plan

Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21 -0329)

17. Mitigation Measures Applicable to the Proposed Project:

Air Quality

MM-AIR-1: During construction, ozone precursor emissions from all vehicles and construction equipment shall be controlled by maintaining equipment engines in good condition, in proper tune per manufacturers' specifications. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction. Compliance with this measure shall be subject to periodic inspections by the City or District.

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

MM-AIR-3: To minimize impacts related to particulate matter (PM₁₀ and PM_{2.5}) generation from construction activities, consistent with SCAQMD Rule 403, it is required that fugitive dust generated by grading and construction activities be kept to a minimum with a goal of retaining dust on the site. The contractor shall be required to comply with the applicable provisions of SCAQMD Rule 403 and implement appropriate fugitive dust control measures that may include watering, stabilized construction access to reduce tracking of mud or dirt onto public roads, covering trucks hauling loose materials off-site, and street sweeping.

Cultural Resources

MM-CUL-1: If cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1 below, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, to provide Tribal input with regards to significance and treatment.

MM-CUL-2: If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for

review and comment, as detailed within TCR-1 below. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

MM-CUL-3: If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

Biological Resources

MM-BIO-1: Avian Breeding Season Avoidance or Pre-construction Nesting Bird Survey
Vegetation removal shall occur outside of the avian breeding season (February 1 to September 1) unless a qualified biologist has first surveyed the area of disturbance to determine the presence or absence of nesting bird species. If vegetation removal is proposed during the avian breeding season, then this pre-construction nesting bird survey should be conducted no more than five days prior to the beginning of project-related activities. For passerines and small raptors, surveys shall be conducted within a 250-foot radius of the work area. For large raptors, surveys shall be conducted within a 500-foot radius of the work area. If such nesting birds are not found, then project-related activities may proceed during the avian breeding season. However, if such nesting birds are found, then the avian biologist will need to decide whether the construction activities can proceed without harm to the nest or if a buffer or construction monitoring will be necessary to protect the active nest. The results of the nesting bird survey shall be detailed in a short report provided to the City of Moreno Valley for their concurrence.

MM-BIO-2: Trees within the Project site will be surveyed by a qualified arborist prior to construction. Trees removed as part of the Project will be replaced per Chapter 9.17, Landscape and Water Efficiency Requirements, of the City's Municipal Code, which states that projects necessitating the removal of existing trees with 4-inch or greater trunk diameters (calipers), shall be replaced at a three-to-one ratio, with minimum 24-inch box size trees of the same species, or a minimum 36-inch box for a one-to-one replacement, where approved.

Geologic Resources

MM-GEO-1: Prior to the issuance of grading permits, the applicant shall provide a letter to the City of Moreno Valley Planning Department, or designee, from a professional paleontologist, stating that the paleontologist has been retained to provide services for the Project. The paleontologist shall develop a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite. The PRIMP shall be provided to the City for review and approval. The PRIMP shall require that the paleontologist be present at the pre-grading conference to establish procedures for paleontological resource surveillance. The PRIMP shall also require paleontological monitoring for excavation below four feet below ground surface.

In the event paleontological resources are encountered, ground disturbing activity within 50 feet of the area shall cease. The paleontologist shall examine the materials encountered, assess the nature and extent of the find, and recommend a course of action to further investigate and protect or recover and salvage those resources that have been encountered.

Tribal Cultural Resources

MM-TCR-1: The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in CR-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation and be provided information regarding the nature of the find, to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resource Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.

MM-TCR-2: All archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

MM-TCR-3: Prior to the issuance of a grading permit, the Developer shall secure agreements with the Consulting Tribe(s) for tribal monitoring. The City is also required to provide a minimum of 30 days' advance notice to the tribes of all mass grading and trenching or other ground disturbing activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities in the affected area if suspected archaeological resources are unearthed. The Native American Monitor(s) shall attend the pre-grading meeting with the Project Archaeologist, City, the construction manager, and any contractors and will conduct the Tribal Perspective of the mandatory Cultural Resources Worker Sensitivity Training to those in attendance.

MM-TCR-4: Cultural Resource Monitoring Plan (CRMP). The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a CRMP in consultation pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting Tribe is defined as a Tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in California Public Resources Code section 21080.3.2(b)(1) of AB 52. Details in the Plan shall include:

1. Project description and location.
2. Project grading and development scheduling.
3. Roles and responsibilities of individuals on the Project.
4. The pre-grading meeting and Cultural Resources Worker Sensitivity Training details.
5. 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.
6. The type of recordation needed for inadvertent finds and the stipulations of recordation of sacred items.

7. Contact information of relevant individuals for the Project.

MM-TCR-5: Cultural Resource Disposition. If Native American cultural resources are discovered during ground disturbing activities (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

- a. One or more of the following treatments, in order of preference, shall be employed with the 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 TCR-4**. 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 **Mitigation Measure MM-TCR-3**. The location for the future reburial area shall be identified on a confidential exhibit on file with the City and concurred to by the Consulting Native American Tribal Governments prior to certification of the environmental document.

MM-TCR-6: 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.”

MM-TCR-7: Inadvertent Finds. If potential historic or cultural resources are uncovered during excavation or construction activities at the project site that were not assessed by the environmental assessment conducted prior to Project approval, all ground disturbing activities in the affected area within 100 feet of the uncovered resource must cease immediately and a qualified person meeting the Secretary of the Interior's standards (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric resource. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional archaeologist and Tribal Monitors, if needed. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and all Consulting Native American Tribes as defined in **Mitigation Measure MM-TCR-3** before any further work commences in the affected area. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the Project Archaeologist, in consultation with the Tribe, and

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shall be submitted to the City for their review and approval prior to implementation of the said plan.

MM-TCR-8: Human Remains. 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).

MM-TCR-9: Non-Disclosure of Reburial Locations. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

MM-TCR-10: Archaeology Report – Phase III and IV. Prior to final inspection, the developer/permit holder shall prompt the Project Archaeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report that complies with the Community Development Department's requirements for such reports. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).

18. Acronyms:

Acronym	Definition
ADA	American with Disabilities Act
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
AQMP	air quality management plan
CEQA	California Environmental Quality Act
CIWMD	California Integrated Waste Management District
CMP	congestion management plan
DTSC	Department of Toxic Substance Control
DWR	Department of Water Resources

Acronym	Definition
EIR	environmental impact report
EMWD	Eastern Municipal Water District
EOP	emergency operations plan
FEMA	Federal Emergency Management Agency
FMMP	Farmland Mapping and Monitoring Program
GIS	Geographic Information System
GHG	greenhouse gas
GP	general plan
HCM	Highway Capacity Manual
HOA	homeowners association
IS	initial study
LHMP	local hazard mitigation plan
LOS	level of service
LST	Localized Significance Threshold
MARB	March Air Reserve Base
MARB/IPA	March Air Reserve Base/Inland Port Airport
MSHCP	multiple species habitat conservation plan
MVFP	Moreno Valley Fire Department
MVPD	Moreno Valley Police Department
MVUSD	Moreno Valley Unified School District
MWD	Metropolitan Water District
NCCP	natural communities conservation plan
NPDES	National Pollutant Discharge Elimination System
OEM	Office of Emergency Services
OPR	Office of Planning & Research, State
PEIR	program environmental impact report
PW	Public Works
RCEH	Riverside County Environmental Health
RCFCWCD	Riverside County Flood Control & Water Conservation District
RCP	regional comprehensive plan
RCTC	Riverside County Transportation Commission
RCWMD	Riverside County Waste Management District
RTA	Riverside Transit Agency
RTIP	regional transportation improvement plan

Acronym	Definition
RTP	regional transportation plan
SAWPA	Santa Ana Watershed Project Authority
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SCH	State Clearinghouse
SKRHCP	Stephens' Kangaroo Rat Habitat Conservation Plan
SoCAB	South Coast Air Basin
SWPPP	stormwater pollution prevention plan
SWRCB	State Water Resources Control Board
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
VMT	vehicle miles traveled
VVUSD	Valley Verde Unified School District
WQMP	water quality management plan
WRCOG	Western Riverside Council of Government

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact", as indicated by the checklist on the following pages. It is concluded that the project would result in the following potentially significant adverse environmental impacts to the following resource areas:

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

DETERMINATION

On the basis of this initial evaluation (*select one*):

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

Luis Lopez
Signature

11/7/2022
Date

Luis Lopez
Printed Name

City of Moreno Valley
For

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EVALUATION OF ENVIRONMENTAL IMPACTS

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

ENVIRONMENTAL ANALYSIS

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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I. AESTHETICS Except as provided in Public Resources Code Section 21099, would the Project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response: For purposes of CEQA, a scenic vista is generally considered an expansive view of a unique or remarkable landscape, which is observable from a location accessible to the public. The City’s General Plan Open Space and Resource Conservation Element related to visual resources apply to the proposed Project as follows:

- Policy OSRC 2.5 – Recognize the scenic value of views of hills surrounding Moreno Valley from Gilman Springs Road, Moreno Beach Drive, and State Route 60 and encourage measures to preserve viewsheds, as possible. The view of Mystic Lake from Gilman Springs Road should also be considered.

The project site is within an urbanized area undergoing mixed commercial buildout. The ongoing planned development and views of the mixed use and residential uses in the surrounding area have reduced the overall visual quality of the project area. Therefore, the visual landscape is not considered to have the attributes of a unique or remarkable landscape.

The site is not located near a designated scenic vista. Although not officially designated, major roads in the city in proximity to the project site include Old 215 Frontage Road and major public open space areas include Lake Perris State Recreate Area to the south and Box Springs Mountain Reserve to the north. According to General Plan Figure OSRC-3, *Scenic Resources and Ridgelines*, the Project site is not located within a view corridor for the Box Springs Mountains, Reche Canyon, the Badlands, or Mount Russell. Due to its distance, the project site is not visible from the open space areas. Most of the site is located on a flat developed site and generally at the same elevation as the surrounding retail and residential uses. The proposed four-story hotel building will be approximately 49 feet in height, which is being proposed as part of the Specific Plan Amendment and would be compatible with the City’s vision for Sunnymead Boulevard corridor. The Project would be visible from the surrounding public views. However, the project design includes landscaping and integration of trees to enhance views of the developed site. Although highly visible, the Project is not expected to substantially interrupt or obstruct available views from any scenic vistas. No designated scenic vistas would be impacted by the project. Thus, impacts to scenic vistas would not be significant.

b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Response: The project site is not located within or adjacent to a scenic highway corridor and does not contain scenic resources, such as trees of scenic value, rock outcroppings, or historic buildings (**Figure 8a** to **Figure 8c**). There are no state-designated or eligible scenic highways within the City of Moreno Valley.

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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The project site is located approximately 20 miles northwest of Highway 74, which is the only facility within the project vicinity that is designated as a State-eligible scenic highway. Due to the distance and intervening topography and development, the project would not be visible from State Highway 74. Therefore, the project site is not located within a state scenic highway corridor and implementation of the proposed Project would not have a substantial effect on scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway corridor. No impact to scenic resources would occur.

c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The following Open Space and Resource Conservation objectives and goals are applicable to the project site:

- OSRC 2-1. Limit development on hillsides and ridgelines where structures interrupt the skyline.
- OSRC 2-2. Minimize alteration of the topography, drainage patterns and vegetation of land with slopes of 10 percent or more and maintain development standards to protect the environmental and aesthetic integrity of hillside areas.
- OSRC 2-4. Reduce or avoid visual intrusion from energy and telecommunications infrastructure. Encourage the undergrounding of utility lines wherever feasible and promote the use of “stealth” designs that locate wireless infrastructure on existing poles, buildings, and other structures.

Response: The presence and movement of heavy construction equipment and staging areas could temporarily degrade the existing visual character and/or quality of the project site and surrounding area for existing developed land uses. Buildout of the project is anticipated to occur over an 18-month period. Construction activities would require the use of various types of equipment, such as scrapers, graders, dozers, and trucks as well as signs, cones, and trash receptacles. Project construction would involve the temporary use of fenced staging areas for construction equipment and materials. Although these staging areas would be in disturbed areas, construction equipment and materials would be visible to motorist and residents over an 18-month duration. Thus, construction activities would temporarily degrade the existing visual character of the site in the vicinity of developed areas. The temporary impacts to the visual character of the site would be less than significant given the short-term nature of construction activities.

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Site Photo 2

STUDIO 6 HOTEL

Figure 8a

Site Photos 1 and 2



Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21-0329)



Site Photo4

STUDIO 6 HOTEL

Figure 8b

Site Photos 3 and 4



Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21-0329)



Site Photo 5

Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21-0329)



STUDIO 6 HOTEL

Figure 8c
Site Photo 5

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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The project site includes two unvegetated flat parcels of land with existing structures, ruderal vegetation and palm trees that are located around the surrounding parcels (refer to views shown on Figure 8a to Figure 8c). Grading would occur throughout the site, resulting in the removal of the existing retail buildings, trees and low-lying shrubs; no significant landforms such as vegetated slopes or rock outcroppings exist on site. The City’s General Plan Conservation Element, Objectives and Goals as listed above and Design Guidelines (Policy 9.16), emphasize criteria assuring high-quality architectural design for the hotel and sensitivity to views along public streets. The project site plan includes a single 4-story building. Although the project is located adjacent to existing multi-family residential to the north, there are setbacks provided by a landscaped area with decorative masonry walls along the residential alley to the north, the parking area and paved walkways provide a buffer along the eastern and western property edge.

The building will be placed along the front property line providing a good pedestrian orientation to the sidewalk. The façades include visual relief and articulation provided by balconies and other architectural elements to enhance the aesthetic impacts. The use of setbacks, treatment of the building façade, integration of street-frontage, lighting and landscaping treatment will enhance the visual integrity of the project area. Project implementation would not have a substantial adverse effect on a scenic vista or substantially degrade the existing visual character or quality of the site and its surroundings. The overall aesthetic quality of the design would complement the surrounding residential and public uses. The Project would be consistent with the objectives and goals of the City’s Conservation Element.

The proposed Project would be generally consistent with the existing commercial retail and urban character of the surrounding area. While the proposed Project would change the character of the project site from a small retail facility to a hotel development, it would not significantly degrade the existing visual character or quality of the site and impacts would be less than significant.

d) Create a new source of substantial light or glare that would adversely affect day or nighttime views of the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: Existing lighting sources on the site and surrounding area generally consist of any streetlights; business lighting, and vehicle headlights. Chapter 9.08.100 establishes that all outdoor lighting associated with nonresidential uses shall be fully shielded and directed away from adjacent residential properties.

Such lighting shall not exceed 0.25-foot-candle minimum maintained lighting measured from within 5 feet of any property line, and shall not blink, flash, oscillate or be of unusually high intensity or brightness. Additionally, the City’s Municipal Code also specifies all lighting installations shall be designed and installed with full cutoff and be fully shielded to reduce glare and light trespass. The project would be required to demonstrate compliance with these requirements to the City of Moreno Valley prior to issuance of building permits. Project compliance with the lighting requirements of the City of Moreno Valley Municipal Code would ensure that the proposed Project would not produce a new source of substantial light or glare from artificial lighting sources that would adversely affect day or nighttime views in the area.

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Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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The proposed Project includes exterior lighting for the building and parking areas with standard heights, intensities, locations, and light reduction strategies to eliminate light spilling onto adjacent properties. The proposed lighting required for the hotel development would be consistent with lighting for the surrounding uses including the adjacent multi-family residential to the north, and commercial uses to the east, west and south. All lighting fixtures would be shielded from neighboring properties. The project would be consistent with the City’s lighting standards and would not create a substantially new source of light or glare. All new lighting would be required to follow the City’s Lighting Ordinance, which would ensure that potential impacts associated with glare or light would be minimized to a less than significant level of impact.

Sources

1. City of Moreno Valley General Plan 2040, adopted June 15, 2021
 - Chapter 2 – Land Use and Community Character
 - Chapter 10 – Open Space and Resource Conservation Element
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021
 - Section 4 – Aesthetics
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
 - Section 9.08.199 – Lighting
 - Section 9.10.110 – Light and Glare of the Moreno Valley Municipal Code
 - Chapter 9.16 – Design Guidelines
 - Section 9.17.030 G – Heritage Trees

<p>II. AGRICULTURE AND FORESTRY RESOURCES</p> <p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resource Board. Would the Project:</p>				
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response: The site is identified as “Urban & Built-Up Land” in the City’s General Plan Final Environmental Impact Report (Figure 4.2-1). It is not listed as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project site is designated as “Corridor Mixed Use” and is not under

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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a Williamson Act contract. The project is developed with existing structures and paved surface parking areas and is not used for agricultural purposes. Therefore, development of the site would not result in the conversion of agricultural lands to non-agricultural uses. No impact on existing or potential agricultural activity in the project area would occur with project implementation.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Response: As described above, the project site is not under a Williamson Act contract and would not result in the conversion of agricultural land to non-agricultural uses. Additionally, there is no agricultural zoning on the subject site on in the vicinity of the project site. Therefore, no impact to agricultural uses would occur with project implementation.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in <u>Public Resources Code Section 12220(g)</u>), timberland (as defined by <u>Public Resources Code Section 4526</u>), or timberland zoned Timberland Production (as defined by <u>Government Code Section 51104(g)</u>)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Response: The subject parcel is identified as developed with no onsite native habitat. No farmland, forest land, timberland, or other agricultural uses occur on the project site or surrounding area. The property is not listed as agricultural or prime farmland by the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program. Development of the project site will not result in the conversion of forest land to non-forest use. The project site does not contain any Williamson Act or other agricultural land contracts. There is no agricultural zoning in the vicinity of the site. Accordingly, no associated impacts to forest land or timberland zoning would result. No impact would occur.

D) Result in the loss of forestland or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Response: As stated above, the project site is designated for commercial use and no forest land exists on site. Therefore, the Project would not result in the loss or conversion of forest land. No impact would occur.

e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Response: The project site is in an urban setting, surrounded by commercial uses along Sunnymead Boulevard and multifamily residential uses to the north. The Project is not expected to result in the conversion of Farmlands to non-agricultural use or conversion of forest land to non-forest use. No impact would occur.

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Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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Sources

1. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021
 - Section 4.2 – Agricultural Resources
 - Figure 4.2-1 – FMMP Important Farmlands
2. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
3. California Department of Conservation. California Important Farmland Finder. Accessed May 23, 2022. <https://maps.conservation.ca.gov/DLRP/CIFF/>.

<p>III. AIR QUALITY</p> <p>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the Project:</p>				
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"/>

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

CARB divides the state into air basins that share similar meteorological and topographical features. Moreno Valley lies in the South Coast Air Basin (SoCAB), which includes the non-desert portions of Los Angeles, Riverside, and San Bernardino counties and all of Orange County. The air quality in the SoCAB is regulated by the South Coast Air Quality Management District (SCAQMD). The air basin is on a coastal plain with connecting broad valleys and low hills and is bounded by the Pacific Ocean on the southwest, with high mountains forming the remainder of the perimeter (SCAQMD 1993). The Riverside County portion of the SoCAB is designated as a nonattainment area for the federal ozone and fine particulate matter (PM_{2.5}) standards and is also a nonattainment area for the state standards for ozone, coarse particulate matter (PM₁₀), and PM_{2.5} standards (CARB 2021).

The SCAQMD develops and administers local regulations for stationary air pollutant sources within the Basin, and also develops plans and programs to meet attainment requirements for both federal and State Ambient Air Quality Standards. The SCAQMD and the Southern California Association of Governments (SCAG) are responsible for formulating and implementing the Air Quality Management Plan (AQMP) for the SoCAB. The main purpose of an AQMP is to bring the area into compliance with federal and State air

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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quality standards. SCAQMD approved the 2016 AQMP on March 3, 2017, and submitted the plan to CARB on March 10, 2017.

Projects that are consistent with existing General Plan documents, which are used to develop air emissions budgets for the purpose of air quality planning and attainment demonstrations, would be consistent with the AQMP. Provided the Project follows applicable Rules and Regulations adopted by the SoCAB through their air quality planning process, the Project would not conflict with or obstruct implementation of the AQMP.

The site is within the Sunnymead Corridor neighborhood as identified in the City’s General Plan and is designed primarily for mixed retail and multifamily residential development. The Project is subject to a Specific Plan Amendment that will allow the proposed hotel use to be consistent with the underlying zoning requirements and planned land uses within the General Plan. The Project would follow applicable Rules and Regulations adopted by the SoCAB and would therefore, not conflict with or obstruct implementation of the ACMP. The Project would not result in a significant impact.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Response:

Short-Term Construction Emissions

The Project would result in the generation of emissions associated with short-term construction activities. Construction emissions would be generated from the use of construction equipment at the site; construction-related traffic trips from workers, delivery trucks, and soil hauling trucks; and grading activities. Typical construction emission calculations that may occur with demolition, grading, and building construction emissions per day on approximately 5 acres of land (General Plan Final EIR, Air Quality) are shown below in **Table 2**.

As depicted in Table 2, the demolition, grading, and building construction activities of a typical mixed-use development project on a 5-acre lot allowed under the General Plan may result in an average of 20 pounds per day of PM₁₀ emissions, 20 pounds per day of ROG emissions, 33 pounds per day of NO_x emission, and 26 pounds per day of CO emissions for one project. Construction emissions for the proposed project are expected to be less than these calculations based on the project’s smaller area of development (1.21 acres). Construction emissions would be temporary and short-term. Since SoCAB currently fails to meet state and federal air quality standards for four of the criteria pollutants including ozone, nitrogen dioxide, carbon monoxide, and fine particulate matter, the addition of construction-related emissions to the air basin could violate the existing federal, state, and local air quality standards for ozone, nitrogen dioxide, carbon monoxide, and fine particulate matter which would result in a cumulative air quality impact. However, adherence to the SCAQMD requirements listed below (Mitigation Measures MM-AIR-1 through MM-AIR-3), would reduce the emissions associated with construction to a less than significant impact.

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Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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**TABLE 2
CONSTRUCTION EMISSIONS FOR 5-ACRE MIXED-USE PROJECT**

Construction Phase	Pollutant (lbs per day)					
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Demolition	3	27	21	<1	2	1
Site preparation	3	33	20	<1	20	11
Grading	2	21	16	<1	8	4
Building Construction/Architectural Coatings	20	21	26	<1	4	2
Paving	1	10	15	<1	1	1
Maximum Daily Emissions	20	33	26	<1	20	11
<i>SQAQMD Significance Criteria</i>	<i>75</i>	<i>100</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>

SOURCE: City General Plan Final EIR (2021)

Long-Term (Operational) Emissions

The main operational impacts associated with the project would be impacts associated with traffic. Minor impacts would be associated with energy use and landscaping. The Riverside County portion of the SoCAB is designated as a nonattainment area for the federal ozone and fine particulate matter (PM_{2.5}) standards and is also a nonattainment area for the state standards for ozone, coarse particulate matter (PM₁₀), and PM_{2.5} standards (CARB 2021). As described above, construction operations temporarily increase the emissions of dust and other pollutants. Construction emissions would be temporary and short-term in duration. Construction emission impacts would be less than significant with the implementation of the following avoidance measures MM-AIR-1 through MM-AIR-3, as required by the SCAQMD.

Mitigation Measures

MM-AIR-1: During construction, ozone precursor emissions from all vehicles and construction equipment shall be controlled by maintaining equipment engines in good condition, in proper tune per manufacturers' specifications. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction. Compliance with this measure shall be subject to periodic inspections by the City or District.

MM-AIR-2: To reduce construction vehicle (truck) idling while waiting to enter/exit the site, prior to issuance of grading permits, the contractor shall submit a traffic control plan that will describe in detail, safe detours to prevent traffic congestion to the best of the project's ability and provide temporary traffic control measures during construction activities that will ensure smooth traffic flows. Pursuant to California Code of Regulations Title 13 §2449(d)(3), construction equipment and truck idling times shall be prohibited in excess of five minutes on site. To reduce traffic congestion,

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and therefore NOx, the plan shall include, as necessary, appropriate, and practicable, the following: dedicated turn lanes for movement of construction trucks and equipment on and off site, scheduling of construction activities that affect traffic flow on the arterial system to off-peak hours, rerouting of construction trucks away from congested streets or sensitive receptors, and/or signal synchronization to improve traffic flow. This measure applies to all projects, unless the City determines that a traffic control plan is not warranted or feasible due to no impact on local roadways.

MM-AIR-3: To minimize impacts related to particulate matter (PM₁₀ and PM_{2.5}) generation from construction activities, consistent with SCAQMD Rule 403, it is required that fugitive dust generated by grading and construction activities be kept to a minimum with a goal of retaining dust on the site. The contractor shall be required to comply with the applicable provisions of SCAQMD Rule 403 and implement appropriate fugitive dust control measures that may include watering, stabilized construction access to reduce tracking of mud or dirt onto public roads, covering trucks hauling loose materials off-site, street sweeping, and halting any grading activities whenever wind speeds exceed 25 miles per hour.

c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: Projects involving traffic impacts may result in the formation of locally high concentrations of CO, known as CO “hot spots.” According to Caltrans guidance (University of California Davis 1998), CO “hot spots” have the possibility of forming at intersections with a level of service (LOS) of E or F. Due to the relatively small size of the project (94 hotel rooms), the Project would not generate substantial traffic that would result in a degradation in LOS at nearby intersections. It is therefore anticipated that no CO “hot spots” would result from project-related traffic.

Emissions generated from construction equipment would be reduced to levels below significance with implementation of avoidance measures MM-AIR-1 through MM-AIR-3. Therefore, the Project would not result in a significant impact to sensitive receptors during construction.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: During construction, diesel equipment operating at the site may generate some nuisance odors; however, due to the temporary nature of construction, odors associated with project construction would be less than significant. According to the SCAQMD CEQA Air Quality Handbook (SCAQMD 1999), land uses associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass

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molding operations. The proposed hotel development does not include any of the operations cited in the SCAQMD’s handbook. Odor impacts would be less than significant.

Sources

1. City of Moreno Valley General Plan 2040, adopted June 15, 2021
 - Chapter 4– Circulation Element
 - Chapter 8 – Environmental Justice
2. Final Environmental Impact Report City of Moreno Valley General Plan 2040, certified May 20, 2021
 - Section 4.3 – Air Quality
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
 - Section 9.10.050 – Air Quality of the Moreno Valley Municipal Code
 - Section 9.10.150 – Odors of the Moreno Valley Municipal Code
 - Section 9.10.170 – Vibration of the Moreno Valley Municipal Code
4. Moreno Valley Municipal Code Section 12.50.040 – Limitations on Engine Idling

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

Response: The site is identified as Disturbed/Developed land and is comprised of a paved surface parking lot, ornamental landscaping, and existing structures. The existing trees on the site have the potential to provide habitat for nesting migratory birds. Many of these trees would be removed during construction. Therefore, the proposed Project has the potential to impact active bird nests if vegetation and trees are removed during the nesting season. Nesting birds are protected under the federal Migratory Bird Treaty Act (MBTA) (United States Code Title 33, Section 703 et seq.; see also Code of Federal Regulations Title 50, Part 10) and Section 3503 of the California Fish and Game Code. Any activities that occur during the nesting/breeding season of birds protected by the MBTA could result in a potentially significant impact if requirements of the MBTA are not followed. However, implementation of Mitigation Measure MM-BIO-1 would ensure MBTA compliance and would require a nesting bird survey to be conducted prior to the commencement of construction during nesting season, which would reduce potential impacts related to nesting avian species and native wildlife nursery sites. As such, with implementation of MM-BIO-1 impacts to candidate, sensitive, or special status species would be less than significant.

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Mitigation Measure

MM-BIO-1: Avian Breeding Season Avoidance or Pre-construction Nesting Bird Survey. Vegetation removal shall occur outside of the avian breeding season (February 1 to September 1) unless a qualified biologist has first surveyed the area of disturbance to determine the presence or absence of nesting bird species. If vegetation removal is proposed during the avian breeding season, then this pre-construction nesting bird survey should be conducted no more than five days prior to the beginning of project-related activities. For passerines and small raptors, surveys shall be conducted within a 250-foot radius of the work area. For large raptors, surveys shall be conducted within a 500-foot radius of the work area. If such nesting birds are not found, then project-related activities may proceed during the avian breeding season. However, if such nesting birds are found, then the avian biologist will need to decide whether the construction activities can proceed without harm to the nest or if a buffer or construction monitoring will be necessary to protect the active nest. The results of the nesting bird survey shall be detailed in a short report provided to the City of Moreno Valley for their concurrence.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: The subject property is completely developed with urban uses and does not contain riparian/riverine areas or vernal pools as defined in Section 6.1.2 of Volume I of the MSHCP (Dudek 2003a). Specifically, for riparian/riverine areas, there are no trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or depend upon soil moisture from a nearby water source on the property. Rather, the site is occupied by Residential/Urban/Exotic habitat. For these reasons, the Project site is not expected to have a substantial adverse effect on any riparian habitat. Impacts would be less than significant.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: The subject property is completely developed with urban uses and does not contain riparian/riverine areas or vernal pools as defined in Section 6.1.2 of Volume I of the MSHCP (Dudek 2003a). Specifically, for riparian/riverine areas, there are no trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or depend upon soil moisture from a nearby water source on the property. As discussed above, the Project site would not result in an adverse effect on state or federally protected wetlands. Impacts would be less than significant.

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Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response: The 1.21-acre subject property is not mapped within a core area or linkage in the MSHCP. In addition, the site contains developed land. It is an in-fill property that is surrounded by commercial and residential development. As such, the property does not function as a wildlife movement corridor. Impacts would, therefore, be less than significant.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Response: The Project is required to comply with the City’s tree preservation ordinance, included under Chapter 9.17, Landscape and Water Efficiency Requirements, which requires projects “necessitating the removal of existing trees with four-inch or greater trunk diameters (calipers), shall be replaced at a three to one ratio, with minimum 24-inch box size trees of the same species, or a minimum 36-inch box for a one to one replacement, where approved.” An arborist will be retained to identify which trees are subject to replacement. Trees would be replaced in accordance with City standards established under Chapter 9.17 (MM-BIO-2). As such, the proposed Project would not conflict with any local policies protecting biological resources, including trees, and impacts would be less than significant.

Mitigation Measure

MM-BIO-2: Tree Replacement. Trees within the Project site will be surveyed by a qualified arborist prior to construction. Trees removed as part of the Project will be replaced per Chapter 9.17, Landscape and Water Efficiency Requirements, of the City’s Municipal Code, which states that projects necessitating the removal of existing trees with 4-inch or greater trunk diameters (calipers), shall be replaced at a three-to-one ratio, with minimum 24-inch box size trees of the same species, or a minimum 36-inch box for a one-to-one replacement, where approved.

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"/>
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Response: Core areas are defined in the MSCHP-Volume I as “a block of Habitat of appropriate size, configuration, and vegetation characteristics to generally support the life history requirements of one or more Covered Species”. These core areas serve as the cornerstones of the MSHCP conservation area. To ensure connectivity between the core areas, linkages have also been identified for protection. These linkages

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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provide “Live-In” habitat for certain species and habitat for movement between core areas. A third term, wildlife movement corridor, is used in the MSHCP to describe typically linear, unobstructed paths that provide adequate cover for species moving from place to place. The 1.21-acre subject property is not mapped within a core area or linkage in the MSHCP. In addition, the site contains land developed with urban uses. It is an in-fill property that is surrounded by commercial and residential development. Therefore, no conflicts with provision of an adopted HCP or NCCP or other approved conservation plan would occur with the proposed Project and there would be a less than significant impact.

Sources

1. City of Moreno Valley General Plan 2040, adopted June 15, 2021
 - Chapter 10 – Open Space and Resource Conservation Element
2. Final Environmental Impact Report City of Moreno Valley General Plan 2040, certified May 20, 2021
 - Section 4.4 – Biological Resources
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
 - Section 9.17.030 G – Heritage Trees
4. Moreno Valley Municipal Code Chapter 8.60 – Threatened and Endangered Species
5. Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), <http://www.wrc-rca.org/about-rca/multiple-species-habitat-conservation-plan/>.

V. CULTURAL RESOURCES				
Would the Project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in <u>Section 15064.5</u> ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response: The project site is developed with urban uses and contains existing structures. As part of the current review process, a cultural resources evaluation was prepared for the project site (Recuerdos Research 2022). A records search was conducted at the Eastern information Center in July 2022 and results of the search were negative. There were no archaeological or historical resources previously recorded on or near the subject parcel. A review of California Inventory of Historic Resources (March 1976) and National Register of Historic Places (National Park Service 2013) indicated that there are no inventoried historic properties within the Project APE and a 1-mile radius. Therefore, the project would have no impact on an historical resource.

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Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in Public Resources Code Section 21083.2 and 21084.1, and CEQA Guidelines Section 15064.5, respectively?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response: There are no cultural resources previously documented within the Project site. Due to the low sensitivity of the Project site for buried prehistoric and historic-period resources, impacts to cultural resources are not expected to occur.

c) Disturb any Native American tribal cultural resources or human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: No human remains are anticipated to be discovered during project construction due to the lack of burial sites recorded on the site. In accordance with Health and Safety Code section 7050.5, CEQA section 15064.5(e), and Public Resources Code section 5097.98, if any human remains are discovered, all work would be halted in the vicinity of the discovery, the appropriate authorities would be notified, and standard procedures for the respectful handling of human remains would be adhered to. Additionally, Mitigation Measures CUL-1 through CUL-2 were included as requested by the Yuhaaviatam of San Manuel Nation as part of the Tribal Consultation process. Adherence to the City’s regulations and MM-CUL-1 through CUL-3 would serve to reduce impacts to below a level of significance. Although the City of Moreno Valley will serve as the Lead Agency and will be ultimately responsible for conducting any future consultation with interested or affected Native American groups, a request for a search of the NAHC files was requested by the applicant’s consultant, and results of the NAHC were negative.

Mitigation Measures

MM-CUL-1: If cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1 below, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

MM-CUL-2: If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within TCR-1 below. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

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MM-CUL-3: If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

Sources

1. City of Moreno Valley General Plan 2040, adopted June 15, 2021
 - Chapter 10 – Open Space and Resource Conservation Element
2. Final Environmental Impact Report City of Moreno Valley General Plan 2040, certified May 20, 2021
 - Section 4.5 – Cultural Resources
 - Figure 4.5-1 –Historic Resources
 - Figure 4.5-2 – Archaeological Sensitive Areas
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
4. Moreno Valley Municipal Code Title 7 – Cultural Preservation
5. Cultural Resources Inventory Report for the Studio 6 Hotel Development, City of Moreno Valley, Riverside County California, prepared by Richard Carrico. Recuerdos Research. July 2022.

VI. ENERGY Would the Project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response: The Project includes design features that would reduce project-related energy consumption, with resultant reductions in GHG emissions. The Project would comply with Title 24 requirements, as well as the California Green Building Code standards. Title 24 addresses the use of energy-efficient building standards, including ventilation, insulation, and construction, as well as the use of energy saving appliances, conditioning systems, water heating, and lighting. The Project also proposes to install energy efficient lighting throughout the site. The Project would construct a maximum of 94 hotel rooms. The Title 24, Building Standards Code, California Energy Code and California Green Building standards would be applicable to the Project. Adherence to Title 24, the Building Standards CEC and Green Building Standards would minimize wasteful and inefficient use of energy resources during construction and operation of the Project. Impacts would be less than significant level.

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Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response: California’s Renewable Portfolio Standard requires retail sellers of electric services to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020. Further, as amended in 2015 by SB 350, retail sellers of electric service must increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020. Further, as amended in 2015 by SB 350, retail sellers of electric services must increase procurement from eligible renewable energy resources to the following:

- 40 percent of total retail sales by 2024
- 45 percent of total retail sales by 2027
- 50 percent of total retail sales by 2030

As amended in 2018 by SB 100, retail sellers of electric services must increase procurement from eligible renewable energy resources to the following:

- 44 percent of total retail sales by 2024
- to 50 percent of total retail sales by 2026
- to 52 percent of total retail sales by 2027
- to 60 percent of total retail sales by 2030

California Code of Regulations Title 24, Part 6, regulates the design of building shells and building components. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods.

The California Public Utilities Commission, CEC, and ARB also have a shared, established goal of achieving Zero Net Energy (ZNE) for new construction in California. The key policy timelines include: (1) all new residential construction in California will be ZNE by 2020, and (2) all new commercial construction in California will be ZNE by 2030.

The ZNE goal generally means that new buildings must use a combination of improved efficiency and renewable energy generation to meet 100 percent of their annual energy need. In addition to CEC’s efforts, in 2008, the California Building Standards Commission adopted the nation’s first green building standards. The California Green Building Standards Code (Part 11 of Title 24) are commonly referred to as CALGreen and establish voluntary and mandatory building standards.

The project would not conflict or obstruct a state or local plan for renewable energy or energy efficiency since it would adhere to Title 24, the Building Standards CEC and Green Building Standards. No impacts would occur.

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Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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Sources

1. City of Moreno Valley General Plan 2040, adopted June 15, 2021
 - Section 4.6 –Energy Resources
2. Final Environmental Impact Report City of Moreno Valley General Plan 2040, certified May 20, 2021
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code

VII. GEOLOGY AND SOILS Would the Project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of injury, damage or death involving?				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Map issued by the State Geologist for the area or based upon on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response: The Alquist-Priolo Earthquake Fault Zoning Act identifies no active faults within the project area consequently. The subject site is more than four miles away from the San Jacinto fault zone. As such, the risk of surface rupture is low, and impacts would be less than significant.

ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: The active San Jacinto Fault Zone is located approximately 4.7 miles northeast of the subject site. Other active fault zones in the region that could possibly affect the site include the San Andreas Fault Zone 15.6 miles to the northeast, and the Elsinore/Whittier/Chino Fault Zones 19.8 miles to the southwest (ABI Engineering 2022). Given the proximity of the site to active fault zones in the region, earthquakes large enough to result in moderate ground shaking is possible. Seismic risks are significantly higher in areas closer to the region’s major faults, and a moderate or major earthquake could result in potentially damaging ground shaking. The Project would be required to utilize proper engineering design and standard construction practices satisfactory to the City Building Official which would be verified during the city-wide plan check processing. Compliance with the latest building and fire codes would mitigate potential adverse effects to humans resulting from strong seismic ground shaking events. This would ensure that the potential for impacts from local/regional geologic hazards would be less than significant.

iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: Based on a review of readily available, pertinent geologic and geotechnical literature, as documented in the Project’s geotechnical report (ABI Engineering 2022), it was determined that the site is

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generally underlain by topsoil, subsoil, and older alluvium. The earth materials underlying the site are not considered subject to liquefaction due to such factors as soil density, and grain-size distribution. Based on a review of the City’s Local Hazard Mitigation Plan, the project site is not located within an area prone to liquefaction. Project development would be required to utilize proper engineering design and standard construction practices as outlined in the project geotechnical report and satisfactory to the City Engineer. These project requirements would be verified during review of construction-level development plans and would ensure that the potential for impacts from seismic ground shaking would be less than significant.

iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: The site is relatively flat with elevation at approximately 1,630 feet above the mean sea level. Also, there are no hillside or steep slopes on or in the vicinity of the Project site. Accordingly, the Project site is in an area with a low potential for landslides (ABI Engineering 2022). When grading is complete, the Project site would maintain the same elevation range that occur under existing conditions. Proposed grading would not create manufactured slopes. Thus, development of the proposed Project would not expose people or structures to potential substantial adverse effects from landslides and a less than significant impact would occur.

b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: The following soils are known to occur within the project area (Chris Wheeler Engineering 2020):

- *Topsoil:* consisting of light brown, dry, loose, silty sand (SM), Poorly Graded Sand (SP), and Clayey Sand (SC). These soils are known to have a very low expansion potential.
- *Subsoil:* Soils below the depth of 15 feet are in medium dense to very dense conditions. These materials are known to have a low expansion potential.
- *Older Alluvium (Goal):* Older alluvium was identified as underlying the surficial soils throughout the property (City General Plan Final EIR). These materials are identified by the United States Geologic Survey (USGS) as, “very old alluvial fan deposits” of early Pleistocene-age. The older alluvium generally consists of light brown, light grayish-brown, reddish-brown, and brown, damp to saturated, very dense, silty sand (SM) and well graded sand with silt (SW-SM). The older alluvium is known to have a very low expansion potential.

Development of the Project site would disturb the site during grading and construction and expose the underlying soils, which would temporarily increase erosion susceptibility. In the long-term, development of the subject property would increase the extent of impervious surface cover and landscaping on the Project site, thereby reducing the potential for erosion and loss of topsoil. The Project would be required to adhere to standard regulatory requirements, including, but not limited to, requirements imposed by the City of

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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Moreno Valley’s National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit (State Water Resources Control Board Order No. 99-08-DWQ) and a project-specific Water Quality Management Plan (WQMP) that includes Best Management Practices (BMPs) to minimize water pollutants including sedimentation in stormwater runoff. With mandatory compliance with the City of Moreno Valley’s NPDES Municipal Stormwater Permit and the Project’s WQMP, the Project’s potential to result in substantial soil erosion or the loss of topsoil would be less than significant. Adherence to the City’s grading and erosion control measures would ensure implementation of appropriate measures during grading and construction activities to reduce soil erosion impacts to below levels of significance.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: The Project site is underlain by topsoil, subsoil, and Older Alluvium, which are considered to be relatively stable. The Project would be required to utilize proper engineering design and standard construction practices which would be verified by City staff during Citywide plan check processing of construction-level documents. Impacts associated with off-site landslides, lateral spreading, subsidence, liquefaction, or collapse are expected to be less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: The near surface soils within the project area generally consist of dry, loose, silty sand to moist medium dense, clayey sand. As stated in the Project’s geotechnical report, the near surface on-site soils are determined to possess a low expansive potential (Expansion Index ranging from 21 to 50). Through standard conditions of approval, the proposed Project would be required by the City to incorporate the recommendations contained within the Project geotechnical report into the grading plan for the Project. As such, implementation of the Project would result in less than significant impacts associated with expansive soils and would not create substantial risks to life or property.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Response: No septic or alternative wastewater systems are proposed. The project site is located in an urbanized area with infrastructure systems (i.e., municipal water, sewer, and storm water facilities) in place, which would not be affected by the Project. No impact would occur.

Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21-0329)

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Response: As shown in Figure 4.7-4 of the Moreno Valley FEIR (page 4.7-8, Paleontological Sensitivity), the western portion of the City of Moreno Valley is primarily classified with a high paleontological sensitivity rating. Impacts would be most likely to occur in native soil that has not been previously disturbed. Many areas that are classified with a high paleontological sensitivity rating, such as the Project site, have already been developed. Published geological reports (e.g., Morton and Miller 2006) covering the Project area indicate that the proposed Project has the potential to impact Quaternary very old alluvial-fan deposits.

While the overall potential for paleontological or unique geological resources is considered low given the developed nature of the site, ground-disturbing activities still have the potential to disturb previously unknown resources, therefore, **Mitigation Measure MM-GEO-1** shall be implemented. Implementation of the following mitigation measures would serve to minimize potential impacts to a level below significance.

Mitigation Measures

MM-GEO-1: Prior to the issuance of grading permits, the applicant shall provide a letter to the City of Moreno Valley Planning Department, or designee, from a professional paleontologist, stating that the paleontologist has been retained to provide services for the Project. The paleontologist shall develop a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite. The PRIMP shall be provided to the City for review and approval. The PRIMP shall require that the paleontologist be present at the pre-grading conference to establish procedures for paleontological resource surveillance. The PRIMP shall also require paleontological monitoring for excavation below four feet below ground surface.

In the event paleontological resources are encountered, ground disturbing activity within 50 feet of the area shall cease. The paleontologist shall examine the materials encountered, assess the nature and extent of the find, and recommend a course of action to further investigate and protect or recover and salvage those resources that have been encountered.

Sources

1. Final Environmental Impact Report City of Moreno Valley General Plan 2040, certified May 20, 2021
 - Section 4.7 – Geology and Soils
 - Figure 4.7-1 – Fault Zones
 - Figure 4.7-2 – Liquefaction
 - Figure 4.7-3 – Landslides

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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– Figure 4.7-4 – Paleontological Sensitivity

3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
4. Moreno Valley Municipal Code Chapter 8.21 – Grading Regulations
5. Local Hazard Mitigation Plan, City of Moreno Valley Fire Department, adopted October 4, 2011, amended 2017, http://www.moval.org/city_hall/departments/fire/pdfs/haz-mit-plan.pdf
6. Emergency Operations Plan, City of Moreno Valley, March 2009, http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf
7. Report of Geotechnical Investigation for Proposed Studio 6 Hotel, ABM Engineering, June 3, 2022.

VIII. GREENHOUSE GAS EMISSIONS Would the Project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response: Greenhouse gas (GHG) emissions associated with the proposed Project would primarily be associated with project-related traffic. In addition, project-related construction activities, energy consumption, water consumption, and solid waste generation also would contribute to the Project’s overall generation of GHGs. The City of Moreno Valley adopted its Climate Action Plan (CAP) in June of 2021. The Moreno Valley CAP is designed to reinforce the City’s commitment to reducing greenhouse gas (GHG) emissions, and demonstrate how the City will comply with State of California’s GHG emission reduction standards. The CAP includes GHG reduction mitigation measures to achieve targeted emission reductions. The following 2021 CAP policies would be applicable to the proposed Project:

- **TR-5:** Implement trip reduction programs in new residential, commercial, and mixed-use developments.
- **C-1:** Expand efforts to install energy- efficient lighting technologies in new and existing private parking lots.
- **C-2:** Facilitate energy efficiency improvements in nonresidential buildings through incentives and regulations that may include energy performance reports, time of sale upgrades, and/or innovative partnerships such as expansion of utility provider (e.g., MVU, SCE, SoCal Gas) programs to reduce energy use.
- **C-5:** Actively engage with Moreno Valley businesses to identify areas for GHG reduction and financial savings.

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Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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- **OR-2:** Reduce emissions from heavy-duty construction equipment by limiting idling based on South Coast Air Quality Management District (SCAQMD) requirements and utilizing cleaner fuels, equipment, and vehicles.
 - Require provision of clear signage reminding construction workers to limit idling.
 - Require project applicants to limit GHG emissions through one or more of the following measures: substitute electrified or hybrid equipment for diesel/ gas powered, use alternative-fueled equipment on site, avoid use of on-site generators.
- **NC-1:** Require new landscaping to be climate appropriate.

Construction activities emit greenhouse gases (GHGs) primarily through combustion of fuels (mostly diesel) in the engines of off-road construction equipment and through combustion of diesel and gasoline in on-road construction vehicles and in the commute vehicles of the construction workers. Smaller amounts of GHGs are also emitted through the energy use embodied in any water use (for fugitive dust control) and lighting for the construction activity. Operational activities emit GHGs primarily through the combustion of fuel in vehicles, electricity generation and natural gas consumption, water use, and from solid waste disposal.

The proposed Project includes a cool roof for the hotel, which would have a minimum of a 3-year aged solar reflection or solar reflection greater than the values specified in the California Green Building Standards Code. The building would have solar panels in effort to reduce the overall electric consumption from the power grid to zero.

The Project is expected to meet the goals of the City CAP and would not result in cumulatively considerable significant global climate impacts. Additionally, the Project would be constructed in accordance with the energy efficiency standards, water reduction goals, and other “green” standards contained in the California Green Building Standards. As such, the Project would not conflict with plans, policies, or regulations adopted for the purpose of reducing GHG emissions. Impacts would be less than significant.

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"/>
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Response: The project is expected to meet the goals of the City’s CAP. The Project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions. Impacts would be less than significant.

Sources

1. City of Moreno Valley General Plan 2040, adopted June 15, 2021
2. Final Environmental Impact Report City of Moreno Valley General Plan 2040, certified May 20, 2021
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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4. California’s 2017 Climate Change Scoping Plan, prepared by the California Air Resources Board, November 2017, https://www.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf, accessed June 15, 2022
5. Moreno Valley Climate Action Plan adopted June 15, 2021.

IX. HAZARDS AND HAZARDOUS MATERIALS				
Would the Project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, emission or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response: The Project site consists of a developed parcel of land with an existing structure. Development of the Project would require standard transport, use, and disposal of hazardous materials and wastes. If the use of these materials does not adhere to established federal, state, and local laws and regulations, workers, building occupants and residents, the public, and/or the environment could be exposed to hazardous materials.

Construction

Heavy construction equipment (e.g., dozers, excavators, tractors) would be operated for development of the Project. The equipment would be fueled and maintained by petroleum-based substances such as diesel fuel, gasoline, oil, and hydraulic fluid, which are considered hazardous if improperly stored, handled, or transported. Other materials used—such as paints, adhesives, and solvents—could also result in accidental releases or spills that could pose risks to people and the environment. These risks are standard, however, on all construction sites, and the Project would not cause greater risks than would occur on other similar construction sites.

Construction contractors would be required to comply with federal, state, and local laws and regulations regarding the transport, use, and storage of the hazardous materials. Applicable laws and regulations include CCR Title 8, Section 1529 (pertaining to ACM) and Section 1532.1 (pertaining to LBP); CFR Title 40, Part 61, Subpart M (pertaining to ACM); CCR Title 23, Chapter 16 (pertaining to UST); CFR Title 29, Hazardous Waste Control Act; CFR Title 49, Chapter I; and Hazardous Materials Transportation Act requirements as imposed by the USDOT, Cal/OSHA, CalEPA and DTSC. Additionally, construction activities would require a Stormwater Pollution Prevention Plan (SWPPP), which is mandated by the National Pollution Discharge Elimination System General Construction Permit and enforced by the Santa Ana RWQCB. The SWPPP will include strict onsite handling rules and BMPs to minimize potential adverse effects to workers, the public, and the environment during construction, including but not limited to:

- Establishing a dedicated area for fuel storage and refueling activities that includes secondary containment protection measures and spill control supplies;
- Following manufacturers’ recommendations on the use, storage, and disposal of chemical products used in construction;

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Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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- Avoiding overtopping construction equipment fuel tanks;
- Properly containing and removing grease and oils during routine maintenance of equipment; and
- Properly disposing of discarded containers of fuels and other chemicals.

Mandatory compliance with applicable laws and regulations related to the routine transport, use, and disposal of hazardous materials during construction activities at the Project site would limit potentially significant hazards to construction workers, the public, and the environment. Impacts would be less than significant.

Operation

The Project site would be developed with 94 hotel units and surface parking area, which would involve routinely using hazardous materials including solvents, cleaning agents, paints, pesticides, batteries, fertilizers, and aerosol cans. These types of materials are not acutely hazardous and would only be used and stored in limited quantities. The normal routine use of these hazardous materials products pursuant to existing regulations would not result in a significant hazard to people or the environment in the vicinity of the Project. Therefore, operation of the Project would not result in a significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous waste, and impacts would be less than significant.

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"/>
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Response: The proposed hotel use would have guest rooms that are for transient human occupancy, and which is not a use known to create any significant hazard to the public or the environment. As such, no long-term hazards are anticipated. Construction of the Project would involve the use of common, but potentially hazardous materials, including vehicle fuels, paints, cleaning materials, and caustic construction compounds. The transport and handling of these materials would occur in accordance with California Occupational Safety and Health Administration (Cal OSHA) guidelines. Further, such materials would be disposed of in accordance with California Department of Toxic Substance Control (DTSC) and County Regulations. Compliance with applicable OSHA, Cal OSHA and DTSC regulations for the handling of hazardous materials and any spill cleanup procedures (in the event of any accidental spill) would prevent significant hazards to the public and the environment. Therefore, potential impacts would be considered less than significant.

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Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response: Sunnymead Middle School is located less than 0.25 miles southwest of the Project site. However, the Project would not involve the use or transport of substantial amounts of hazardous material and the Project would not create a significant hazard to schools in the area. Impacts would, therefore, be less than significant.

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"/>
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Response: The site was evaluated using appropriate databases including the California Department of Toxic Substances Control EnviroStor database (DTSC 2020a) which, pursuant to Government Code Section 65962.5, lists Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Hazardous Waste Permit, and Hazardous Waste Corrective Action sites, and the California State Waterboard’s GeoTracker (DTSC 2020b), which lists LUFT sites. A LUFT site is an undergoing cleanup due to an unauthorized release from an underground storage tank system. According to the EnviroStor database, there are no active listings for the Project site. However, the GeoTracker website identified a closed LUFT site at the Project site (24456 Sunnymead Blvd). The prior land use was the Valley Party Rentals. A leaking tank with gasoline was reported in 1989. Site remediation consisted of the removal of the steel tank. Cleanup efforts were completed in 1990 and a no further action” clearance letter was filed. Any development of the Project site would be required to comply with all applicable Fire, Building, and Health and Safety Codes, which would eliminate any potential risk of upset. Therefore, the Project will not create a significant risk of upset or hazard to human health and safety. Impacts would be less than significant.

e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: The project site is located 3.2 miles northeast of the March Air Reserve Base/Inland Port Airport (MARB/IPA) and is not within the boundaries of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA LUCP). Therefore, the proposed Project would not pose a safety hazard to people working in the area. As such, impacts would be less than significant.

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Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response: The Project does not include activities or structures that would impair implementation of, or physically interfere with, an emergency response plan, or result in the closure or any roadways. The proposed development is not expected to result in the need for additional emergency and fire facilities. Any development of the site would be required to comply with all applicable Fire, Building, and Health and Safety Codes. During construction and long-term operation, the proposed Project would be required to maintain adequate emergency access for emergency vehicles as required by the City. Because the proposed Project would not interfere with an adopted emergency response or evacuation plan, impacts would be less than significant.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Response: According to City of Moreno Valley General Plan FEIR Figure 4.18-1, *California Fire Hazard Severity Zone*, the Project site is not located in an area of moderate to very high fire risk. The Project site is located in an area that has been largely developed, with commercial, residential uses and major transportation corridors such as State Route 215 to the west and SR 60 to the north of the Project site. No wildlands are located on or adjacent to the Project site and the Project site is largely devoid of vegetation and surrounded on all sides by developed properties (except for a vacant parcel to the northeast), and paved roads. Thus, implementation of the proposed Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. No impact would occur.

Sources

1. City of Moreno Valley General Plan 2040, adopted June 15, 2021
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021
 - Section 4.9 – Hazards and Hazardous Materials
 - Figure 4.9-1 – Hazardous Materials Sites
 - Figure 4.9-2 – Airport Compatibility Zones
 - Section 4.18 – Wildfire
 - Figure 4.18-1 – California Fire Hazard Severity Zone
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
4. March Air Reserve Base (MARB)/March Inland Port (MIP) Airport Land Use Compatibility Plan (ALUCP) on November 13, 2014, (<http://www.rcaluc.org/Portals/13/17%20-%20Vol.%201%20March%20Air%20Reserve%20Base%20Final.pdf?ver=2016-08-15-145812-700>)

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
5. Local Hazard Mitigation Plan, City of Moreno Valley Fire Department, adopted October 4, 2011, amended 2017, http://www.moval.org/city_hall/departments/fire/pdfs/haz-mit-plan.pdf				
6. Emergency Operations Plan, City of Moreno Valley, March 2009, http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf				
<ul style="list-style-type: none"> • Hazard Mitigation and Hazard Analysis • Threat Assessment 2 – Hazardous Materials • Threat Assessment 3 – Wildfire • Threat Assessment 6 – Transportation Emergencies 				

X. HYDROLOGY AND WATER QUALITY Would the Project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

Construction

Construction of the Project would require grading and excavation of soils, which would loosen sediment, which would then have the potential to mix with surface water runoff and degrade water quality. Pollutants of concern during Project construction include sediments, trash, petroleum products, concrete waste (dry and wet), sanitary waste, and chemicals. During construction activities, excavated soil would be exposed, and there would be an increased potential for soil erosion and transport of sediment downstream compared to existing conditions. During a storm event, soil erosion could occur at an accelerated rate. In addition, construction-related pollutants, such as chemicals, liquid and petroleum products (e.g., paints, solvents, and fuels), and concrete-related waste, could be spilled, leaked, or transported via stormwater runoff into adjacent drainages and into downstream receiving waters.

City requirements for stormwater pollution prevention and enforcement of rules are outlined in Chapter 8.10, Stormwater/Urban Runoff Management and Discharge Controls, of the City’s Municipal Code. These types of water quality impacts during construction of the Project would be prevented through implementation of a SWPPP, that is required to identify all potential sources of pollution that are reasonably expected to affect the quality of storm water discharges from the construction site. The SWPPP would include construction BMPs such as:

- Prompt revegetation of proposed landscaped/grassed swale areas
- Perimeter gravel bags or silt fences to prevent off-site transport of sediment
- Storm drain inlet protection (filter fabric gravel bags and straw wattles), with gravel bag check dams within paved roadways

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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- Regular sprinkling of exposed soils to control dust during construction and soil binders for forecasted windstorms
- Specifications for construction waste handling and disposal
- Contained equipment wash-out and vehicle maintenance areas
- Erosion control measures including soil binders, hydro mulch, geotextiles, and hydro seeding of disturbed areas ahead of forecasted storms
- Construction of stabilized construction entry/exits to prevent trucks from tracking sediment on City roadways
- Construction timing to minimize soil exposure to storm events
- Training of subcontractors on general site housekeeping

Adherence to the existing requirements and implementation of the appropriate BMPs are ensured through the City’s construction permitting process, which would ensure that the Project would not violate any water quality standards or waste discharge requirements, potential water quality degradation associated with construction activities would be minimized, and impacts would be less than significant.

Operation

The operation of a new hotel development consisting of 94 hotel rooms would introduce pollutants such as chemicals from household cleaners, nutrients from fertilizer, pesticides and sediments from landscaping, domestic trash and debris, and oil and grease from vehicles. These pollutants could potentially discharge into surface waters and result in degradation of water quality. Thus, the Project would be required to comply with existing regulations that limit the potential for pollutants to discharge from the site.

City of Moreno Valley Water Quality Ordinance (Municipal Code Section 9.10.080) requires compliance with standards approved by the California Department of Public Health or other governmental agency having jurisdiction over liquid and solid waste. The proposed Project would be required to incorporate a Water Quality Management Plan (WQMP) based on the anticipated pollutants that could result from the Project. The BMP would include pollutant source control features and pollutant treatment control features. In addition, the City requires the Project to infiltrate, evapotranspire, or biotreat/biofilter the 85th percentile 24-hour storm event.

The Project proposes to direct superficial runoff to an appropriately sized infiltration trench for treatment prior to discharging into existing drainage facilities along Sunnymead Boulevard. The infiltration trench would slow stormwater flows and filter pollutants (i.e., sediments, nutrients, heavy metals, oxygen demanding substances, oil and grease, bacteria, and pesticides) within the Project site. The infiltration trench would be centrally located beneath the surface parking lot.

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Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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With implementation of the operational source and treatment control BMPs that are outlined in the Project’s Water Quality Management Plan (ABI Engineering 2022), which would be reviewed and approved by the City during the permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed Project would not substantially degrade water quality. Therefore, impacts would be less than significant.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: As shown on the City of Moreno Valley General Plan FEIR Figure 4.10-4, *Groundwater*, the Project site is located within the San Jacinto Groundwater Basin. There are few domestic uses for groundwater within the City, due to salinity/water quality issues, and the City primarily relies on imported water from EMWD for its domestic water supply. The Project does not propose the installation of any water wells that would directly extract groundwater. The Project would not withdraw groundwater or otherwise substantially interfere with long-term groundwater recharge or the groundwater table level. Although the increase in impervious surface cover that would occur with development of the site could reduce the amount of water percolating down into the underground aquifer that underlies the Project site and a majority of the city, and as noted in the City’s General Plan Final EIR, “the impact of an incremental reduction in groundwater would not be significant as domestic water supplies are not reliant on groundwater as a primary source.” Additionally, the proposed Project would install an onsite storm drain system that would convey runoff to an infiltration trench to collect stormwater runoff and for treatment prior to discharging into existing drainage facilities along Sunnymead Boulevard. In addition, project landscaping is estimated to cover approximately 10 percent of the property (approximately 5,276 sf) that would infiltrate stormwater onsite. As a result, the proposed Project would not decrease groundwater supplies or interfere substantially with groundwater recharge; and the Project would not impede sustainable groundwater management of the basin. Thus, the proposed Project would have a less than significant impact.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or a stream or river or through the addition of impervious surfaces, in a manner that would:				
i) Result in substantial erosion or siltation on or off site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

Construction

Construction of the Project would require grading and excavation of soils, which would loosen sediment and could result in temporary erosion or siltation impacts. Approximately 1.21 acres would be disturbed as part of Project construction. The proposed Project would comply with the City’s Grading and Erosion Control Ordinance, which establishes grading and erosion control regulations. Adherence to the existing

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requirements and implementation of the required BMPs per the plan check and permitting process would ensure that erosion and siltation associated with construction activities would be minimized, and impacts would be less than significant.

Operation

The Project site is currently a developed parcel of land with two existing buildings. The proposed Project would replace the existing impervious surfaces with the hotel structure and surface parking lot. The site would be paved or landscaped so that exposed soils would not occur on the site. Post development design and permanent BMPs would ensure operational impacts (storm water and non-storm water runoff) from the Project would have less than significant impacts to downstream receiving waters. In addition, the Project is required to implement a WQMP that would provide operational BMPs to ensure that operation of the Project would not result in long term erosion or siltation. Proposed stormwater infrastructure would slow and retain stormwater, which would also limit the potential for erosion or siltation. With implementation of these regulations, impacts related to erosion or siltation onsite or off-site would be less than significant.

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: According to FEMA’s FIRM Flood Map, the Project site is classified as Zone X, an area determined to be outside of the 0.2 percent annual chance of flood hazard. As specified under Municipal Code Section 8.132.150, Development Permit, the Project applicant would be required to obtain a development permit prior to construction of the Project. The City would review the permit application to ensure development conforms to local ordinances regulating grading and drainage such that the project would not be subject to significant flood hazard and structures would be flood proofed. Thus, the proposed Project would not impede or redirect flood flows, and impacts would not occur.

iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: As described in the previous responses, the proposed Project would be required to implement a SWPPP during construction that would implement BMPs, such as the use of silt fencing, fiber rolls, and gravel bags, that would ensure that runoff would not substantially increase during construction, and that pollutants would not discharge from the Project site, which would reduce potential impacts to drainage systems and water quality to a less than significant level.

The Project would replace the existing impervious surfaces with the hotel building and surface parking lot. Proposed drainage improvements would be sized to capture, filter, and infiltrate runoff from the 85th

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Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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percentile 24-hour storm event. Development of the proposed Project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems and impacts would be less than significant.

iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Response: According to FEMA’s FIRM Flood Map, the Project site is classified as Zone X, an area determined to be outside of the 0.2 percent annual chance of flood hazard. As specified under Municipal Code Section 8.132.150, Development Permit, the Project applicant would be required to obtain a development permit prior to construction of the Project. The City would review the permit application to ensure development would not be subject to significant flood hazard and structures would be floodproofed. Additionally, the proposed project does not entail improvements that would alter existing flood flows on or off the site. Thus, the proposed Project would not impede or redirect flood flows, and impacts would not occur.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Response: As discussed in X(c)(iv), the Project site is classified as Zone X, area determined to be outside of the 0.2 percent annual chance of flood hazard. An SWPPP and WQMP would be prepared and implemented as part of the Project to ensure pollutants are contained and would not be released from the Project site during construction. Post construction stormwater infrastructure would ensure capture and treatment of storm flows up to the 85th percentile 24-hour storm. Therefore, the Project would not be subject to a significant flood hazard.

The Project site is located approximately 42 miles northeast of the Pacific Ocean and separated by the Santa Ana Mountains. Therefore, the Project is not located within a tsunami zone and no impacts would occur.

Similarly, a seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. The Perris Reservoir is located approximately 6 miles southeast of the Project site. As such, the site is not located within a seiche zone. Therefore, no impacts would occur.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: As described previously, the Project would be required to have an approved SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution. For operations, the proposed Project would be required to implement source control BMPs to minimize the

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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introduction of pollutants; and treatment control BMPs to treat runoff. With implementation of the operational source and treatment control BMPs that would be required by the City during the permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed Project would not obstruct implementation of a water quality control plan.

California's Sustainable Groundwater Management Act of 2014 (SGMA) provides a framework for sustainable management of groundwater supplies by local authorities. Local agencies involved in the implementation must form local groundwater sustainability agencies within two years. For agencies in basins deemed high or medium priority, groundwater sustainability plans must be adopted by January 31, 2022. By 2042, groundwater sustainability agencies in medium and high-priority basins should achieve sustainable groundwater management to avoid undesirable impacts, such as seawater intrusion, chronic depletion of groundwater, reduction of groundwater storage, degradation of water quality, depletion of surface water, or land subsidence.

The City has one groundwater basin that is governed by SGMA legislation, the West San Jacinto Groundwater Basin. Because pumping in the groundwater basin is managed, which limits the allowable withdrawal of water from the basin by water purveyors, and the Project does not involve groundwater pumping (as water supplies would be provided by the EMWD and no new water pumping stations are anticipated as part of the project), the proposed Project would not conflict with or obstruct a groundwater management plan, and impacts would be less than significant.

Sources

1. Moreno Valley General Plan 2040, adopted June 15, 2021
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021
 - Section 4.10 – Hydrology and Water Quality
 - Figure 4.10-1 – Watersheds
 - Figure 4.10-2 – Existing Storm Water Facilities
 - Figure 4.10-3 – FEMA Floodplains and Floodway
 - Figure 4.10-4 – Groundwater
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
 - Section 9.10.080 – Liquid and Solid Waste
4. Moreno Valley Municipal Code Chapter 8.12 – Flood Damage Prevention
5. Moreno Valley Municipal Code Chapter 8.21 – Grading Regulations
6. Eastern Municipal Water District (EMWD) Groundwater Reliability Plus, <http://gwrplus.org/>
7. Project Specific Water Management Plan for Moreno 2, prepared by AMI Engineering, 2022
8. FEMA FIRM Map, Riverside County, Map # 06065C0753G, accessed June 30, 2022, <https://msc.fema.gov/portal/search?AddressQuery=24456%20Sunnymead%20Blvd%20Moreno%20Valley#searchresultsanchor>

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XI. LAND USE AND PLANNING Would the Project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response: The property is proposed to be developed as a hotel development within an area designated for Corridor Mixed Use under the City’s General Plan. While the land use is generally consistent with its assigned General Plan land use designation, the current zoning of VCR (Village Commercial/Residential) district of The Village Specific Plan does not allow hotel uses. For that reason, the project requires a Specific Plan Amendment to add Hotels with a height of 50 feet/four stories as a permitted use in the VCR district. Properties adjacent to the Project site to the south, east and west have either been developed or are planned for long-term development with commercial land uses. The proposed Project is surrounded by commercial uses and multi-family residential development. Existing access to the site is provided via Sunnymead Boulevard to the south. With project development, pedestrian and vehicular traffic would be provided via Sunnymead Boulevard (new entryway). The Project would not result in the permanent closure of any streets or sidewalks or the separation of uses and/or disruption of access between land use types. The Project’s construction (on-site grading of the existing parcels and the development of the hotel) would not create any new land use barriers nor preclude the development of surrounding parcels. Therefore, no impact would occur with the Project as it relates to impacts to an established community.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: The development is in the Village Specific Plan (204) which was developed in response to revitalize Sunnymead Boulevard and surrounding areas that were guided by the City’s first specific plan in 1987 (Sunnymead Boulevard Plan). The overall goal of the Sunnymead Boulevard Plan and the Village Specific Plan is to promote and improve economic viability along the boulevard which acts as a freeway-oriented commercial focal point and provides a wide variety of office, retail, and service-related uses and employment opportunities.

Overall, the Project implements the goals and policies of the Specific Plan by creating a commercial use along the Sunnymead Blvd corridor with multiple family residential uses as a secondary use. The proposed 94-unit hotel development is on a location and scale consistent with the general plan and compatible with surrounding uses zoning designation. The development would introduce commercial land uses that are generally compatible with the surrounding land uses, as there is an existing hotel abutting the subject site. The Project implements the following General Plan policies.

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Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
General Plan Policy		Project Consistency		
Land Use Element				
LCC.1.1: Foster a balanced mix of employment, housing, educational, entertainment, and recreational uses throughout the city to support a complete community.	Consistent. The Project would introduce a new hotel use on a site that has deteriorating commercial buildings that are in need of repair/replacement. The hotel use would provide employment opportunities in order to ensure a jobs-housing balance in the City.			
LCC.1-2: Expand employment opportunities locally and provide sufficient lands for commercial, industrial, residential and public/quasi-public uses while ensuring that a high quality of life is maintained in Moreno Valley.	Consistent. The Project would provide additional employment opportunities in order to ensure a jobs-housing balance in the City in an area designated for commercial development. Additionally, as discussed in Section I, Aesthetics, the Proposed hotel building will have a strong pedestrian orientation with a main entry along the sidewalk and would have facades with architectural detailing that improve the quality of life for the vicinity.			
LCC.1-4: Focus new development in centers and corridors so as to support the vitality of existing businesses, optimize the use of utility infrastructure, and reduce vehicle trip frequency, length, and associated emissions.	Consistent. The Project would locate a new hotel building along an existing commercial corridor street where existing utility infrastructure is in place, and where there are multifamily residences in close proximity, making jobs and lodging available near existing residences.			
LCC.1-6: Promote infill development along Alessandro, Sunnymead, and Perris to create mixed use corridors with a range of housing types at mid-to-high densities along their lengths and activity nodes at key intersections with retail/commercial uses to serve the daily needs of local residents.	Consistent. The proposed project entails infill development on an existing commercial site that is surrounded by urban uses and in close proximity to multifamily residential USES AND will facilitate a commercial service TO NEARBY residences.			
LCC 2-20: Encourage site designs that create an active street frontage and screen parking from the frontages of Alessandro, Sunnymead and Perris	Consistent. The proposed hotel will have a street entrance on the sidewalk with bench seating, to animate the streetscape along Sunnymead Boulevard.			
<p>LCC 2-22: Encourage new mixed-use and commercial development to incorporate visual quality and interest in architectural design on all visible sides of buildings through the following approaches:</p> <ul style="list-style-type: none"> • Utilizing varied massing and roof types, floor plans, detailed planting design, or color and materials; • Maintaining overall harmony while providing smaller-scale variety; and • Articulating building facades with distinctive architectural features like awnings, windows, doors, and other such elements 	Consistent. The proposed hotel is a commercial development that has distinctive architectural detailing on the facades with the use of window trims, balcony railing, stone veneer, a variety of textures and colors, that maintaining harmony with small-scale variety.			

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Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
General Plan Policy		Project Consistency		
Circulation Element				
C.2-6: Wherever possible, minimize the frequency of access points along streets by the consolidation of access points between adjacent properties on all circulation element streets, excluding collectors.	Consistent. the proposed hotel development will be limited to one single point of ingress and EGRESS AND maintains the street in a pedestrian-friendly design.			
C.2-7: Plan access and circulation of each development project to accommodate vehicles (including emergency vehicles and trash trucks), pedestrians, and bicycles.	Consistent. The proposed development will include a new parking lot with adequate turning aisles for emergency vehicles, trash collection trucks, and pedestrian access to the sidewalk and hotel building.			
Parks & Public Services				
PPS.3-6: Continue to require that new development make a fair share funding contribution to ensure the provision of adequate police and fire services	Consistent. The proposed Project would include the payment of all applicable impact fees for funding of police and fire facilities			
PPS.3-7: Continue to engage the Police and Fire Departments in the development review process to ensure that projects are designed and operated in a manner that minimizes the potential for criminal activity and fire hazards and maximizes the potential for responsive police and fire services.	Consistent. The proposed Project would be reviewed by the City’s police and fire departments during its development review process. The Project would include adequate fire apparatus access and security control measures for deterring of criminal activity.			
PPS.4-3: Prior to the approval of any new development application, continue to require “will serve” letters from utility providers demonstrating that adequate water and septic or sewer service capacity exists or will be available to serve the proposed development in a timely manner.	Consistent. The proposed Project would be adequately served by utility providers, as all utility connections exist on the property. Water and sewer service will be provided by eastern municipal water district, and there is adequate fire flow for fire protection water pressure on the property.			
Safety				
S.1-1: Continue to restrict the development of habitable structures within Alquist-Priolo Earthquake Fault Zones consistent with State law.	Consistent. the proposed Project is not located within an Alquist-Priolo (seismic safety zone).			
S.1-9: Encourage project designs that minimize drainage concentrations, minimize impervious coverage, utilize pervious paving materials, utilize low impact development (LID) strategies, and utilize best management practices (BMPs) to reduce stormwater runoff and minimize increases in downstream runoff resulting from new development.	Consistent. The proposed Project would implement LID strategies and BMPs to reduce stormwater runoff, as discussed in Section X. The Project would include an underground capture basin and two onsite modular wetlands to retain and filter stormwater			
C.4-4: All new developments shall provide sidewalks in conformance with the City’s streets cross-section standards, and applicable policies for designated urban and rural areas.	Consistent. The proposed Project would include development of a new sidewalk and curb along its Old 215 Frontage Road frontage. Sidewalks would be reviewed by the City to ensure plans meet the City’s cross-section standards.			

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Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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General Plan Policy	Project Consistency
Parks & Public Services	
PPS.1-2: Require that proponents of new development projects contribute to the acquisition and development of adequate parks and recreational facilities within the community, either through the dedication of park land or the payment of in-lieu fees.	Consistent. The proposed Project would include the payment of all applicable in-lieu fees for the provision of parkland, as conditioned by the City.
PPS.3-6: Continue to require that new development make a fair share funding contribution to ensure the provision of adequate police and fire services	Consistent. The proposed Project would include the payment of all applicable fair share funding for police and fire services, as conditioned by the City.
PPS.3-7: Continue to engage the Police and Fire Departments in the development review process to ensure that projects are designed and operated in a manner that minimizes the potential for criminal activity and fire hazards and maximizes the potential for responsive police and fire services.	Consistent. The proposed Project would be reviewed by the City’s police and fire departments during its development review process. Additionally, the Project is required to comply with the provisions of the California Fire Code, which would reduce hazards related to fire.

Based on the above analysis, less-than-significant land use compatibility impacts would occur with the project.

Sources

1. Moreno Valley General Plan 2040, adopted June 15, 2021
 - Chapter 2 – Land Use and Community Character – Section 2.2 – Land Use
 - Figure LCC-4 – Land Use Map
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021
 - Section 4.11 – Land Use Planning
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code

XII. MINERAL RESOURCES Would the Project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response: As discussed in the General Plan, the City does not have active mineral resource extraction facilities. Furthermore, the Project site has a classification of MRZ-3, indicating areas of undetermined mineral resource significance and is planned for a commercial use. The site is surrounded by residential development, public institutions, and commercial uses, which are considered incompatible with mineral

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Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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extraction facilities. Therefore, development of the proposed Project would not result in impacts related to mineral resources.

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"/>
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Response: The areas surrounding the Project are not being used for the recovery of mineral resources. There are no mineral resource recovery sites or mineral resources located on the Project site and the project would not result in the loss of availability of a known mineral resource. The Project site and the surrounding area are not zoned for mineral resources. No impact would occur with Project development.

Sources

1. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021
 - Section 4.12 – Mineral Resources
2. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
 - Section 9.02.120 – Surface Mining Permits
3. Moreno Valley Municipal Code Section 8.21.020 A 7 – Permits Required
4. The Surface Mining and Reclamation Act of 1975 (SMARA, Public Resources Code, Sections 2710-2796), <https://www.conservation.ca.gov/dmr/lawsandregulations>

XIII. NOISE Would the Project:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

Construction Noise

Construction of the proposed project would generate temporary increases in ambient noise levels. Noise impacts from construction are a function of the noise generated by the construction equipment, the location and sensitivity of nearby land uses, and the timing and duration of the noise-generating activities. Sound levels from typical construction equipment range from 74 dBA to 85 dBA Equivalent Continuous Sound Pressure Level (Leq) at 50 feet from the source (FHWA 2008). Based on a worse-case assumption (based on the type of equipment that would be used on the site) construction of the Project would have the potential

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Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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to generate hourly average noise levels up to 84 dBA at 50 feet from the construction site if all the equipment were to operate simultaneously in the same location. However, this estimate is conservative because construction equipment would be spread out over the entire site and would not be operating all at once. The nearest residences are located approximately 30 feet to the north of the construction area. Due to the distance of the nearest residence to the construction area, a short-term noise impact from construction may occur. The temporary nature of the impact in conjunction with existing city regulations on hours of operation will lessen the potential of a significant impact due to construction noise. The City’s Municipal Code limits construction grading activities to between 7 a.m. and 8 p.m. Construction is allowed between 6 a.m. and 8 p.m. during the week and 7 a.m. and 8 p.m. on weekends and holidays.

The proposed Project would comply with these restrictions. No evening or nighttime construction would be necessary. Construction would not cause long-term impacts because it would be temporary and daily construction activities would be limited by the City’s Municipal Code (Section 11.80.030) to hours of less noise sensitivity. Upon completion of the Project, all construction noise would cease. Construction-related noise impacts, are therefore, considered to be less than significant.

Operational Noise

Project development would have the potential to generate noise by increasing human activity throughout the Project site. However, hotel uses are not sources of substantial operational noise and the development of 94 hotel rooms would not have the potential to generate noise levels more than established standards nor result in a permanent increase in noise levels that would occur as a result of increased traffic on roadways. Exterior noise levels up to 60 dBA CNEL are considered normally acceptable at outdoor usable areas (State of California General Plan Guidelines). The primary existing noise source near the project site is vehicular traffic traveling on SR 60 to the north and Sunnymead Boulevard to the south. According to the City’s General Plan Final EIR, noise levels along the roadway are projected to be approximately 67.2 dBA for receptors located within 25 to 45 feet from the roadway centerline. Noise levels would be substantially lower at the Project site given its distance from the roadway, which is located more than 30 feet from the roadway.

The Project is within a designated Community Corridor and next to a major thoroughfare. According to the City’s General Plan EIR, office buildings, business commercial, and professional uses are “normally acceptable” with noise levels up to 70 CNEL and “conditionally acceptable” with noise levels up to between 75 and 80 CNEL. Future vehicle traffic noise levels between Sunnymead Boulevard and SR-60 would range from 70 to over 75 CNEL. Based on this data, noise compatibility impacts for the Project would be “conditionally acceptable”. Additionally, the Project design will include mechanical ventilation that meets the City’s hotel site development standards.

Given the nature of the proposed Project, which is the development of hotel uses that are compatible with its surrounding land uses, the Project is not expected to result in a substantial permanent increase in ambient noise levels in the project vicinity. Operational noise impacts, would therefore, be less than significant.

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Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response: Proposed construction phases for the Project are not expected to include any significant vibration-inducing equipment, such as pile driving or heavy soil compaction. As these types of equipment would not be present, excessive levels of groundborne vibration and groundborne levels are not expected to be received by any persons. Once construction is completed, the proposed hotel entails a land use that is not known for creating any groundborne vibration or groundborne noise levels. Therefore, this impact would be less than significant.

c) For a project located within the vicinity of a private airstrip or an airport land use plan, or where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: The Project site is located 3.2 miles northeast of the March Air Reserve Base/Inland Port Airport (MARB/IPA) and is not within the boundaries of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA LUCP). 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 (ARB). Because the Project site is not located within the March ARB noise contours, the Project would not expose people residing or working in the Project area to excessive noise levels due to its location within 3.2 miles of a public airport. Impacts would be less than significant.

Sources

1. Moreno Valley General Plan 2040, adopted June 15, 2021
 - Chapter 6 – Safety Element – Airport Aviation Safety
 - Figure 6-7 – Airport Land Use Compatibility Zones
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021
 - Section 4.13– Noise
 - Figure 4.13-1 – Noise Measurement Locations
 - Figure 4.13-2 – Existing Vehicle Traffic Noise Contours
 - Figure 4.13-3 – March Air Reserve Base Noise Contours
 - Figure 4.13-4 – Future (2040) Vehicle Traffic Noise Contours
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
 - Section 9.10.140 Noise and Sound
4. Moreno Valley Municipal Code Chapter 11.80 – Noise Regulations

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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5. March Air Reserve Base (MARB)/March Inland Port (MIP) Airport Land Use Compatibility Plan (ALUCP) on November 13, 2014, (<http://www.rcaluc.org/Portals/13/17%20-%20Vol.%201%20March%20Air%20Reserve%20Base%20Final.pdf?ver=2016-08-15-145812-700>)

XIV. POPULATION AND HOUSING Would the Project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response: The Project proposes the construction of 94 hotel rooms with no permanent residences. The Project would not generate demand for housing at a rate that was not envisioned in the General Plan. The proposed Project would result in a net increase of jobs in the city, with approximately 12 new staff positions at the hotel. Further, the hotel would exclusively service short-term occupants on business and leisure travel. Construction of the hotel at the subject site represents an “in-fill” development, within an urbanized area, where no new roads or other infrastructure are needed to accommodate the new development. The Project would, therefore, not result in the substantial unplanned population growth in the area. Impacts would be less than significant.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Response: There are no housing units or residences onsite, therefore, the Project would not displace substantial numbers of existing housing and would not necessitate the construction of replacement housing elsewhere. No impact would occur.

Sources

1. Moreno Valley General Plan 2040, adopted June 15, 2021
 - Chapter 2 – Land Use and Community Character
 - Figure LCC-4 – General Plan Use
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021
 - Section 4.14 – Population and Housing
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code

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Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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<p>XV. PUBLIC SERVICES</p> <p>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 following public services:</p>				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response: Fire protection services to the Project site are provided by the Moreno Valley Fire Department (MVFD). The proposed Project is required to provide a minimum of fire safety and support fire suppression activities, including type of building construction, fire sprinklers, a fire hydrant system and paved access. Riverside County Fire Station (Station No.2) is located at 24935 Hemlock Avenue, approximately 0.50 roadway miles to the northeast of the Project site. Secondary service is provided by the Towngate Fire Station No. 6 located approximately 2.8 miles to the southwest of the Project site. Based on the Project site’s proximity to two existing fire stations, the proposed Project would be adequately served by fire protection services, and no new or expanded unplanned facilities would be required. The proposed 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.

For these reasons, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: The Project would introduce approximately 150 hotel occupants (assume 2 persons per room at 80 percent occupancy) and 12 staff to the Project site which would result in an incremental increase in demand for police protection services, but which is not anticipated to require or result in the construction of new or physically altered police facilities. The subject site is served by the Moreno Valley Police Department located at 22850 Calle San Juan De Los Lagos, and the site is located within Police Zone 2 which has dedicated officers serving the geographic area located south of the SR 60 Freeway, west of Lasselle Street and north of Alessandro Boulevard. Prior to the issuance of building permits, the Project applicant would be required to comply with the provisions 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 police protection facilities. Mandatory compliance with the DIF Ordinance would be required prior to the issuance of a building permit. For these reasons, the proposed Project would receive adequate police protection service, and would not result in the need for new or physically altered fire protection facilities. Impacts to police protection facilities would, therefore, be less than significant.

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response: The project site is served by the Moreno Valley Unified School District (MVUSD) and is within the attendance boundaries of the following schools: Sunnymead Elementary School, Sunnymead Middle School, and Moreno Valley High School. However, the Project is a proposed hotel development and would not introduce permanent residents. Hence, the Project would not generate new student enrollment nor affect existing levels of public services. Further, the project will pay developer impact fees to the MVUSD prior to the issuance of building permits. Therefore, no significant impacts to schools are anticipated to occur with project development.

d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Response: The public and semi-public uses in the neighborhood and larger vicinity include Sunnymead Park, Towngate Memorial Park, Moreno Valley Community Park, and Adrienne Mitchell Memorial Park. The proposed Project does not include any permanent residences. It is reasonable to anticipate the future employees and occupants may use nearby parks. However, given the minimal number of employees and occupants, the increase in use at City of Moreno Valley facilities would be marginal.

Furthermore, future occupants visiting for business and leisure purposes are likely to distribute their recreational activities regionally throughout the City of Moreno Valley area, further reducing the intensity of use at local parks. Accordingly, as the project would not substantially increase demand at any one particular park, no construction or expansion of park facilities would be required that could result in adverse physical impacts. No adverse impacts to existing parks and recreation facilities are anticipated.

e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: While employees and patrons of the site may utilize nearby public facilities, such as libraries and community centers, they would not place a physical burden or a substantial increase in demand on these facilities such that it would result in the need for new facilities. The project will not generate new residents moving to the City of Moreno Valley and will merely increase the daytime population of transient residents. As such, impacts would be less than significant.

Sources

1. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 15, 2021
 - Section 4.15 – Public Services
 - Figure 4.15-1 –Public Facilities
 - Figure 4.15-2 – Existing and Planned Parks and Recreation Facilities
2. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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XVI. RECREATION				
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response: The public and semi-public uses in the neighborhood include Sunnymead Park, Towngate Memorial Park, Moreno Valley Community Park, and Adrienne Mitchell Memorial Park. Project implementation is not anticipated to result in population growth; therefore, the construction of off-site recreational facilities or expansion of existing facilities would not be required. It is reasonable to anticipate the future employees and short-term occupants may use nearby recreational facilities, such as parks and community centers; however, the increase in use at these facilities would be negligible. Furthermore, future occupants visiting for business and leisure purposes are likely to distribute their recreational activities regionally throughout the City of Moreno Valley, further reducing the intensity of use of local recreational facilities. For these reasons, the proposed Project would not increase the use of parks or other recreational facilities to the extent that physical deterioration of the facilities would occur or be accelerated. No adverse impacts to existing parks and recreation facilities are anticipated.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Response: See response in XVI(a) above. The Project does not include recreational facilities or requires the construction or expansion of recreational facilities. No adverse impacts are anticipated.

Sources

1. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 15, 2021
 - Section 4.15 – Public Services
 - Figure 4.15-1 –Public Facilities
 - Figure 4.15-2 – Existing and Planned Parks and Recreation Facilities
2. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code

Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21-0329)

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XVII. TRANSPORTATION Would the Project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

Construction Traffic

Temporary traffic impacts would occur during site preparation and construction activities. Due to the nature of the project, additional trips from haul trucks and construction trips would have a minimal short-term impact on the local roadways or intersections. Construction traffic typically occurs during the off-peak hours. Therefore, impacts to LOS during temporary construction would be less than significant.

The Project would not conflict with any applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The Project is not expected to cause a significant short-term or long-term increase in traffic volumes, and therefore, would not adversely affect existing levels of service along area roadways. Bus service would not be impacted by the proposed Project or impact any existing or proposed bicycle facilities in the area as designated on the City’s Bicycle Master Plan. Therefore, impacts are less than significant.

Operations Traffic

The Project site has been designed to construct onsite roadway improvements consistent with City guidelines for private streets. The proposed Project would also include offsite street road improvements on Sunnymead Boulevard, which would occur in order to build out ultimate curb and gutter along the Project’s street frontage. In addition, the Project would pay Development Impact Fees as conditioned by the City. The fees shall be collected and utilized as needed by the City to construct the improvements necessary to maintain the required Level of Service (LOS) and build or improve roads to their build-out level.

The Riverside Transit Agency (RTA) operates Route 19 along Sunnymead Boulevard with four bus stops along Sunnymead Boulevard, between Indian Street and Heacock Street. The RTA Bus Route 19 bus line provides service along Heacock Street with a stop at Sunnymead Boulevard, which is 0.42 miles away from the subject site. An existing Class III bike lane extends along Sunnymead Boulevard. A significant impact to pedestrian facilities would occur if the project would not provide or eliminate access, conflict with existing or planned pedestrian facilities, or would create hazardous conditions for pedestrians. Pedestrian conditions on surrounding streets are not expected to change substantially with the Project. The Project would modify and improve the existing sidewalks on Sunnymead Boulevard. Accordingly, the Project would enhance the existing pedestrian environment. The proposed Project would not exceed the capacity of the existing pedestrian facilities or preclude the construction of planned improvements. Overall, the Project would not result in impacts to transit, bicycle, and pedestrian facilities.

Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21-0329)

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
b) Would the project conflict or be inconsistent with <u>CEQA Guidelines Section 15064.3, subdivision (b)(1)?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

Level of Service (LOS) has long been the standard of determining significant traffic impacts under CEQA, which in turn influence air pollutant emissions. In 2013 the state legislature passed SB 743 which requires agencies to focus on reducing VMT rather than LOS as a determination of significance under CEQA. Per the 2020 CEQA Statute and Guidelines, VMT is “the most appropriate measure of transportation impacts.” In response to Senate Bill (SB) 743, the California Natural Resource Agency certified and adopted new CEQA Guidelines in December 2018 which now identifies VMT as the most appropriate metric to evaluate a project's transportation impact under CEQA (section 15064.3).

Goal C-5 of the City’s General Plan 2040 states, “Enhance the range of transportation operations in Moreno Valley and reduce vehicle miles travelled.” The City of Moreno Valley has adopted criteria for evaluating VMT impacts under CEQA including the preferred analysis methodology and thresholds of significance. The criteria are included in the City of Moreno Valley Transportation Engineering Division “Transportation Impact Analysis Preparation Guide for Vehicle Miles Traveled and Level of Service Assessment” (June 2020).

For purposes of this analysis, the VMT methodology and significance criteria are based on the City of Moreno Valley’s guidelines and the requirements described in Section 21099 of the Public Resources Code and the California Governor’s Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (OPR Advisory). The City of Moreno Valley requires projects to have the same or less VMT per capita when compared to the city overall average VMT at project opening year.

The City Guidelines provides details on appropriate screening criteria that can be used to identify when a proposed land use project is anticipated to result in a less than significant impact without conducting a more detailed analysis. Screening thresholds are broken into the following three steps:

- Step 1: Transit Priority Area (TPA) Screening
- Step 2: Low VMT Area Screening
- Step 3: Project Type Screening

A land use project needs to meet only one of the three screening thresholds to result in a less than significant VMT impact. Based on the qualitative VMT impact screening tool developed by the California Office of Planning and Research (OPR) and the Western Region Council of Governments (WRCOG), the Project site is located within an existing high quality transit corridor. Consistent with guidance identified in the Technical Advisory, City Guidelines note that projects located within a Transit Priority Area (TPA) (i.e., within a half-mile of an existing “major transit stop” or an existing stop along a “high-quality transit corridor” may be presumed to have a less than significant impact. The proposed Project meets the Transit Priority Area (TPA)

Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21-0329)

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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Screening threshold. It is also a local-serving hotel (e.g., non-destination hotel), which is a type of land use that is not expected to generate a VMT impact. The Project would therefore be consistent with CEQA Guidelines Section 15064.3, subdivision (b), and would result in a less-than-significant VMT impact.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curve or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Response: The Project is located on the north side of Sunnymead Boulevard approximately 260 feet west of Indian Street and south of SR 60 in the western urbanized portion of the city. Sunnymead Boulevard is classified as an Arterial in the City’s General Plan Circulation Element (Map C-1, Circulation Diagram). Regional access to the Project area is also available via the SR-60 Freeway located north of the site with on- and off-ramps approximately 0.55 miles east at Perris Boulevard. There are no existing roadway geometry constraints in the Project area since the major roadways are high-volume capacity streets on a grid system. The Project site is in an urban area so no conflicts with incompatible uses are anticipated.

Roadways must provide adequate sight distance and traffic control, and these provisions are normally achieved through standard roadway design to facilitate vehicular traffic flow. Roadway improvements within and adjacent to the Project site would be designed and constructed to satisfy all City requirements for street widths, corner radii, intersection controls, etc. Adherence to applicable City and Specific Plan requirements would ensure the proposed development would not include any sharp curves or dangerous intersections. Therefore, no substantial increase in hazards due to a design feature would occur, resulting in less than significant impacts and no mitigation is required.

d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: The Project includes access via Sunnymead Boulevard, a public roadway. Traffic associated with Project construction may have a temporary effect on existing traffic circulation patterns, including emergency access. The proposed Project will comply with all the City’s requirements for emergency access and sight distances. Therefore, the Project area would have adequate circulation to accommodate emergency services. Due to the proximity of emergency services, the urban setting, and ready access to the site, impacts to emergency access will be less than significant and no mitigation is required.

Sources

1. Moreno Valley General Plan 2040, adopted June 15, 2021
 - Chapter 4 – Circulation Element
 - Figure C-1 – Circulation Diagram
 - Figure C-2 – Existing and Planned Bicycle and Pedestrian Network
 - Figure C-3 – Transit Lines and Facilities

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 15, 2021 <ul style="list-style-type: none"> Section 4.16 – Traffic/Circulation 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 4. Moreno Valley Municipal Code Chapter 3.18 – Special Gas Tax Street Improvement Fund 5. City of Moreno Valley Transportation Impact Analysis Preparation Guide for Vehicle Miles Traveled and Levels of Services, June 2020. https://www.moval.org/city_hall/departments/public-works/transportation/TIA-Guidelines.pdf				

XVIII. TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in <u>Public Resources Code Section 21074</u> as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in <u>Public Resources Code Section 5020.1(k)</u> , or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response: Based on the records search conducted for the City of Moreno Valley General Plan EIR, no known historical resources are located onsite. (Figure 4.5-1, *Historical Resources*). A record search for prehistoric cultural and historical resources was completed by Recuerdos Research, dated September 5, 2022. Results of the records search were negative. There are no archaeological or historical resources recorded at the Eastern Information Center on the site or in the immediate vicinity. There are three existing commercial buildings on the site which were constructed in the late 1970’s and are less than 50 years old. The buildings exhibit no period architectural elements and they have been altered from their original construction with metal siding. There are no known historical figures or events associated with the subject property or its buildings. Accordingly, the buildings do not qualify for listing in the California Register of Historical Resources. Therefore, the Project would have less than significant impacts on tribal cultural resources on a site that is eligible for listing in the California Register of Historical Resources.

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) to Public Resources Code Section 5024.1. In applying the 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Response: As stated in response to Section XVIII(a), the subject site does not qualify for listing in the California Register of Historical Resources in that it does not meet any of the criteria for listing.

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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Notwithstanding, the project entails a Specific Plan Amendment and adoption of a Mitigated Negative Declaration. As such, the project is subject to tribal consultation requirements under Senate Bill (SB) 18 and Assembly Bill (AB) 52. Assembly Bill (AB) 52 specifies that a project that may cause a substantial adverse change to a defined Tribal Cultural Resource (TCR) may result in a significant effect on the environment. AB 52 requires tribes interested in development projects within a traditionally and culturally affiliated geographic area to notify a lead agency of such interest and to request notification of future projects subject to CEQA prior to determining if a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. The lead agency is then required to notify the tribe within 14 days of deeming a development application subject to CEQA complete to notify the requesting tribe as an invitation to consult on the project. AB 52 identifies examples of mitigation measures that will avoid or minimize impacts to a TCR. The bill makes the above provisions applicable to projects that have a notice of preparation or a notice of intent to adopt a negative declaration/mitigated negative declaration circulated on or after July 1, 2015. AB 52 amends Sections 5097.94 and adds Sections 21073, 21074, 2108.3.1., 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3 to the California PRC, relating to Native Americans. The tribal consultation requirements of SB18 require the City to notify all tribes that are listed on the California Native American Heritage Commission's list of associated tribes who may have knowledge of cultural resources in the project area and extend an offer of consultation.

On September 12, 2022, as part of the City's compliance with SB18 and AB52, the City sent notices and an offer of consultation to all the following tribal governments:

- Agua Caliente Band of Cahuilla Indians
- Augustine Band of Cahuilla Indians
- Cabazon Band of Mission Indians
- Cahuilla Band of Indians
- Los Coyotes Band of Cahuilla and Cupeño Indians
- Morongo Band of Mission Indians
- Pala Band of Mission Indians
- Pechanga Band of Luiseño Indians
- Quechan Band of Indians
- Quechan Tribe of the Fort Yuma Reservation
- Ramona Band of Cahuilla
- Rincon Band of Luiseño Indians
- San Manuel Band of Mission Indians
- Santa Rosa Band of Cahuilla Indians

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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- Serrano Nation of Mission Indians
- Soboba Band of Luiseño Indians
- Torres-Martinez Desert Cahuilla Indians

Correspondence was received from the following Tribes:

- Agua Caliente Band of Cahuilla Indians
- Rincon Band of Luiseño Indians
- Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians)

On October 3, 2022, the Agua Caliente Band requested formal consultation via written correspondence to the City. Additionally, the Yuhaaviatam of San Manuel Nation requested the addition of Mitigation Measures CUL-1 through CUL-3 (See Section XX) and MM-TCR-1 through MM-TCR-2 as listed below. The Rincon Band of Indians did not request consultation, but sent e-mails to the City on October 17, 2022, and October 26, 2022, wherein they expressed a concern that Tribal Cultural Resources could be buried underneath the site improvements and they were in favor of including the City’s standard Tribal Cultural Resources mitigation measures for this project.

With the implementation of **Mitigation Measures MM-TCR-1** through **MM-TCR-10**, the proposed Project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as 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).

Mitigation Measures

MM-TCR-1: The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in CR-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation and be provided information regarding the nature of the find, to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resource Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.

MM-TCR-2: All archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21-0329)

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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MM-TCR-3: Native American Monitoring. Prior to the issuance of a grading permit, the Developer shall secure agreements with the Consulting Tribe(s) for tribal monitoring. The City is also required to provide a minimum of 30 days’ advance notice to the tribes of all mass grading and trenching or other ground disturbing activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities in the affected area if suspected archaeological resources are unearthed. The Native American Monitor(s) shall attend the pre-grading meeting with the Project Archaeologist, City, the construction manager, and any contractors and will conduct the Tribal Perspective of the mandatory Cultural Resources Worker Sensitivity Training to those in attendance.

MM-TCR-4: Cultural Resource Monitoring Plan (CRMP). The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a CRMP in consultation pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting Tribe is defined as a Tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in California Public Resources Code section 21080.3.2(b)(1) of AB 52. Details in the Plan shall include:

1. Project description and location.
2. Project grading and development scheduling.
3. Roles and responsibilities of individuals on the Project.
4. The pre-grading meeting and Cultural Resources Worker Sensitivity Training details.
5. 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.
6. The type of recordation needed for inadvertent finds and the stipulations of recordation of sacred items.
7. Contact information of relevant individuals for the Project.

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Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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MM-TCR-5: Cultural Resource Disposition. If Native American cultural resources are discovered during ground disturbing activities (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

- a. One or more of the following treatments, in order of preference, shall be employed with the 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 TCR-4**. 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 **Mitigation Measure MM-TCR-3**. The location for the future reburial area shall be identified on a confidential exhibit on file with the City and concurred to by the Consulting Native American Tribal Governments prior to certification of the environmental document.

MM-TCR-6: 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.”

MM-TCR-7: Inadvertent Finds. If potential historic or cultural resources are uncovered during excavation or construction activities at the project site that were not assessed by the environmental assessment conducted prior to Project approval, all ground disturbing activities in the affected area within 100 feet of the uncovered resource must cease immediately and a qualified person meeting the Secretary of the Interior's standards (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric resource. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional archaeologist and Tribal Monitors, if needed. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and all Consulting Native American Tribes as defined in **Mitigation**

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Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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Measure MM-TCR-3 before any further work commences in the affected area. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the Project Archaeologist, in consultation with the Tribe, and shall be submitted to the City for their review and approval prior to implementation of the said plan.

MM-TCR-8: Human Remains. 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).

MM-TCR-9: Non-Disclosure of Reburial Locations. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

MM-TCR-10: Archaeology Report – Phase III and IV. Prior to final inspection, the developer/permit holder shall prompt the Project Archaeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report that complies with the Community Development Department's requirements for such reports. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).

Sources

1. Letter Report for a Negative Cultural Resources Overview of the Studio 6 Parcel at 24450 – 24456 Sunnymead, City of Moreno Valley, California, by Recuerdos Research, dated September 5, 2022
 - Attachment A – Records Search Results
2. Moreno Valley General Plan 2040, adopted June 15, 2021
 - Chapter 10– Open Space and Conservation Element

Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21-0329)

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021
 - Section 4.5 – Cultural and Tribal Cultural Resources
 - Figure 4.5-1 – Historic Resources
4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
5. Moreno Valley Municipal Code Title 7 – Cultural Preservation

XIX. UTILITIES AND SERVICE SYSTEMS Would the Project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response: The Project would be located within an urban setting that has access to water, sewer, electricity, and storm water infrastructure. Water and sewer services are provided by Eastern Municipal Water District; storm water services are provided by the Riverside County Flood Control District.

Wastewater

Implementation of the Project would not interrupt existing sewer service to the Project site or other surrounding development. The Project is not anticipated to generate significant amount of wastewater. Wastewater facilities used by the Project would be operated in accordance with the applicable wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board (RWQCB). Existing sewer infrastructure exists within roadways surrounding the Project site and adequate services are available to serve the Project. Thus, impacts would be less than significant.

Water Service

The Project would generate approximately 150 hotel occupants and 12 employees that would result in an increase in water demand. The Project includes design features that would reduce the Project’s water demands. The Project would comply with Title 24 requirements, as well as the California Green Building Code standards. Drought tolerant landscaping, drip irrigation, and low impact development would also be incorporated into the Project design.

The Project would generate approximately 150 hotel occupants and 12 employees that would generate wastewater, creating a demand for wastewater conveyance and treatment. Project development would be required to comply with the City’s Municipal Code regulations regarding sewers and wastewater facilities (Section 9.10) including compliance with the City’s Sewer Design Guidelines. Adherence to existing

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Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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regulations and standards would ensure that flows from the Project would not adversely affect wastewater/sanitary sewer systems. As such, impacts would be less than significant.

Electric Power

Southern California Edison (SCE) will provide electricity to the site and the power distribution system located adjacent to the site will be able to supply sufficient electricity. The effort to connect to the existing electrical system, and to install electricity connections within the Project site to serve hotel residents with electricity is not anticipated to result in significant impacts, as evidenced by the discussions in preceding sections. Therefore, development of the Project would not result in a significant environmental effect related to the relocation or construction of new or expanded electric power facilities. Impacts are less than significant.

Natural Gas

Natural gas will be supplied by Southern California Gas. The site will connect to the existing natural gas line adjacent to the Project site. The effort to connect to the existing gas line within the adjacent roadway, and to install natural gas lines within the Project site to serve hotel residents with natural gas is not anticipated to result in significant impacts, as evidenced by the discussions in preceding sections. Therefore, development of the Project would not result in a significant environmental effect related to the relocation or construction of new or expanded natural gas facilities. Impacts are less than significant.

Telecommunications

Development of the Project would require a connection to telecommunication services, such as wireless internet service and phone service. This can be accomplished through connection to existing services that are available to the developer at the Project site. Therefore, development of the Project would not result in a significant environmental effect related to the relocation or construction of new or expanded telecommunications facilities. Impacts are less than significant.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: The Project site is located within Eastern Municipal Water District’s water service area. Project implementation would result in approximately 150 hotel occupants and 12 employees, with a resultant increase in water demand. The Project includes design features that would reduce the project’s water demands. The Project would comply with Title 24 requirements, as well as the California Green Building Code standards. The project area currently receives water service from Eastern Municipal Water District (EMWD), and adequate services are available to serve the new hotel building without requiring new or expanded entitlements. A will-serve letter from EMWD dated July 14, 2022, indicates that the District can adequately serve the proposed hotel development with its water needs. As such, impacts would be less than significant.

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Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response: Wastewater collection will be provided by EMWD and the Project will connect to the sewer main adjacent to the project site. Municipal wastewater is delivered to the one of EMWD's five regional water reclamation facilities which treat approximately 499,000 acre-feet of wastewater, treats approximately 46,000 acre-feet of wastewater, and recycles approximately 34,000 acre-feet of wastewater within its service area. The District is responsible for the collection, transmission, treatment, and disposal of wastewater within its service area, which includes the City of Moreno Valley, California. As such, the Project would connect to EMWD's existing wastewater collection system within the adjacent roadway. Existing wastewater treatment facilities would be adequate to serve the Project's wastewater treatment needs. As such, impacts would be less than significant.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: Implementation of the proposed Project would generate an incremental increase in solid waste volumes requiring off-site disposal during short-term construction and long-term operational activities. This waste would be disposed of in conformance with all applicable local and state regulations pertaining to solid waste including permitting capacity of the landfill servicing the project area. Long-term operation of the proposed residential unit is anticipated to generate typical amounts of solid waste associated with residential use. The Project would be required to comply with City of Moreno Valley Ordinance No. 706, which requires a minimum of 50 percent of all construction waste and debris to be recycled. Additionally, the Project would be required to comply with mandatory waste reduction requirements as described below in Item XVII(g).

Information from CalRecycle's Disposal Rates Detail for hotels (1.76 pounds per day per person) was used to calculate the amount of solid waste potentially generated by the proposed Project (CalRecycle 2020). According to the projected number of hotel residents and staff, the Project is anticipated to generate an estimated population of 162 persons. Based on the city's residential waste disposal rates and the Project's estimated number of hotel residents, approximately 52 tons of solid waste would be generated by the Project per year at project buildout. All solid waste generated by the Project would be disposed of at one of the landfills used for collecting solid waste generated in the city. Solid waste generated by the proposed Project would be disposed at the El Sobrante Landfill, the Badlands Sanitary Landfill, and/or the Lamb Canyon Sanitary Landfill.

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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The Badlands Landfill

The Badlands disposal site is located at 31125 Ironwood Ave, Moreno Valley 92373. According to the State of California’s Solid Waste Information System, the landfill is active and permitted with a projected closure date of January 1, 2026. The site is currently permitted to a capacity of 34,400,000 cubic yards with a remaining capacity of 7,800,000 cubic yards and permitted throughput of 4,800 tons per day.

Lamb Canyon Landfill

Lamb Canyon Landfill is located at 14111 Lamb Canyon Road, Beaumont 92223. The landfill has a permitted disposal capacity of 5,000 tons per day. The landfill is estimated to reach capacity, at the earliest, in the year 2029; the site is currently permitted to a capacity of 38,681,513 cubic yards with a remaining capacity of 19,242,950 cubic yards and permitted throughput of 5,000 tons per day.

El Sobrante Landfill

El Sobrante Sanitary Landfill is located at 10910 Dawson Canyon Road east of Interstate 15 in the Gavilan Hills. According to the State of California’s Solid Waste Information System, the landfill is active and permitted with a projected closure date of January 1, 2051. The site is currently permitted to a capacity of 209,910,000 cubic yards with a remaining capacity of 143,977,170 cubic yards and permitted throughput of 16,054 tons per day.

The above facilities have a combined daily capacity of 25,854 tons per day. Solid waste capacity has been expanded to provide adequate disposal capacity for cumulative demand over at least the next five years. Combined with the City’s mandatory source reduction and recycling program, the proposed project is not forecast to cause a significant adverse impact to the waste disposal system due to the available capacities at nearby landfills. The project is also required to ensure construction waste is disposed at the appropriate facilities. The proposed Project would have a less than significant potential to generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

e) Comply with federal, state and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: All land uses within the City of Moreno Valley that generate waste are required to coordinate with Waste Management, Inc., the City’s contracted waste hauler, to collect solid waste on a common schedule as established in applicable local, regional, and state programs.

The California Integrated Waste Management Act of 1989 (AB 939) requires every city and county in the state to prepare a Source Reduction and Recycling Element to its Solid Waste Management Plan that identifies how each jurisdiction will meet the mandatory state diversion goal of 50 percent by and after the year 2000. The purpose of AB 939 is to “reduce, recycle, and re-use solid waste generated in the state to

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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the maximum extent feasible.” As state above, the total solid waste generated per year would equal about 117.53 tons, or after an assumed 50 percent diversion to be recycled per the state’s solid waste diversion requirements under AB 939, the Project solid waste generation will be about 58.5 tons per year. The City is served by several surrounding landfills: Badlands Landfill, El Sobrante Landfill, and Lamb Canyon Landfill, which have adequate capacity to serve the project, as described above.

Additionally, all development within the City is required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), Title 8.80 – Recycling and Diversion of Construction and Demolition Waste of the City Municipal Code, and other local, state, and federal solid waste disposal standards, thereby ensuring that the solid waste stream to the waste disposal facilities is reduced in accordance with existing regulations

Any hazardous materials collected on the Project site during either construction or operation of the Project will be transported and disposed of by a permitted and licensed hazardous materials service provider, as stated under issue 9, Hazards and Hazardous Materials above. Should the proposed Project need to remove any excess soils, the soil removal will be accomplished using trucks during normal working hours, with a maximum of 50 round trips per day. Furthermore, any hazardous materials collected on the project site during either construction of the Project will be transported and disposed of by a permitted and licensed hazardous materials service provider.

Therefore, given the above findings, the project is expected to comply with all regulations related to solid waste under federal, state, and local statutes. Any impacts under this issue are considered less than significant.

Sources

1. Moreno Valley General Plan 2040, adopted June 15, 2021
 - Chapter 5– Parks and Public Services
 - Figure PPS-4, Existing and Proposed Storm Drain Facilities
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021
 - Section 4.17 – Utilities and Service Systems
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
4. Moreno Valley Municipal Code Chapter 8.10 – Stormwater/Urban Runoff Management and Discharge Controls
5. Moreno Valley Municipal Code Section 8.21.170 – National Pollutant Discharge Elimination System (NPDES)
6. Moreno Valley Municipal Code Chapter 8.80 – Recycling and Diversion of Construction and Demolition Waste
7. Badlands Sanitary Landfill, <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2245?siteID=2367>

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
8. El Sobrante Landfill, https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2256?siteID=2402				
9. Lamb Canyon Landfill, https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2246?siteID=2368				

XX. WILDFIRE If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response: The Project does not include activities or structures that would impair implementation of, or physically interfere with, an emergency response plan, or result in the closure or any roadways. The proposed development is not expected to result in the need for additional emergency and fire facilities. Any development of the site would be required to comply with all applicable Fire, Building, and Health and Safety Codes. During construction and long-term operation, the proposed Project would be required to maintain adequate emergency access for emergency vehicles as required by the City. Because the proposed Project would not interfere with an adopted emergency response or evacuation plan, impacts would be less than significant.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: The subject site is not located within a High Fire Hazard Zone as indicated on the City’s General Plan Final EIR, Figure 4.18-1, *California Fire Hazard Severity Zone*. The property is surrounded by urban uses and is not located in proximity to native habitat areas nor undeveloped wildland areas. Additionally, the project design would incorporate appropriate enhanced construction for the building and will be subject to review by the Fire Department during the plan check review process. Appropriate site design, implementation of management practices, removal of overgrown vegetation and use of fire-resistant landscaping would minimize potential wildfire risks that may include exposure of project occupants to pollutant concentrations from a wildfire. Implementation of these measures would reduce potential risks associated with wildland fires to a less-than-significant level.

Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21-0329)

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response: The Project will require associated infrastructure in support of the Project operations/occupancy as follows: the project will require a potable water connection to the Eastern Municipal Water District’s service area; the project will require a wastewater connection to the sewer main on Sunnymead Boulevard; electricity provided by Southern California Edison will require the power lines in front of the property along Sunnymead Blvd to be installed underground; the site will connect to the existing natural gas line in Sunnymead Blvd. This portion of Moreno Valley is highly urbanized, and the Project site is surrounded by commercial development with minimal residential development to the north of the site. Therefore, given that the proposed Project is not located within a very high fire hazard severity zone, the Project would not have a significant potential to exacerbate wildfire risk or to result in temporary or ongoing impacts to the environment. Impacts under this issue are considered less than significant.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: According to the geotechnical report prepared for the Project (ABI Engineering 2022), the evidence of landslides or slope instabilities were not observed at the Project site and the potential for landslides or slope instabilities to occur at the site is considered low. The Project would be required to utilize proper engineering design and standard construction practices which would be verified by qualified staff during Citywide plan check processing of construction- level documents. The Project would not expose people or structures to significant risks as a result of downstream flooding or landslides. The Project includes appropriate design measures that avoid flooding or landslide risks. Impacts would be less than significant.

Sources

1. Moreno Valley General Plan 2040, adopted June 15, 2021
 - Chapter 6 – Safety Element
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021
 - Section 4.18 – Wildfires
 - Figure 4.18-1 – California Fire Hazard Severity Zone
 - Figure 4.18-2 – CAL FIRE Threat Areas
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
<p>4. Local Hazard Mitigation Plan, City of Moreno Valley Fire Department, adopted October 4, 2011, amended 2017, http://www.moval.org/city_hall/departments/fire/pdfs/haz-mit-plan.pdf</p> <p>5. Emergency Operations Plan, City of Moreno Valley, March 2009, http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf</p> <ul style="list-style-type: none"> Threat Assessment 3 – Wildfire 				

XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
<p>a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Response: Based on the analysis provided in this Initial Study, potential impacts in the responses to items 1 thru 20, no evidence is presented that this Project has: the potential to degrade the quality of the environment, as discussed in the Air Quality section; substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, as discussed in the Biological Resources section; or eliminate important examples of the major periods of California history or prehistory, as discussed in the Cultural Resources and Tribal Cultural Resources sections. To ensure all impacts are reduced to less than significant levels, the following Mitigation Measures are required.

Air Quality

- MM-AIR-1
- MM-AIR-2

Biological Resources

- MM-BIO-1
- MM-BIO-2

Cultural Resources

- MM-CUL-1
- MM-CUL-2
- MM-CUL-3

Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21-0329)

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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Tribal Cultural Resources

- MM-TCR-1
- MM-TCR-2
- MM-TCR-3
- MM-TCR-4
- MM-TCR-5
- MM-TCR-6
- MM-TCR-7
- MM-TCR-8
- MM-TCR-9
- MM-TCR-10

Geologic Resources

- MM-GEO-1

Impacts would be less than significant with mitigation incorporated.

b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: Cumulative environmental impacts are those impacts that by themselves are not significant, but when considered with impacts occurring from other projects in the vicinity would result in a cumulative impact. Related projects considered to have the potential of creating cumulative impacts in association with the project consist of projects that are reasonably foreseeable and that would be constructed or operated during the life of the project. The Project would be in a developed area that is largely built out.

As documented in this Initial Study, the Project may have the potential to degrade the environment as a result of biological resource and tribal resource impacts, which may have cumulatively considerable impacts when viewed in connection with the effects of other potential projects in the area. As such, mitigation measures have been identified to fully mitigate and reduce impacts to a less than significant level. Other future projects within the surrounding area would be required to comply with applicable local, state, and federal regulations to reduce potential impacts to less than significant, or to the extent possible.

Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21-0329)

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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The Project would result in less than significant impacts to aesthetics, air quality, energy use, geology and soils, hazardous waste, hydrology and water quality, land use, noise, population and housing, transportation, public services, and recreation without the imposition of conditions of approval, best management practices, or mitigation measures. Furthermore, potential impacts associated with these resource areas are accounted for in the City of Moreno Valley General Plan and the Moreno Valley General Plan EIR. Under CEQA Guidelines section 15152(f), where a lead agency has determined that a cumulative effect has been adequately addressed in a prior EIR, the effect is not treated as significant for purposes of later environmental review and need not be discussed in detail. Additionally, the Project would not impact agricultural or forestry resources or mineral resources, therefore there is no potential for cumulative impacts to these resources. Nor are there any cumulative impacts associated with wildfire risk, as the project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. As noted in Section 4.17, *Transportation*, the project’s VMT impacts are presumed to be less than significant as an infill development on a site located within a high-quality transit corridor (Sunnymead Boulevard), and therefore the Project would not contribute to cumulative VMT impacts.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: The Project is consistent with the planning objectives of the community in which it is located, and the proposed use of the property is not a use known to create any hazardous effects to human beings. As discussed throughout this document, it is anticipated that the demolition, construction, and operation of the Project would not cause environmental effects that would significantly directly or indirectly impact human beings. All impacts identified as being significant have been mitigated to below a level of significance. For this reason, all environmental effects fall below the thresholds established by the City of Moreno Valley. Impacts would be less than significant.

Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21-0329)

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Attachment: Exhibit A - IS/MND [Revision 2] (6167 : PEN21-0329)

Exhibit B

Notice of Intent to Adopt a Mitigated Negative Declaration/Newspaper Notice

Attachment: Exhibit B - Notice of Intent to Adopt a Mitigated Negative Declaration/Newspaper Notice [Revision 1] (6167 : PEN21-0329)

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

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

Project: Specific Plan Amendment (PEN21-0330) and Plot Plan (PEN21-0329)
 Applicant: NOAA Group Architects
 Owner: Chintu Patel
 Representative: Joe Holasek
 Location: 24450 - 24456 Sunnymead Boulevard (APNs: 481-101-033 and 481-101-038)
 Proposal: A Specific Plan Amendment to permit hotels and revise the number of stories limitation to a maximum of 4-stories within the VCR (Village Commercial / Residential) district of The Village Specific Plan (SP-204) and a Plot Plan for the demolition of two existing commercial buildings, and construction of a new 45,177 square foot, 94-room, 4-story hotel with new parking and landscaping improvements.
 Council District: 1

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

Project Description: A Specific Plan Amendment to permit hotels and revise the number of stories limitation to a maximum of 4-stories within the VCR (Village Commercial / Residential) district of The Village Specific Plan (SP-204) and a Plot Plan for the demolition of two existing commercial buildings, and construction of a new 45,177 square foot, 94-room, 4-story hotel with new parking and landscaping improvements.

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

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

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

Comment Deadline: Pursuant to Section 15105(b) of the CEQA Guidelines, the City has established a 20-day public review period for the Initial Study/Mitigated Negative Declaration, which begins November 26, 2022 and ends December 16, 2022. Written comments on the Initial Study/Mitigated Negative Declaration must be received at the City of Moreno Valley Community Development Department by no later than the conclusion of the 20-day review period, 5:30 p.m. on December 16, 2022. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:

Luis Lopez, Contract Planner
 14177 Frederick Street
 Post Office Box 88005
 Moreno Valley, California 92552 Phone: (951) 413-3206
 Email: luisl@moval.org

Sean P. Kelleher
 Planning Division Manager/Planning Official
 Community Development Department

Press-Enterprise
 Newspaper

November 26, 2022
 Date of Publication

Exhibit C

Mitigation Monitoring and Reporting Program

Attachment: Exhibit C - Mitigation Monitoring and Reporting Program [Revision 1] (6167 : PEN21-0329)



CITY OF MORENO VALLEY

MITIGATION MONITORING AND REPORTING PROGRAM SUNNYMEAD S6 HOTEL



SUNNYMEAD S6 HOTEL (PEN21-0329)

NOVEMBER 16, 2022

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

Prepared By
TTG ENVIRONMENTAL & ASSOCIATES
Teresa Wilkinson
8885 Rio San Diego Drive #237
San Diego, CA 92108

Attachment: Exhibit C - Mitigation Monitoring and Reporting Program [Revision 1] (6167 : PEN21-0329)

Mitigation Monitoring and Reporting Program for the Sunnymead S6 Hotel Project

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
Air Quality					
AIR-1	During construction, ozone precursor emissions from all vehicles and construction equipment shall be controlled by maintaining equipment engines in good condition, in proper tune per manufacturers' specifications. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction.	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for implementation of these measures. The Applicant shall be responsible for ensuring compliance. Compliance with this measure shall be subject to periodic inspections by the City or District.		
AIR -2	To reduce construction vehicle (truck) idling while waiting to enter/exit the site, prior to issuance of grading permits, the contractor shall submit a traffic control plan that will describe in detail, safe detours to prevent traffic congestion to the best of the project's ability and provide temporary traffic control measures during construction activities that will ensure smooth traffic flows. Pursuant to California Code of Regulations Title 13 §2449(d)(3), construction equipment and truck idling times shall be prohibited in excess of five minutes on site. To reduce traffic congestion, and therefore NOx, the plan shall include, as necessary, appropriate, and practicable, the following: dedicated turn lanes for movement of construction trucks and equipment on and off site, scheduling of construction activities that affect traffic flow on the arterial system to off-peak hours, rerouting of construction trucks away from congested streets or sensitive receptors, and/or signal synchronization to improve traffic flow. This measure applies to all projects, unless the City determines that a traffic control plan is not warranted or feasible due to no impact on local roadways.	Prior to issuance of grading permits.	The Applicant shall be responsible for implementation of these measures. The Applicant shall be responsible for ensuring compliance. Compliance with this measure shall be subject to periodic inspections by the City.		
AIR -3	To minimize impacts related to particulate matter (PM ₁₀ and PM _{2.5}) generation from construction activities, consistent with SCAQMD Rule 403, it is required that fugitive dust generated by grading and construction activities be kept to a minimum with a goal of retaining	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for implementation of these measures. The Applicant shall be responsible for ensuring compliance. Compliance with this		

Attachment: Exhibit C - Mitigation Monitoring and Reporting Program [Revision 1] (6167 : PEN21-0329)

Mitigation Monitoring and Reporting Program for the Sunnymead S6 Hotel Project

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	dust on the site. The contractor shall be required to comply with the applicable provisions of SCAQMD Rule 403 and implement appropriate fugitive dust control measures that may include watering, stabilized construction access to reduce tracking of mud or dirt onto public roads, covering trucks hauling loose materials off-site, and street sweeping.		measure shall be subject to periodic inspections by the City.		

Biological Resources

BIO-1	Avian Breeding Season Avoidance or Pre-construction Nesting Bird Survey Vegetation removal shall occur outside of the avian breeding season (February 1 to September 1) unless a qualified biologist has first surveyed the area of disturbance to determine the presence or absence of nesting bird species. For passerines and small raptors, surveys shall be conducted within a 250-foot radius of the work area. For large raptors, surveys shall be conducted within a 500-foot radius of the work area. If such nesting birds are not found, then project-related activities may proceed during the avian breeding season. However, if such nesting birds are found, then the avian biologist will need to decide whether the construction activities can proceed without harm to the nest or if a buffer or construction monitoring will be necessary to protect the active nest. The results of the nesting bird survey shall be detailed in a short report provided to the City of Moreno Valley for their concurrence.	Pre-construction nesting bird survey shall be conducted no more than five days prior to the beginning of project-related activities.	The Applicant shall be responsible for implementation of these measures. The Applicant shall be responsible for ensuring compliance.		
BIO-2	Trees within the Project site will be surveyed by a qualified arborist prior to construction. Trees removed as part of the Project will be replaced per Chapter 9.17, Landscape and Water Efficiency Requirements, of the City's Municipal Code, which states that projects necessitating the removal of existing trees with 4-inch or greater trunk diameters (calipers), shall be replaced at a	Prior to issuance of the grading permit.	The Applicant shall be responsible for implementation of these measures. The Applicant shall be responsible for ensuring compliance.		

Attachment: Exhibit C - Mitigation Monitoring and Reporting Program [Revision 1] (6167 : PEN21-0329)

Mitigation Monitoring and Reporting Program for the Sunnymead S6 Hotel Project

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	three-to-one ratio, with minimum 24-inch box size trees of the same species, or a minimum 36-inch box for a one-to-one replacement, where approved.				
Cultural Resources					
CUL-1	If cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1 below, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, to provide Tribal input with regards to significance and treatment.	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance. The lead agency will verify that the provisions in CEQA for managing unanticipated discoveries have been met.		
CUL-2	If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within TCR-1 below. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance in coordination with the County Coroner and Native American Heritage Commission.		
CUL-3	If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance in coordination with		

Attachment: Exhibit C - Mitigation Monitoring and Reporting Program [Revision 1] (6167 : PEN21-0329)

Mitigation Monitoring and Reporting Program for the Sunnymead S6 Hotel Project

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.		the County Coroner and Native American Heritage Commission.		

Geologic Resources

GEO-1	<p>Prior to the issuance of grading permits, the applicant shall provide a letter to the City of Moreno Valley Planning Department, or designee, from a professional paleontologist, stating that the paleontologist has been retained to provide services for the Project. The paleontologist shall develop a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite. The PRIMP shall be provided to the City for review and approval. The PRIMP shall require that the paleontologist be present at the pre-grading conference to establish procedures for paleontological resource surveillance. The PRIMP shall also require paleontological monitoring for excavation below four feet below ground surface.</p> <p>In the event paleontological resources are encountered, ground disturbing activity within 50 feet of the area shall cease. The paleontologist shall examine the materials encountered, assess the nature and extent of the find, and recommend a course of action to further investigate and protect or recover and salvage those resources that have been encountered.</p>	Prior to issuance of grading permits.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance in coordination with the Project paleontological monitor.		
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Tribal Cultural Resources

TCR-1	The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in CR-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation and be provided information regarding the nature of the find, to provide Tribal input with regards to	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		
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Attachment: Exhibit C - Mitigation Monitoring and Reporting Program [Revision 1] (6167 : PEN21-0329)

Mitigation Monitoring and Reporting Program for the Sunnymead S6 Hotel Project

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resource Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.		The lead agency will verify that the provisions in CEQA for managing unanticipated discoveries have been met.		
TCR-2	All archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.	Prior to issuance of the grading permit.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance with input from the City and in consultation with the Consulting Tribe(s).		
TCR-3	Prior to the issuance of a grading permit, the Developer shall secure agreements with the Consulting Tribe(s) for tribal monitoring. The City is also required to provide a minimum of 30 days' advance notice to the tribes of all mass grading and trenching or other ground disturbing activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities in the affected area if suspected archaeological resources are unearthed. The Native American Monitor(s) shall attend the pre-grading meeting with the Project Archaeologist, City, the construction manager, and any contractors and will conduct the Tribal Perspective of the mandatory Cultural Resources Worker Sensitivity Training to those in attendance.	Prior to issuance of the grading permit.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance with input from the City and in consultation with the Consulting Tribe(s).		
TCR-4	The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a CRMP in consultation pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting Tribe is defined as a Tribe that initiated the AB 52 tribal consultation process	Prior to issuance of a grading permit. Advance notice to the Tribes shall occur 30 days in advance of	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance with input from the Native American Tribal		

Attachment: Exhibit C - Mitigation Monitoring and Reporting Program [Revision 1] (6167 : PEN21-0329)

Mitigation Monitoring and Reporting Program for the Sunnymead S6 Hotel Project

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	<p>for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in California Public Resources Code section 21080.3.2(b)(1) of AB 52. Details in the Plan shall include:</p> <ol style="list-style-type: none"> 1. Project description and location. 2. Project grading and development scheduling. 3. Roles and responsibilities of individuals on the Project. 4. The pre-grading meeting and Cultural Resources Worker Sensitivity Training details. 5. 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. 6. The type of recordation needed for inadvertent finds and the stipulations of recordation of sacred items. 7. Contact information of relevant individuals for the Project. 	all mass grading and trenching activities.	representative and Project Archaeologist.		
TCR-5	<p>Cultural Resource Disposition. If Native American cultural resources are discovered during ground disturbing activities (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:</p> <ol style="list-style-type: none"> a. One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Department: <ol style="list-style-type: none"> i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the 	During ground-disturbing activities.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance with input from the Native American Tribal representative and Project Archaeologist.		

Attachment: Exhibit C - Mitigation Monitoring and Reporting Program [Revision 1] (6167 : PEN21-0329)

Mitigation Monitoring and Reporting Program for the Sunnymead S6 Hotel Project

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	<p>place they were found with no development affecting the integrity of the resources.</p> <p>ii. Onsite reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure TCR-4. 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 Mitigation Measure MM-TCR-3. The location for the future reburial area shall be identified on a confidential exhibit on file with the City and concurred to by the Consulting Native American Tribal Governments prior to certification of the environmental document.</p>				
TCR-6	<p>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>	Prior to issuance of the grading plan.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		
TCR-7	<p>Inadvertent Finds. If potential historic or cultural resources are uncovered during excavation or construction activities at the project site that were not assessed by the environmental assessment conducted prior to Project approval, all ground disturbing activities in the affected area within 100 feet of the uncovered resource must cease immediately and a qualified person</p>	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		

Attachment: Exhibit C - Mitigation Monitoring and Reporting Program [Revision 1] (6167 : PEN21-0329)

Mitigation Monitoring and Reporting Program for the Sunnymead S6 Hotel Project

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	meeting the Secretary of the Interior’s standards (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric resource. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional archaeologist and Tribal Monitors, if needed. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and all Consulting Native American Tribes as defined in Mitigation Measure MM-TCR-3 before any further work commences in the affected area. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the Project Archaeologist, in consultation with the Tribe, and shall be submitted to the City for their review and approval prior to implementation of the said plan.				
TCR-8	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	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance with input from the County Coroner and Native American Heritage Commission.		

Attachment: Exhibit C - Mitigation Monitoring and Reporting Program [Revision 1] (6167 : PEN21-0329)

Mitigation Monitoring and Reporting Program for the Sunnymead S6 Hotel Project

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	remains (California Public Resources Code 5097.98) (GP Objective 23.3, CEQA).				
TCR-9	Non-Disclosure of Reburial Locations. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance with input from the County Coroner and Native American Heritage Commission.		
TCR-10	Archaeology Report – Phase III and IV. Prior to final inspection, the developer/permit holder shall prompt the Project Archaeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report that complies with the Community Development Department's requirements for such reports. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).	Prior to issuance of the grading plan.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		

Attachment: Exhibit C - Mitigation Monitoring and Reporting Program [Revision 1] (6167 : PEN21-0329)

Exhibit D

CEQA Memorandum

Attachment: Exhibit D - CEQA Memorandum [Revision 3] (6167 : PEN21-0329)



7922 Mission Manzanita Place | San Diego, California, 92120 | Phone: 619.200.1577
 ttgenvironmental@gmail.com | www.ttgenvirono.com

Date: January 5, 2023
 To: Sean Kelleher, Planning Official of the City of Moreno Valley
 From: Teresa TG Wilkinson, Senior Environmental Manager, TTG Environmental
 RE: CEQA Determination regarding Sunnymead Extended Stay America Hotel - SCH No. 2022110492

This memorandum to the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Sunnymead Extended Stay America Hotel (SCH No. 2022110492; previously known as Sunnymead S6 Hotel) has been prepared in accordance with Section 15073.5 of the California Environmental Quality Act (CEQA) Guidelines. It updates the IS/MND that was prepared for the City of Moreno Valley (City) and circulated for public review from November 26, 2022, through December 16, 2022. The updated Draft IS/MND is available for review at the City of Moreno Valley Planning Department, which is located at 14177 Frederick Street, Moreno Valley, CA 92553.

Proposed Project Changes

The proposed Sunnymead Hotel is located on the north side of Sunnymead Blvd, approximately 377 feet west of Indian Street, in the City of Moreno Valley, Riverside County, California. The previous Draft IS/MND evaluated the development of a 45,177 square foot hotel with 94 units and 94 parking spaces for employees and guests.

Since publication of the Draft IS/MND for public review, the project was revised to operate from a Studio 6 Hotel to an Extended Stay America Hotel. The project site design was also modified to slightly increase the hotel square footage from 45,177 feet to 46,407 feet resulting in a 2.72 percent increase in floor area. The number of units also decreased slightly from 94 units to 92 units and 94 parking spaces to 92 spaces, resulting in an overall 2.12 percent reduction in the number of rooms and parking spaces. The project redesign resulted in the increase of size of the balcony / deck area (See attachment).

The environmental analysis identified mitigation measures to address and mitigate potentially significant impacts to a less than significant level in accordance with CEQA. Mitigation measures were identified to address impacts associated with air quality, biological resources, cultural resources, paleontological resources, and tribal cultural resources that would occur with project implementation.

STATUTORY BACKGROUND

The City of Moreno Valley is the CEQA lead agency for the proposed project. Under CEQA 15073.5, a lead agency is required to recirculate a negative declaration when the document must be substantially revised after public notice of its availability has previously been given pursuant to Section 15072, but prior to its adoption. A "substantial revision" of the negative declaration means:

- (1) A new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance, or



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- (2) The lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required.

Recirculation is not required under the following circumstances:

1. Mitigation measures are replaced with equal or more effective measures pursuant to Section 15074.1.
2. New project revisions are added in response to written or verbal comments on the project's effects identified in the proposed negative declaration which are not new avoidable significant effects.
3. Measures or conditions of project approval are added after circulation of the negative declaration which are not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect.
4. New information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.

Impact Analysis

Based on the review of the modified site plan and floor plans, the proposed project changes would result in a 2.72 percent increase in floor area and an overall 2.12 percent reduction in the number of rooms and parking spaces. The reduction in number of guest rooms from 94 to 92 rooms reduces the required parking from 94 spaces to 92 spaces, pursuant to the Moreno Valley Municipal Code. Accordingly, the revised project will have reduced traffic impacts compared to what was previously analyzed in the Draft IS/MND.

No new impacts associated with air quality, biological resources, cultural resources, paleontological resources, and tribal cultural resources would occur with the proposed project changes. Impacts previously identified as less than significant including Aesthetics, Land Use, Traffic, Noise, Public Services/Utilities, Hydrology would remain the same. Therefore, the minor increase in floor area, and the reduction in the number of rooms does not trigger a new, avoidable significant effect that would require the addition of new mitigation measures.

This analysis demonstrates that the environmental analysis, impacts and mitigation measures/requirements identified in the Draft IS/MND remain substantively unchanged by the situation described herein, and supports the finding that the proposed project modifications do not result in new significant impacts and do not exceed the level of impacts identified in the Draft IS/MND. The previously proposed mitigation measures and project revisions will reduce potential environmental effects to less than significance and no new measures or revisions will be required.

Therefore, recirculation of the Draft IS/MND for public review is not required, pursuant to CEQA Guidelines Section 15073.5.



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Attachment

Attachment: Exhibit D - CEQA Memorandum [Revision 3] (6167 : PEN21-0329)

11B-208.2 MINIMUM NUMBER

PARKING SPACES COMPLYING WITH SECTION 11B-502 SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 11B-208.2 EXCEPT AS REQUIRED BY SECTIONS 11B-208.2.1, 11B-208.2.2, AND 11B-208.2.3. WHERE MORE THAN ONE PARKING FACILITY IS PROVIDED ON A SITE, THE NUMBER OF ACCESSIBLE SPACES PROVIDED ON THE SITE SHALL BE CALCULATED ACCORDING TO THE NUMBER OF SPACES REQUIRED FOR EACH PARKING FACILITY.

TABLE 11B-208.2
PARKING SPACES

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

EV PARKING REQUIREMENTS:

PER 2022 CBC, SECTION 420.14, HOTELS SHALL COMPLY W/ CALGREEN CHAPTER 4 PER 2022 CALIFORNIA GREEN BUILDING CODE, SECTION 4.106.4 & 4.106.4.2.2.

- WITH 92 PARKING SPACES, WE ARE REQUIRED TO PROVIDE:
- 10 EV CAPABLE SPACES (10% OF 92, ROUNDED UP)
 - 23 EV READY SPACES (25% OF 92)
 - 5 EV CHARGING SPACES (5% OF 92, ROUNDED UP).

11B-228.3.2.1 PUBLIC USE OR COMMON USE EVCS

WHERE EVCS ARE PROVIDED FOR PUBLIC USE OR COMMON USE, EVCS COMPLYING WITH SECTION 11B-812 SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 11B-228.3.2.1. WHERE NEW EVCS ARE INSTALLED IN FACILITIES WITH EXISTING EVCS, THE "TOTAL NUMBER OF EVCS AT A FACILITY" IN TABLE 11B-228.3.2.1 SHALL INCLUDE BOTH EXISTING AND NEW EVCS.

EXCEPTION: ALL DRIVE-UP EVCS SHALL COMPLY WITH SECTION 11B-812.

TABLE 11B-228.3.2.1
ELECTRIC VEHICLE CHARGING STATIONS FOR PUBLIC USE AND COMMON USE

TOTAL NUMBER OF EVCS AT A FACILITY ¹	MINIMUM NUMBER (by type) OF EVCS REQUIRED TO COMPLY WITH SECTION 11B-812 ¹		
	Van Accessible	Standard Accessible	Ambulatory
1 to 4	1	0	0
5 to 25	1	1	0
26 to 50	1	1	1
51 to 75	1	2	2
76 to 100	1	3	3
101 and over	1, plus 1 for each 300, or fraction thereof, over 100	3, plus 1 for each 60, or fraction thereof, over 100	3, plus 1 for each 50, or fraction thereof, over 100

1. Where an EV charger can simultaneously charge more than one vehicle, the number of EVCS provided shall be considered equivalent to the number of electric vehicles that can be simultaneously charged.

PARKING SUMMARY

EV CHARGING SPACES:
TOTAL PARKING PROVIDED: 92 SPACES
PER CALGREEN SECTION 4.106.4 & 4.106.4.2.2.
(5) CHARGING STATIONS REQUIRED, (5) PROVIDED INCLUDING (1) VAN & (1) STANDARD ACCESSIBLE.
(10) EV CAPABLE REQUIRED, (10) PROVIDED.
(23) EV READY REQUIRED, (23) PROVIDED.

PARKING SPACES:
92 SPACES PROPOSED / 92 SPACES REQUIRED
PER CBC TABLE 11B-208.2.
(4) ACCESSIBLE SPACES REQUIRED, (1) VAN ACCESSIBLE, (3) STANDARD ACCESSIBLE.

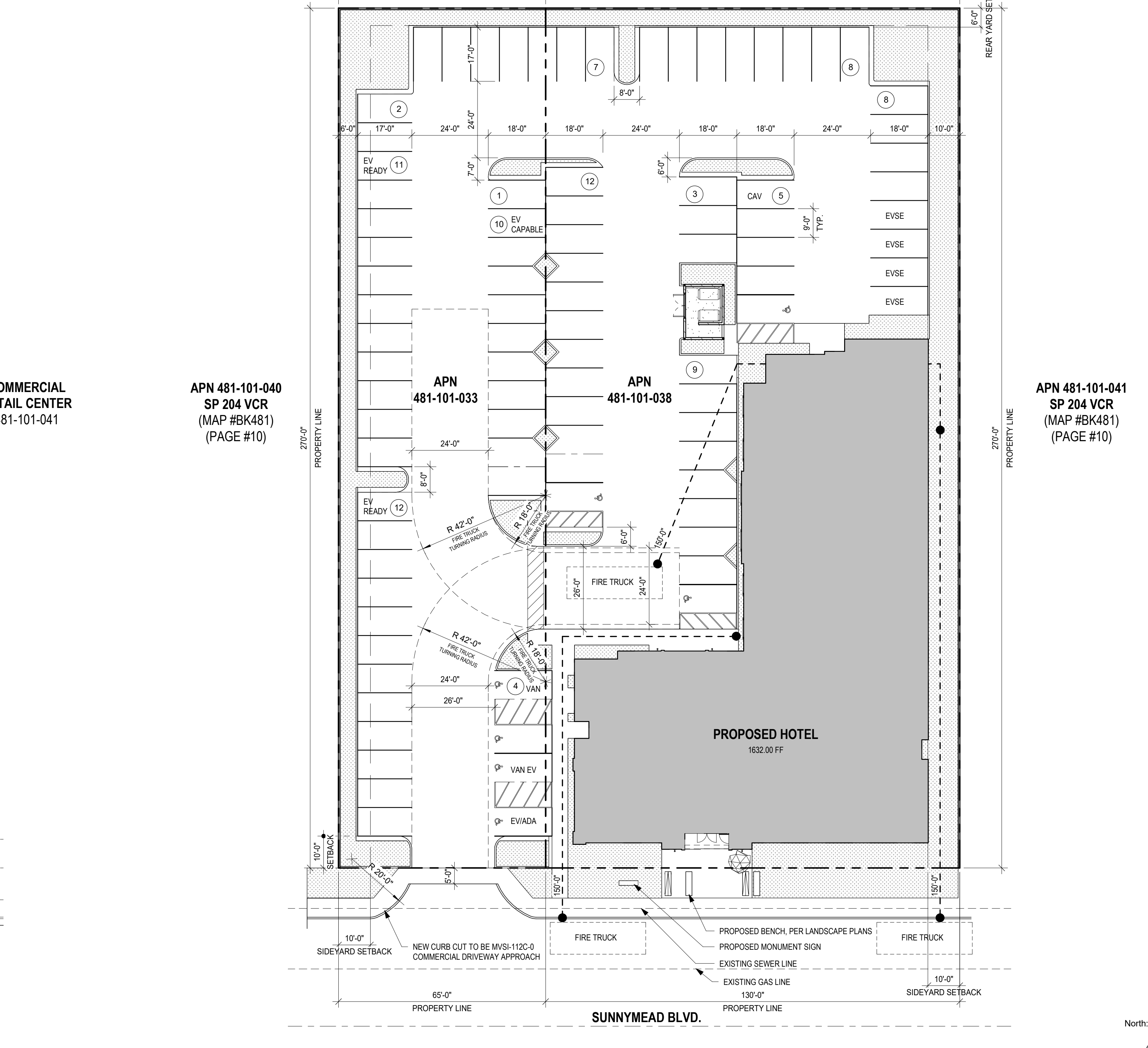
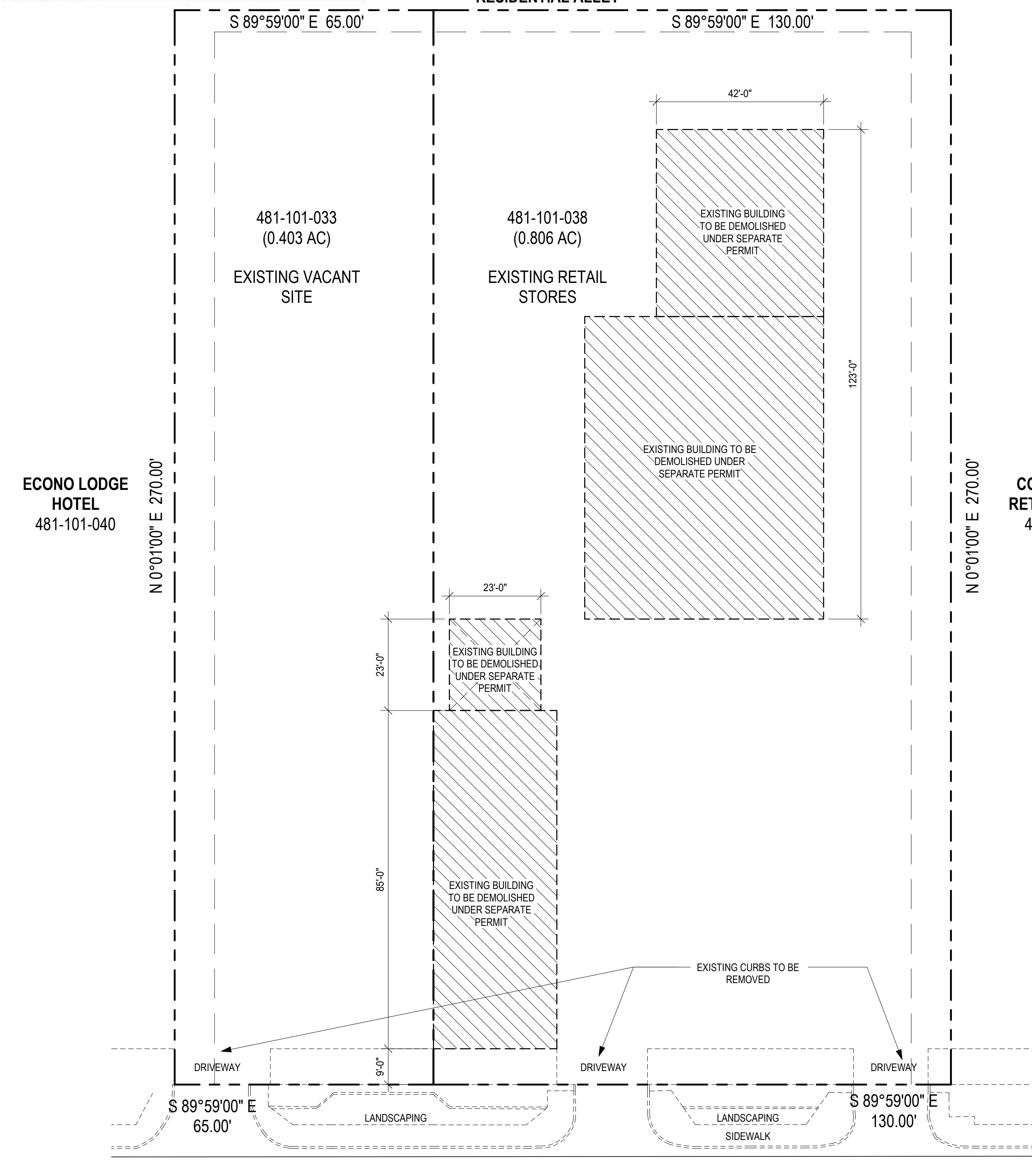
SITE LEGEND

- FIRE HOSE PULL (LENGTH TO NOT EXCEED 150')
- AREA OF NEW CONSTRUCTION
- ADA ACCESS AISLE
- PARKING SPACES PROVIDED
- FIRE TRUCK ESTIMATED LOCATION OF FIRE TRUCK

NDAA group architects
4990 N Harbor Drive, Ste 201
San Diego, CA 92106
Tel: 619-297-8066
Web: www.ndaainc.com

LICENSED ARCHITECT
JOSEPH HOLABER
No. C 19126
DEN 02/28/2023
STATE OF CALIFORNIA

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24450 SUNNYMEAD BLVD
24456 SUNNYMEAD BLVD
MORENO VALLEY, CA 92553

Attachment: Exhibit D - CEQA Memorandum [Revision 3] (6167 - PEN21-0329)

NO.	DATE	ISSUE
1	2021/12/15	CUP/SPA 1ST PLANNING SUBMITTAL

REVISION SCHEDULE

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Project Start Date: Issue Date
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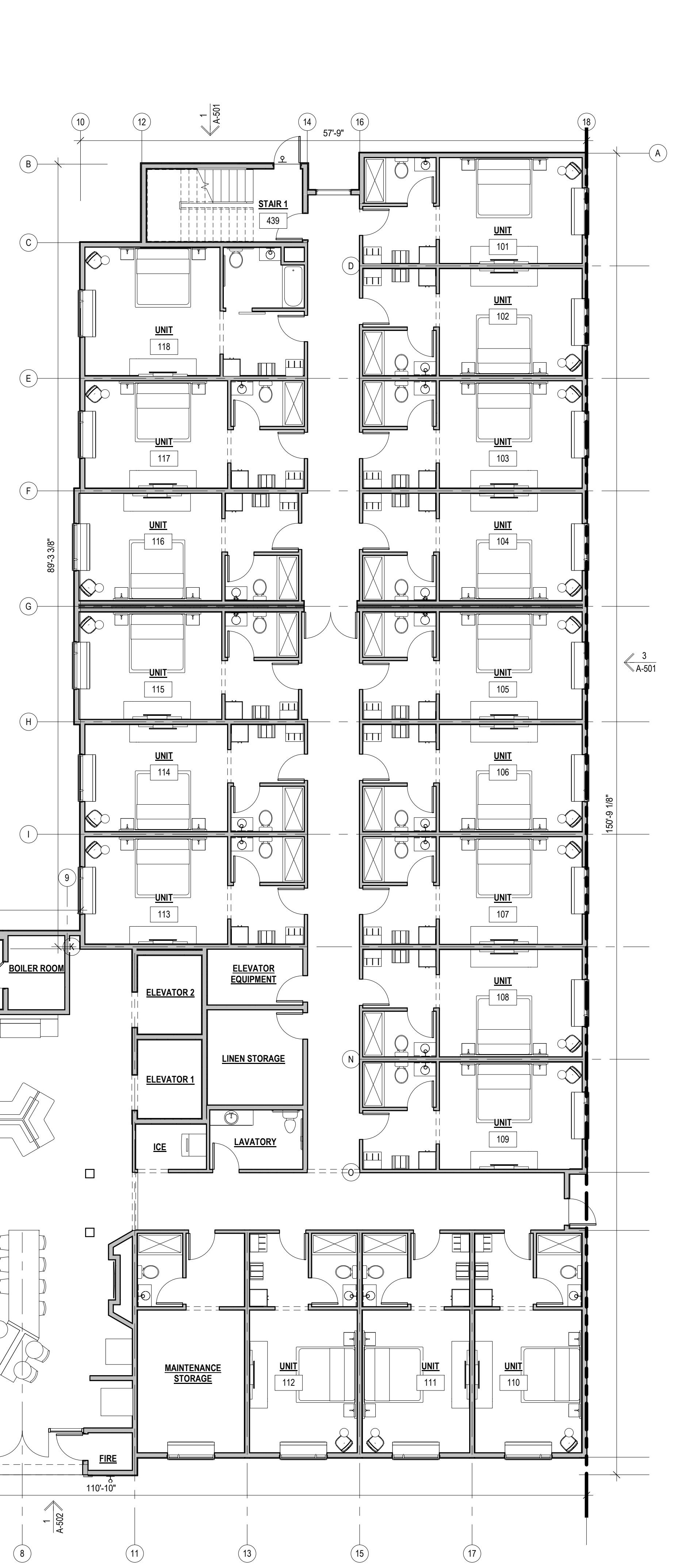
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PEN21-0329
CUP/SPA PPA21-0034
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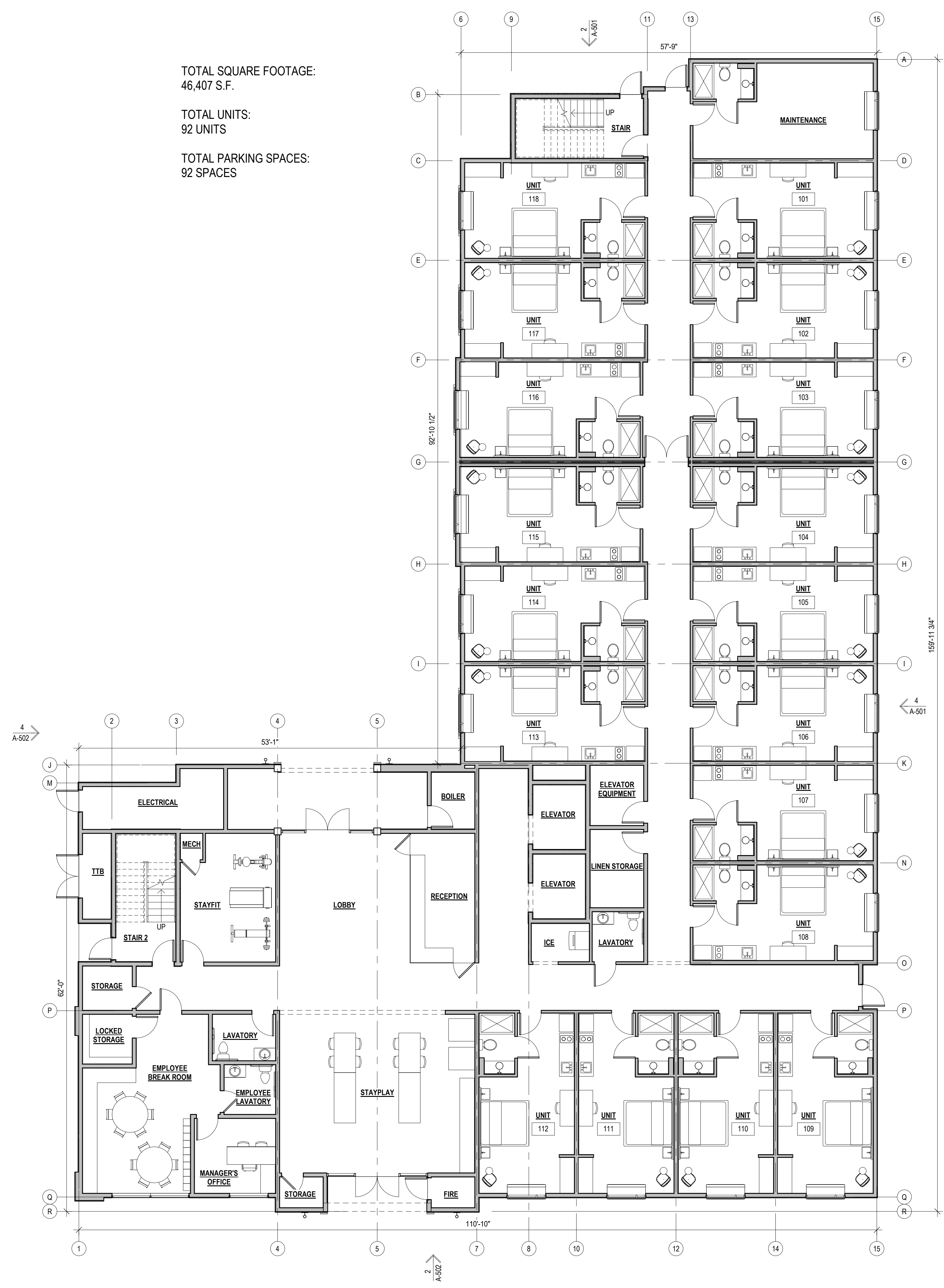
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THE ARCHITECT

TOTAL SQUARE FOOTAGE:
44,902 S.F.
TOTAL UNITS:
93 UNITS
PARKING SPACES:
94 SPACES



2 FIRST FLOOR PLAN - EXISTING
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TOTAL SQUARE FOOTAGE:
46,407 S.F.
TOTAL UNITS:
92 UNITS
TOTAL PARKING SPACES:
92 SPACES



1 FIRST FLOOR PLAN - PROPOSED
Ref: A-501 / Scale: 1/8" = 1'-0"

SUNNYMEAD S6
24450 SUNNYMEAD BLVD
24456 SUNNYMEAD BLVD
MORENO VALLEY, CA 92553

NO.	DATE	ISSUE
1	2021/12/15	CLP/SPA 1ST PLANNING SUBMITTAL

REVISION SCHEDULE

Project No: Project Number
Project Start Date: Issue Date
Drawn: Designer
Checked: Checker
Revision: Reviser

Sheet Name:

1ST FLOOR PLAN

Scale: As indicated
Sheet No:

Attachment: Exhibit D - CEQA Memorandum [Revision 3] (6/67 - PEN21-0029)

DO NOT SCALE DRAWINGS
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THE ARCHITECT

TOTAL SQUARE FOOTAGE:
44,902 S.F.

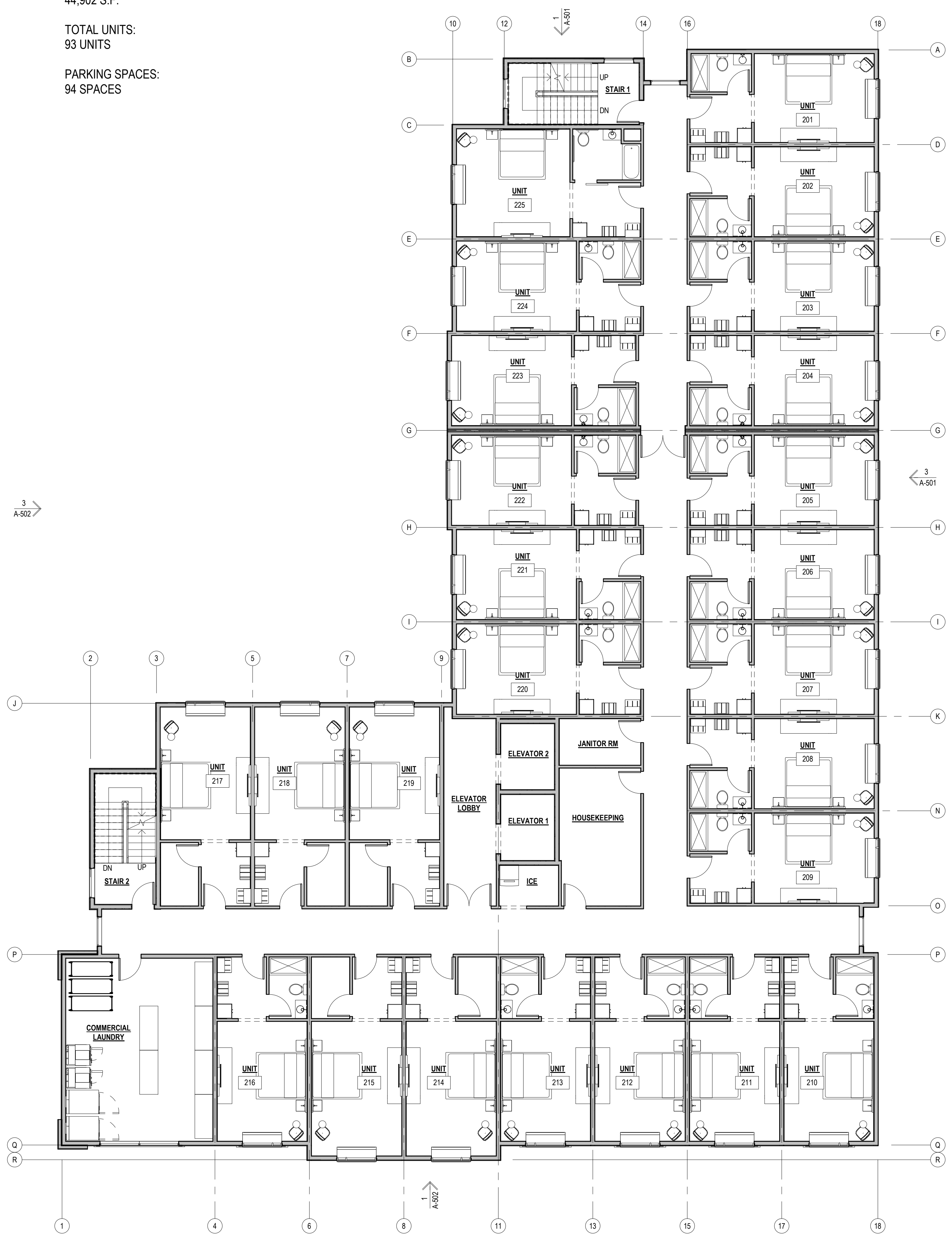
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93 UNITS

PARKING SPACES:
94 SPACES

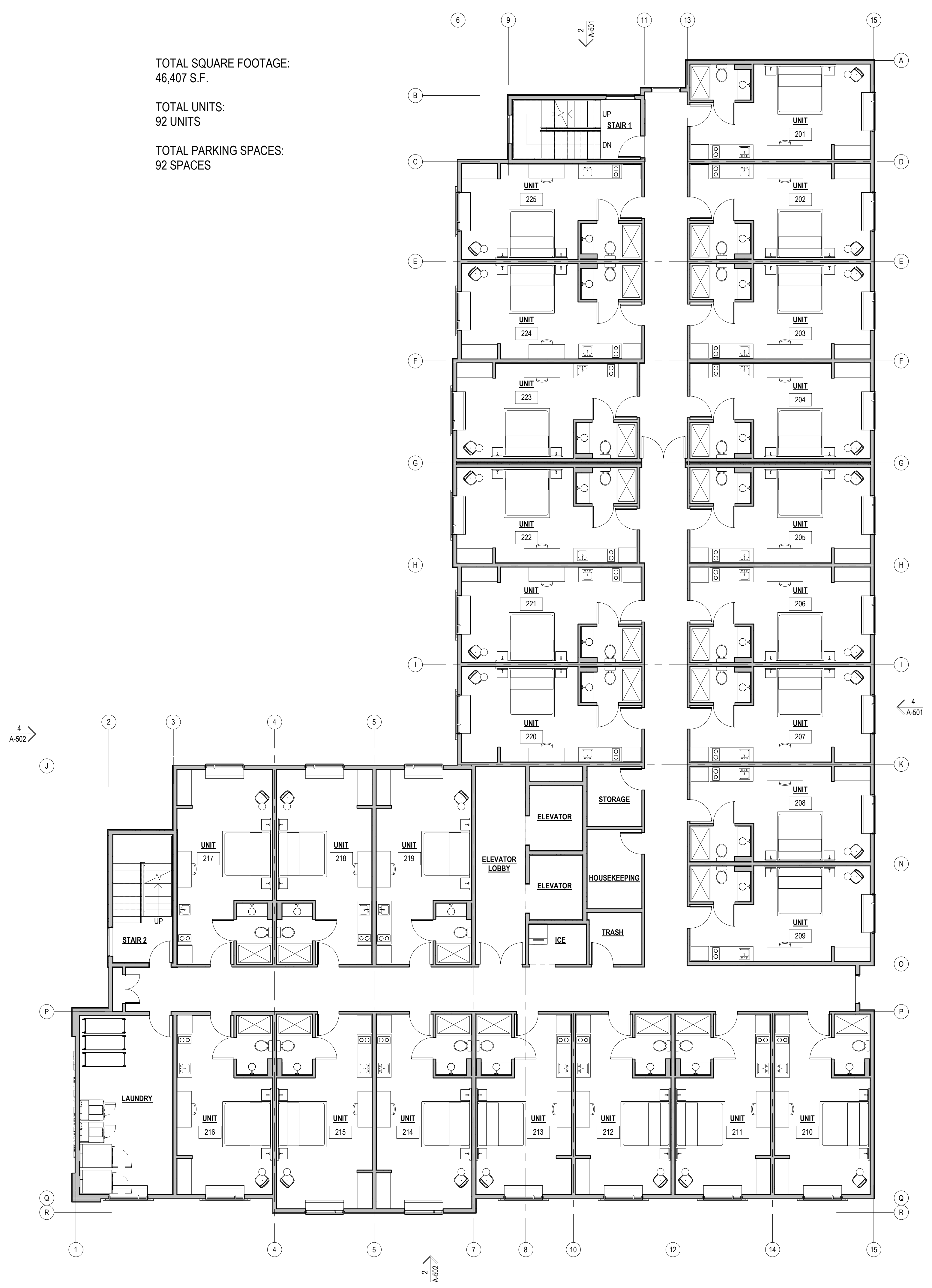
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46,407 S.F.

TOTAL UNITS:
92 UNITS

TOTAL PARKING SPACES:
92 SPACES



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1 SECOND FLOOR PLAN - PROPOSED
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NO.	DATE	ISSUE
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Attachment: Exhibit D - CEQA Memorandum [Revision 3] (6/67 - PEN21-0029)

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TOTAL SQUARE FOOTAGE:
44,902 S.F.

TOTAL UNITS:
93 UNITS

PARKING SPACES:
94 SPACES

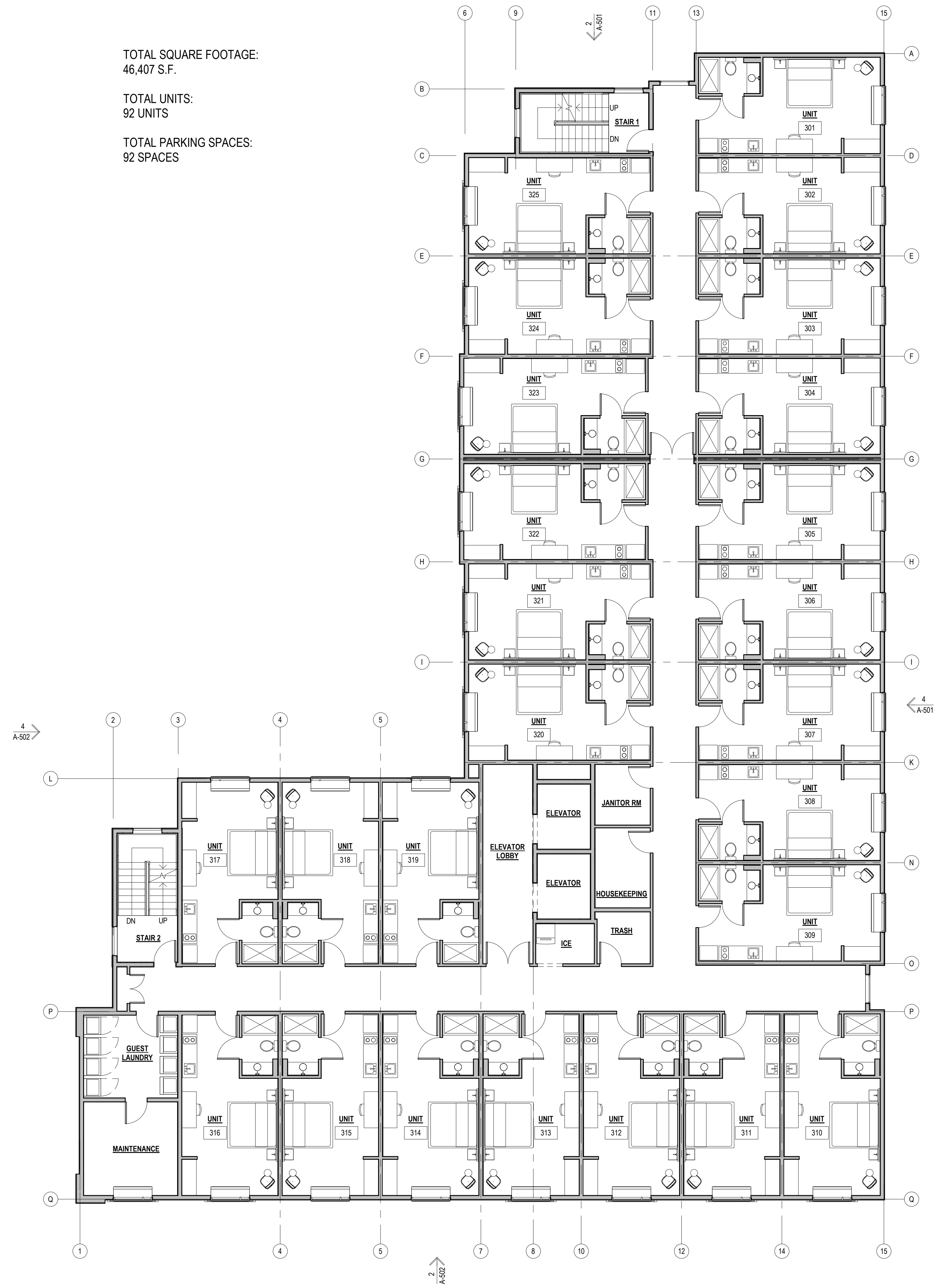
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TOTAL UNITS:
92 UNITS

TOTAL PARKING SPACES:
92 SPACES



2 THIRD FLOOR PLAN
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1 THIRD FLOOR PLAN
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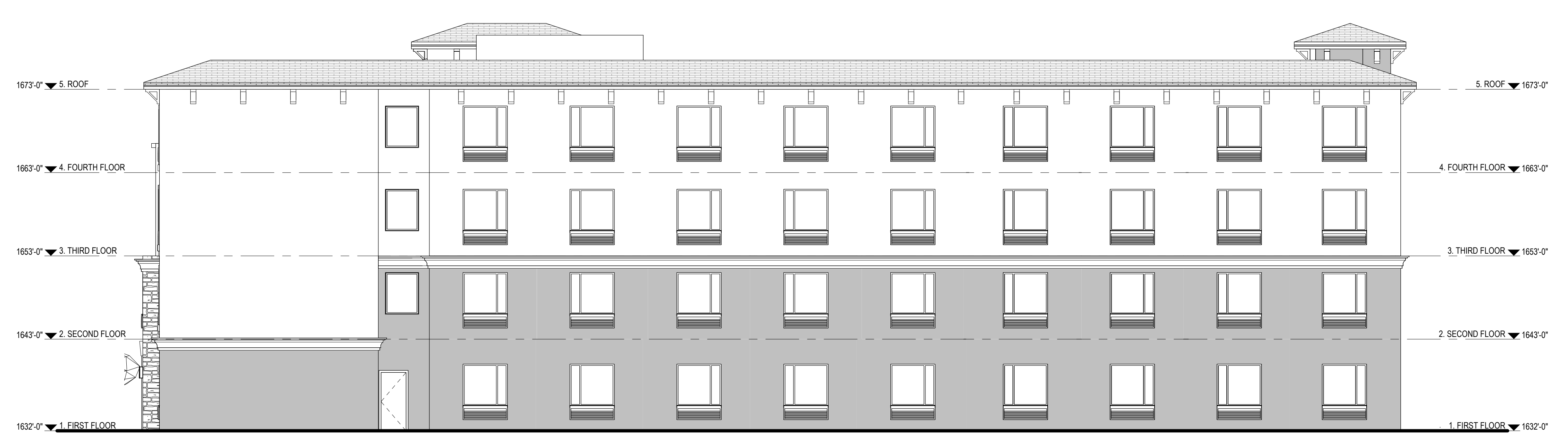
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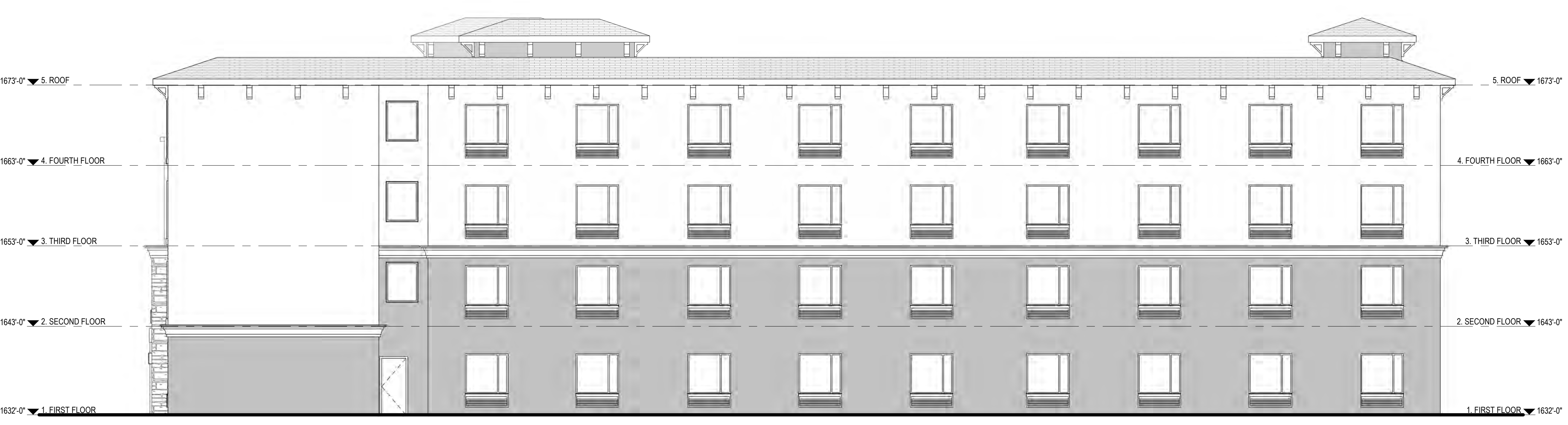
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2 NORTH - PROPOSED
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4 EAST - PROPOSED
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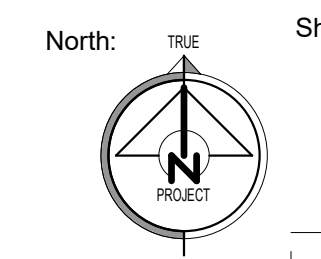
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Attachment: Exhibit D - CEQA Memorandum [Revision 3] (6/67 - PEN21-0029)

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2 SOUTH - PROPOSED
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3 WEST - EXISTING
Ref: A-101 / Scale: 1/8" = 1'-0"



4 WEST - PROPOSED
Ref: A-101 / Scale: 1/8" = 1'-0"

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MORENO VALLEY, CA 92553

Attachment: Exhibit D - CEQA Memorandum [Revision 3] [6/67 - PEN21-0023]

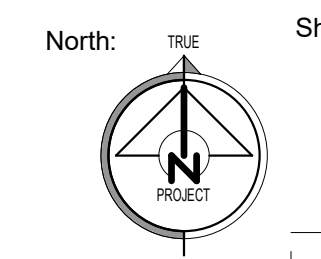
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RESOLUTION NUMBER 2023-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE AMENDMENTS TO THE VILLAGE SPECIFIC PLAN (SP204).

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

WHEREAS, pursuant to the authority granted the City by Article XI, Section 7 of the California Constitution, the City has the police power to adopt regulations designed to promote the public convenience or the general prosperity, as well as regulations designed to promote the public health and safety; and

WHEREAS, NOAA Group Architects, (“Applicant”) has requested in relevant part approval of Specific Plan Amendment PEN21-0330 requesting amendments to The Village Specific Plan (SP 204) specifically 1) Table III-1 to allow for building up to 4 stories, and 2) (Page II-5) to add “Hotels (with or without kitchens in guest rooms)” to the “Additional Permitted Uses” (the “Proposed Project”)” to allow for demolition of two existing commercial buildings and construction of a new 46,407 square foot, four-story hotel on that real property generally described as 24450 – 24456 Sunnymead Boulevard, having Assessor’s Parcel Numbers 481-101-033 and 481-101-038 (the “Project Site”); and

WHEREAS, PEN21-0330 will streamline certain entitlement procedures for efficiency purposes, all of which will promote economic development within the City; and

WHEREAS, staff has determined that the Proposed Project is consistent with the MOVAL 2040 General Plan and its goals, objectives, policies, and programs, and with any applicable specific plan; and

WHEREAS, staff has further determined that the Proposed Project will not adversely affect the public health, safety or general welfare; and

WHEREAS, staff has also determined that the Proposed Project is consistent with the purposes and intent of Title 9; and

WHEREAS, pursuant to the provisions of Section 9.02.200 (Public hearing and notification procedures) of the Municipal Code and California Government Code, a public hearing was scheduled for March 23, 2023, and notice thereof was duly published, posted, and mailed to all property owners of record within 600 feet of the Project Site; and

WHEREAS, on March 23, 2023, the public hearing to consider PEN21-0330 was duly noticed and conducted by the Planning Commission at which time all interested persons were given full opportunity to be heard and to present evidence and testimony; and

WHEREAS, on March 23, 2023, in accordance with the provisions of the California Environmental Quality Act (CEQA¹) and CEQA Guidelines², the Planning Commission approved Resolution 2023-08.

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

Section 1. Recitals and Exhibits

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

Section 2. Notice

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

Section 3. Evidence

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

- (a) Moreno Valley General Plan and all other relevant provisions contained therein;
- (b) Title 9 (Planning and Zoning) of the Moreno Valley Municipal Code and all other relevant provisions referenced therein;
- (c) Application for the approval of Specific Plan Amendment (SPA) PEN21-0330 and all documents, records, and references contained therein;
- (d) Staff Report prepared for the Planning Commission's consideration and all documents, records and references related thereto, and Staff's presentation at the public hearing;
- (e) Testimony, and/or comments from Applicant and its representatives during the public hearing; and
- (f) Testimony and/or comments from all persons provided in written format or correspondence, at, or prior to, the public hearing.

Section 4. Findings (General Plan Consistency)

¹ Public Resources Code §§ 21000-21177

² 14 California Code of Regulations §§15000-15387

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

- (a) The proposed Specific Plan Amendment is consistent with the goals, objectives, policies, and programs of the General Plan.

Section 5. Approval

That based on the foregoing Recitals, Evidence contained in the Administrative Record and Findings, as set forth herein, the Planning Commission hereby recommends to City Council approval of Specific Plan Amendment PEN21-0330.

Section 6. Repeal of Conflicting Provisions

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

Section 7. Severability

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

Section 8. Effective Date

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

Section 9. Certification

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

PASSED AND ADOPTED THIS 23RD DAY OF MARCH, 2023.

CITY OF MORENO VALLEY
PLANNING COMMISSION

Alvin DeJohette, Chairperson

ATTEST:

Sean P. Kelleher,
Planning Official

APPROVED AS TO FORM:

Steven B. Quintanilla,
Interim City Attorney

Exhibits:

Exhibit A: Draft Ordinance

Attachment: Resolution No. 2023-09 - Specific Plan Amendment [Revision 2] (6167 : PEN21-0329)

DRAFT**ORDINANCE NO. _____****AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, AMENDING TABLE III-1 AND PAGE II-5 OF THE VILLAGE SPECIFIC PLAN (SP204)**

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

WHEREAS, pursuant to the authority granted the City by Article XI, Section 7 of the California Constitution, the City has the police power to adopt regulations designed to promote the public convenience or the general prosperity, as well as regulations designed to promote the public health, morals and/or safety; and

WHEREAS, NOAA Group Architects, (“Applicant”) has requested in relevant part approval of Specific Plan Amendment PEN21-0330 requesting amendments to The Village Specific Plan (SP 204) specifically 1) Table III-1 to allow for building up to 4 stories, and 2) (Page II-5) to add “Hotels (with or without kitchens in guest rooms)” to the “Additional Permitted Uses” (the “Proposed Project”)” to allow for demolition of two existing commercial buildings and construction of a new 46,407 square foot, four-story hotel on that real property generally described as 24450 – 24456 Sunnymead Boulevard, having Assessor’s Parcel Numbers 481-101-033 and 481-101-038 (the “Project Site”); and

WHEREAS, staff and Planning Commission have determined that PEN21-0330 is consistent with the MOVAL 2040 General Plan and its goals, objectives, policies, and programs, and with any applicable specific plan; and

WHEREAS, staff and Planning Commission have further determined that PEN21-0330 will not adversely affect the public health, safety or general welfare; and

WHEREAS, on _____, 2023, the public hearing to consider PEN21-0330 was duly noticed and conducted by the City Council at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, on _____, 2023, in accordance with the provisions of the California Environmental Quality Act (CEQA³) and CEQA Guidelines⁴, the City Council Approved Resolution 2023-__.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY DOES ORDAIN AS FOLLOWS:

Section 1. RECITALS

That the above recitals are true and correct and are incorporated herein as though

³ Public Resources Code §§ 21000-21177

⁴ 14 California Code of Regulations §§15000-15387

set forth at length herein.

Section 2. AUTHORITY

That this Ordinance is adopted pursuant to the authority granted by Article XI, Section 7 of the Constitution of the State of California and California Government Code Section 37100, and it is not intended to be duplicative of state law, or be preempted by state legislation.

Section 3. AMENDMENT TO TABLE III-1

TABLE III-1 is hereby amended as set forth in Exhibit A.

Section 4. AMENDMENT PAGE II-5

PAGE II-5 is hereby amended as set forth in Exhibit B.

Section 5. CEQA COMPLIANCE

That pursuant to Resolution Number 2023-___, the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program prepared for the proposed project has reduced the potential impacts of the Proposed Project to levels of insignificance and that there is no substantial evidence supporting a fair argument that the Proposed Project will have a significant effect on the environment in a manner that otherwise would require the preparation and certification of an Environmental Impact Report.

Section 6. FINDING (GENERAL PLAN CONSISTENCY)

That based on the foregoing Recitals and the evidence contained in the administrative record as set forth above, the City Council finds that the Proposed Project is consistent with the goals, objectives, policies, and programs of the General Plan.

Section 7. SEVERABILITY

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

Section 8. REPEAL OF CONFLICTING PROVISIONS

That all the provisions of The Village Specific Plan (SP204) as heretofore adopted by the City of Moreno Valley that are in conflict with the provisions of this Ordinance are hereby repealed.

Section 9. EFFECTIVE DATE

That this Ordinance shall take effect thirty (30) days after its second reading.

DRAFT**Section 10. CERTIFICATION**

That the City Clerk shall certify to the passage and adoption of this Ordinance, enter the same in the book for original ordinances of the City, and make a minute of passage and adoption thereof in the records of the proceedings of the City Council, in the minutes of the meeting at which this Ordinance is passed and adopted.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

DRAFT

INTRODUCED at a regular meeting of the City Council on __ __, 2023, and PASSED, APPROVED, and ADOPTED by the City Council on _____ __, 2023, by the following vote:

Ulises Cabrera
Mayor of the City of Moreno Valley

ATTEST:

Jan Halstead, City Clerk

APPROVED AS TO FORM:

Steven B. Quintanilla, Interim City Attorney

Attachment: Resolution No. 2023-09 - Specific Plan Amendment [Revision 2] (6167 : PEN21-0329)

DRAFT

ORDINANCE JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, _____, City Clerk of the City of Moreno Valley, California, do hereby certify that Ordinance No. YYYY-____ was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the _____ day of ____, YYYY, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

CITY CLERK _____

(SEAL)

Attachment: Resolution No. 2023-09 - Specific Plan Amendment [Revision 2] (6167 : PEN21-0329)

EXHIBIT A

Table III-1 (page II-20) of The Village Specific Plan (SP 204)

Chart is amended to read as shown below (Deleted text in ~~**Bold strike-through**~~, added text in **Bold Underlined**) :

**** For Multi Family and Single Family in VCR and VOR, use VR Standards**

Requirement	Village Commercial Residential (VCR)	Village Office Residential (VOR)	Village Residential (VR)
Rear Yard Building Setback	0 feet or 5 feet	10 feet	SF- 15 feet MF - 20 feet
Maximum Height of Building in Feet/Stories	50 feet/ <u>3 4</u> stories - whichever is less**	50 feet/3 stories - whichever is less**	SF- 15 feet MF - 20 feet
Maximum Lot Coverage	NA	NA	SF - 40% MF - 45%
Minimum Lot Dimensions*** Width/Depth (in feet) Size (in square feet)	100' X 100' 10,000 square feet	100' X 100' 10,000 square feet	SF - 45' X 85' - (35' cul-de-sac) 4,500 sq. ft. MF - 100' X 100' 10,000 sq. ft.
Minimum Distance between Structures (DU and/or Accessory)	0 feet or 10 feet	0 feet or 10 feet	SF- 10 feet MF - 20 feet
Maximum Density	Maximum density for any residential use shall be 15 dwelling units per net acre (see Village Plan Chapter II - Village Land Use Requirements, Page II-10. B - Density for additional information)		
	Private Open Space - a minimum of 150 square feet of private open space per downstairs unit and a minimum of 100 square feet of private open space per upstairs unit.		

EXHIBIT B

Page II-5 of The Village Specific Plan (SP 204)

Text is amended to read as shown below (Deleted text in ~~**Bold strike-through**~~, added text in **Bold Underlined**) :



Governing Documents for Development – The land use requirements for VCR are found in Chapter II, page II-9 of The Village Plan. The permitted uses for this zone are the same as the Neighborhood Commercial uses found in the Development Code except as specified below:

Additional Permitted Uses:

- Residential (not permitted on first floor Sunnymead Boulevard frontage)
- Bed and Breakfast
- Parking Lot
- **Hotels (with or without kitchens in guest rooms)**

Uses Not Permitted

- Auto Service Station/Gas Station
- Auto, Boat, Motorcycle and RV Repair
- Auto Supply Stores
- Bail Bond Service
- Car Wash
- Drive Through Facilities of Any Kind
- Kennels and Catteries
- Mortuaries
- Rental Service with Outdoor Storage and Display (vehicles, equipment, etc.)
- Supermarket (greater than 10,000 square feet gross floor area)
- Uses Similar in Type and Intensity



RESOLUTION NUMBER 2023-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE PLOT PLAN (PEN21-0329) TO ALLOW DEMOLITION OF TWO EXISTING COMMERCIAL BUILDINGS AND CONSTRUCTION OF A NEW 92-ROOM, 4-STORY HOTEL AND ASSOCIATED IMPROVEMENTS ON 1.20 ACRES OF LAND LOCATED AT 24450 – 24456 SUNNYMEAD BOULEVARD (APN'S 481-101-033 and 481-101-038).

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

WHEREAS, NOAA Group Architects, (“Applicant”) has applied for the approval of Plot Plan PEN21-0329 to allow the demolition of two commercial buildings and construction of a new 46,407 square foot, 92-room, 4-story hotel with new parking and landscaping improvements on 1.20 acres (“Proposed Project”) located at 24450 – 24456 Sunnymead Boulevard (APN’s 481-101-033 and 481-101-038) (“Project Site”); and

WHEREAS, the Proposed Project has been evaluated in accordance with Section 9.02.070 (Plot Plan) of the Municipal Code with consideration given to the City’s General Plan, Zoning Ordinance, The Village Specific Plan VCR 204 and other applicable laws and regulations; and

WHEREAS, Section 9.02.070 (Plot Plan) of the Municipal Code imposes conditions of approval upon projects for which a Plot Plan is required, which conditions may be imposed by the Planning Commission to address on-site improvements, off-site improvements, the manner in which the site is used and any other conditions as may be deemed necessary to protect the public health, safety and welfare and ensure that the Proposed Project will be developed in accordance with the purpose and intent of Title 9 (“Planning and Zoning”) of the Municipal Code; and

WHEREAS, Staff has presented for the Planning Commission’s consideration Conditions of Approval to be imposed upon the Plot Plan which conditions have been deemed necessary to protect the public health, safety, and welfare and ensure that the Proposed Project will be developed in accordance with the purpose and intent of Title 9 (Planning and Zoning) of the Municipal Code; and

WHEREAS, pursuant to the provisions of Section 9.02.200 (Public Hearing and Notification Procedures) of the Municipal Code and California Government Code, a public hearing was scheduled for March 23, 2023, and notice thereof was duly published, posted, and mailed to all property owners of record within 600 feet of the Project Site; and

WHEREAS, on March 23, 2023, the public hearing to consider the Proposed Project was duly conducted by the Planning Commission, at which time all interested persons were provided with an opportunity to testify and to present evidence; and

WHEREAS, on March 23, 2023, in accordance with the provisions of the California Environmental Quality Act (CEQA¹) and CEQA Guidelines², the Planning Commission approved Resolution 2023-08.

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

Section 1. Recitals and Exhibits

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

Section 2. Notice

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

Section 3. Evidence

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

- (a) Moreno Valley General Plan and all other relevant provisions contained therein;
- (b) Title 9 (Planning and Zoning) of the Moreno Valley Municipal Code and all other relevant provisions referenced therein;
- (c) Application for the approval for Plot Plan PEN21-0329 on file with the Community Development Department;
- (d) Conditions of Approval for Plot Plan (PEN21-0329) attached as Exhibit A;
- (e) Staff Report prepared for the Planning Commission's consideration and all documents, records and references related thereto, and Staff's presentation at the public hearing;
- (f) Testimony, and/or comments from Applicant and its representatives during the public hearing; and
- (g) Testimony and/or comments from all persons provided in written format or correspondence, at, or prior to, the public hearing.

Section 4. Findings

¹ Public Resources Code §§ 21000-21177

² 14 California Code of Regulations §§15000-15387

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

- (a) The proposed Project is consistent with the goals, objectives, policies, and programs of the General Plan;
- (b) The Proposed Project complies with all applicable zoning and other regulations;
- (c) The Proposed Project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity; and
- (d) The location, design, and operation of the Proposed Project will be compatible with existing and planned land uses in the vicinity.

Section 5. Recommend City Council Approval

That based on the foregoing Recitals, Evidence contained in the Administrative Record and Findings, as set forth herein, the Planning Commission hereby recommends the City Council approve the Proposed Project subject to the Conditions of Approval for Plot Plan PEN21-0329, attached hereto as Exhibit A.

Section 6. Repeal of Conflicting Provisions

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

Section 7. Severability

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

Section 8. Effective Date

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

Section 9. Certification

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

Attachment: Resolution No. 2023-10 - Plot Plan [Revision 3] (6167 : PEN21-0329)

PASSED AND ADOPTED THIS 23RD DAY OF MARCH, 2023.

CITY OF MORENO VALLEY
PLANNING COMMISSION

Alvin DeJohette, Chairperson

ATTEST:

Sean P. Kelleher,
Planning Official

APPROVED AS TO FORM:

Steven B. Quintanilla,
Interim City Attorney

Exhibits:
Exhibit A: Conditions of Approval

Attachment: Resolution No. 2023-10 - Plot Plan [Revision 3] (6167 : PEN21-0329)

Exhibit A

CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL

Plot Plan (PEN21-0329)

Page 1

CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Plot Plan (PEN21-0329)

EFFECTIVE DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENTPlanning Division

1. 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)

2. The Developer shall defend, indemnify and hold harmless the City, city council, commissions, boards, subcommittees and the City's elected and appointed officials, commissioners, board members, officers, agents, consultants and employees ("City Parties") from and against any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorneys' fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to the legality, validity or adequacy of any of the following items: (i) any prior or current agreements by and among the City and the Developer; (ii) the current, concurrent and subsequent permits, licenses and entitlements approved by the City; (iii) any environmental determination made by the City in connection with the Project Site and the Project; and (iv) any proceedings or other actions undertaken by the City in connection with the adoption or approval of any of the above. In the event of any administrative, legal, equitable action or other proceeding instituted by any third party (including without limitation a governmental entity or official) challenging the legality, validity or adequacy of any of the above items or any portion thereof, the Parties shall mutually cooperate with each other in defense of said action or proceeding. Notwithstanding the above, the City, at its sole option, may tender the complete defense of any third party challenge as described herein. In the event the City elects to contract with special counsel to provide for such a defense, the City shall meet and confer with the Developer regarding the selection of counsel, and the Developer shall pay all costs related to retention of such counsel by the City.

In accordance with Developer's obligation to defend, indemnify and hold harmless

CONDITIONS OF APPROVAL

Plot Plan (PEN21-0329)

Page 2

the City, including but not limited to as set forth in more detail in the Project's Conditions of Approval, Moreno Valley Municipal Code Section 9.02.310 (Indemnification of City for Discretionary Approvals), and the Project application, Developer shall enter into an Advanced Funding Agreement with the City no later than ten (10) calendar days from Planning Commission's approval of the Project. A copy of said Agreement is on file with the Community Development Director.

3. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
4. This project is located within The Village Specific Plan (SP-204). The provisions of the specific plan, the design manual, their subsequent amendments, and the Conditions of Approval shall prevail unless modified herein. (MC 9.13)
5. 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)
6. 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)
7. 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.
8. 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.
9. 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)
10. Plot Plan PEN21-0329 and Specific Plan Amendment PEN21-0330 are approved for the development of a 4-story, 46,407-square foot hotel with 92 rooms on a 1.20-acre parcel with amenities that include a terrace deck/patio with barbeque grills for outdoor dining on the 4th floor.

CONDITIONS OF APPROVAL

Plot Plan (PEN21-0329)

Page 3

Special Conditions

11. Prior to the issuance of any grading permits, the developer or successor in interest submit an application for lot merger/lot line adjustment to consolidate the two existing parcels into one continuous parcel. The lot line merger/lot line adjustment shall be recorded prior to the issuance of building permits.
12. Prior to issuance of grading permits, the developer or successor in interest shall submit plans and obtain approvals for a 6-foot high decorative masonry wall along the interior property lines of the site, subject to review and approval by the Planning Official. The wall shall be stepped down to 36 inches between the front building line and front property line.

Prior to Grading Permit

13. Prior to issuance of any grading permit, all Conditions of Approval and Mitigation Measures shall be printed on the grading plans.
14. Prior to the issuance of grading permits, the developer or successor in interest shall show decorative paving (e.g. colored/scored concrete or as approve by the Planning Official) on the new driveway entrances. Colored sidewalk and drive apron to match the existing sidewalk, and as required by The Village Specific Plan, shall be shown on improvement drawings.
15. 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)
16. Prior to issuance of any building permits, final landscaping and irrigation plans shall be submitted for review and approved by the Planning Division. After the third plan check review for landscape plans, an additional plan check fee shall apply. The plans shall be prepared in accordance with the City's Landscape Requirements and shall include:
 - a. A three (3) foot high decorative wall, solid hedge or berm shall be placed in any setback areas between a public right of way and a parking lot for screening.
 - b. Finger and end planters with required step outs and curbing shall be provided every 12 parking stalls as well as at the terminus of each aisle.
 - c. Diamond planters shall be provided as needed to comply with the City's

CONDITIONS OF APPROVAL

Plot Plan (PEN21-0329)

Page 4

parking lot shading requirements.

- d. Drought tolerant landscape shall be used. Sod shall be limited to gathering areas.
 - e. *Washingtonia filifera* street trees shall be provided as required by The Village Specific Plan.
 - 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.
17. Prior to issuance of building permits, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as shown on the final working drawings. Location and screening shall comply with the following criteria: transformer cabinets and commercial gas meters shall be screened from public view either by architectural treatment or landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building; back-flow preventers shall be screened by landscaping.
 18. 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)
 19. 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)
 20. Prior to or at building plan check submittal, the building elevation plans shall include decorative lighting sconces on all sides of the hotel building facing the parking lot, or public right of way to provide up-lighting and shadowing on the structures. The drawings of sconce details on the building elevations shall be reviewed and approved by the Planning Division prior to issuance of building permits.
 21. 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),

CONDITIONS OF APPROVAL

Plot Plan (PEN21-0329)

Page 5

- 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 unless located within the truck loading area. Approved design plans shall be included in a Building submittal (Fence and walls or building design plans). (GP Objective 43.6, DG)
22. 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.
 23. Prior to issuance of a building permit, the developer/property owner or developer's successor-in-interest shall pay all applicable impact fees due at permit issuance, including but not limited to Multi-species Habitat Conservation Plan (MSHCP) mitigation fees. (Ord)
 24. Prior to 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)
 25. Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
 26. If potential historic, archaeological, Native American cultural resources or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person (meeting the Secretary of the Interior's standards (36CFR61)) shall be consulted by the applicant to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, prehistoric, or paleontological resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all affected Native American Tribes before any further work commences in the affected area.

If human remains are discovered during grading and other construction excavation, no further disturbance shall occur until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 5-days of the published finding to be given a reasonable opportunity to identify the "most likely descendant." The "most likely descendant" shall then make recommendations, and engage in consultations concerning the

CONDITIONS OF APPROVAL

Plot Plan (PEN21-0329)

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- treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).
27. Prior to the issuance of grading permits, the site plan and grading plans shall show decorative hardscape (e.g. colored concrete, stamped concrete, pavers or as approved by the Planning Official) consistent and compatible with the design, color and materials of the proposed development for all driveway ingress/egress locations of the project.
 28. Prior to issuance of grading permits, the developer shall submit wall/fence plans to the Planning Division for review and approval as follows:
 - a. A 3-foot high decorative wall, solid hedge or berm shall be placed in any setback areas between a public right of way and a parking lot for screening.
 - 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. (MC 9.08.070)
 29. 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.
 30. Detailed, on-site, computer generated, point-by-point comparison lighting plan, including exterior building, parking lot, and landscaping lighting, shall be included in the Building Plans for review by the Planning Division. The lighting plan shall be generated on the plot plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for light fixtures used, shall include style, illumination, location, height and method of shielding per the City's Municipal Code requirements. After the third plan check review for lighting plans, an additional plan check fee will apply. (MC 9.08.100, 9.16.280)
 31. 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

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approval through the building plan check process. All equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building.

Prior to Building Final or Occupancy

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, all landscaping and irrigation, walls, parking lot, parking lot lighting, trash enclosures, exterior lighting, and building elevations shall be constructed according to the approved plans on file in the Planning Division and Building and Safety Division: and all applicable Conditions of Approval shall be completed to the satisfaction of the Community Development Director.
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. 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.
39. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
40. 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

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building application is submitted or prior to the issuance of permits as determined by the City.

41. 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.
42. 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.
43. The proposed project's occupancy shall be classified by the Building Official and must comply with exiting, occupancy separation(s) and minimum plumbing fixture requirements. Minimum plumbing fixtures shall be provided per the California Plumbing Code, Table 422.1. The occupant load and occupancy classification shall be determined in accordance with the California Building Code.
44. The proposed project shall comply with the California Green Building Standards Code, Section 4.106.4, mandatory requirements for Electric Vehicle Charging Station (EVCS).
45. 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)

ECONOMIC DEVELOPMENT DEPARTMENT (EDD)

46. New Moreno Valley businesses may work with the Economic Development Department to coordinate job recruitment fairs.
47. New Moreno Valley businesses may adopt a "First Source" approach to employee recruitment that gives notice of job openings to Moreno Valley residents for one week in advance of public recruitment.
48. New Moreno Valley businesses are encouraged to hire local residents.
49. New Moreno Valley businesses are encouraged to provide a job fair flyer and/or web announcement to the City in advance of job recruitments, so that the City can assist in publicizing these events.
50. New Moreno Valley businesses may utilize the workforce recruitment services provided by the Moreno Valley Business & Employment Resource Center ("BERC").

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

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

FIRE DEPARTMENT**Fire Prevention Bureau**

51. All Fire Department access roads or driveways shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
52. 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)
53. The angle of approach and departure for any means of Fire Department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the Fire Department shall be subject to approval by the AHJ. (CFC 503 and MVMC 8.36.060)
54. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Public Works Director and the Fire Prevention Bureau. (CFC 501.4)
55. 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)
56. 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)
57. Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve inches in height. (CFC 505.1, MVMC 8.36.060[I])

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58. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3) a - After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.
59. 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.
60. 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)
61. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
62. 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])
63. 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])
64. Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and constructed by the developer within the public right of way in accordance with City Standards. (MVMC 8.36.060, CFC 501.4)
65. 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

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- access by emergency personnel. (CFC 506.1)
66. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C., MVMC, and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 ½" x 2 ½") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3, MVMC 912.2.1)
 67. Multi-family residences shall display the address in accordance with the Riverside County Fire Department Premises Identification standard 07-01. (CFC 505.1)
 68. Fire Department access driveways over 150 feet in length shall have a turn-around as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. (CFC 503 and MVMC 8.36.060, CFC 501.4)
 69. During phased construction, dead end roadways and streets which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)
 70. 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)
 71. 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)
 72. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)
 73. Dead-end streets and/or fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround for fire apparatus.
 74. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.
 75. Prior to building construction, dead end roadways and streets which have not been

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completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)

76. 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.

PUBLIC WORKS DEPARTMENT**Land Development**

77. Water quality best management practices (BMPs) designed to meet Water Quality Management Plan (WQMP) requirements for development shall not be used as a construction BMP. Water quality BMPs shall be maintained for the entire duration of the project construction and be used to treat runoff from those developed portions of the project. Water quality BMPs shall be protected from upstream construction related runoff by having proper best management practices in place and maintained. Water quality BMPs shall be graded per the approved design plans and once landscaping and irrigation has been installed, it and its maintenance shall be turned over to an established Property Owner's Association (POA).
78. 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.
79. The developer shall comply with all applicable City ordinances and resolutions including the City's Municipal Code (MC) and if subdividing land, the Government Code (GC) of the State of California, specifically Sections 66410 through 66499.58, said sections also referred to as the Subdivision Map Act (SMA). [MC 9.14.010]

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80. 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.
81. 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.
82. 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.
83. 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)]
84. 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.
85. The proposed private storm drain system shall connect to the existing storm drain within Sunnymead Boulevard. 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.
86. This project shall submit civil engineering design plans, reports and/or documents (prepared by a registered/licensed civil engineer) for review and approval by the

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

- a. Precise grading w/ erosion control plan(prior to building permit issuance);
- b. Street, Storm Drain Lateral, Sewer, Water Plans (prior to issuance of an encroachment permit)
- c. Final drainage study (prior to grading plan approval);
- d. Final WQMP (prior to grading plan approval);
- e. Lot Line Adjustment and Offer of Right-of-Way Vacation (prior to building permit issuance);
- f. As-Built revision for all plans (prior to Occupancy release)

Prior to Grading Plan Approval

87. 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.
88. 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.
89. A final project-specific Water Quality Management Plan (WQMP) shall be submitted for review and approved by the City Engineer, which:
 - a. Addresses Site Design Best Management Practices (BMPs) such as minimizing impervious areas, maximizing permeability, minimizes directly connected impervious areas to the City's street and storm drain systems, and conserves natural areas;
 - b. Incorporates Source Control BMPs and provides a detailed description of their implementation;
 - c. Describes the long-term operation and maintenance requirements for BMPs requiring maintenance; and
 - d. Describes the mechanism for funding the long-term operation and maintenance of the BMPs.

A copy of the final WQMP template can be obtained on the City's Website or by contacting the Land Development Division. A digital (pdf) copy of the approved final project-specific Water Quality Management Plan (WQMP) shall be submitted to

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the Land Development Division.

90. The final project-specific Water Quality Management Plan (WQMP) shall be consistent with the approved P-WQMP, as well as in full conformance with the document: "Water Quality Management Plan - A Guidance Document for the Santa Ana Region of Riverside County" dated October 22, 2012. The F-WQMP shall be submitted and approved prior to application for and issuance of grading permits. At a minimum, the F-WQMP shall include the following: Site Design BMPs; Source Control BMPs, Treatment Control BMPs, Operation and Maintenance requirements for BMPs and sources of funding for BMP implementation.
- a. The Applicant has proposed to incorporate the use of underground infiltration system. 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 shall be approved by the Building and Safety Division.
91. 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

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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.

92. 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.
93. 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.
94. 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.
95. 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.

Prior to Grading Permit

96. 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)]
97. 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)]
98. Security, in the form of a cash deposit (preferable), bond or letter of credit shall be submitted as a guarantee of the completion of the grading operations for the project. [MC 8.21.070]

Prior to Improvement Plan Approval

99. Any missing or deficient existing improvements along the project frontage within Sunnymead Boulevard shall be constructed or secured for construction.
100. 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)

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years old and recently slurry sealed streets less than one (1) year old. Pavement cuts may be allowed for emergency repairs or as specifically approved in writing by the City Engineer. Special requirements shall be imposed for repaving, limits to be determined by the City Engineer.

101. 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

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

Prior to Building Permit

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

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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]

Prior to Occupancy

109. 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.
110. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
111. 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 removal of driveway approaches and construction of a new driveway approach, sidewalk, landscaping and irrigation.
 - b. Storm drain facilities including, but not limited to: storm drain laterals.
 - c. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
112. For commercial, industrial and multi-family projects, a <"Stormwater Treatment Device and Control Measure Access and Maintenance Covenant", "Maintenance Agreement for Water Quality Improvements located in the public right-of-way" and a "Declaration of Restrictive Covenants (encroachment on City easement)"> shall be recorded to provide public notice of the maintenance requirements to be implemented per the approved final project-specific WQMP. A boilerplate copy of the covenants and agreements can be obtained by contacting the Land Development Division.
113. The applicant shall ensure the following, pursuant to Section XII. I. of the 2010 NPDES Permit:
 - a. Field verification that structural Site Design, Source Control and Treatment Control BMPs are designed, constructed and functional in accordance with the approved Final Water Quality Management Plan (WQMP).
 - b. Certification of best management practices (BMPs) from a state licensed civil engineer. An original WQMP BMP Certification shall be submitted for review and approved by the City Engineer.
114. 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.

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- b. Demonstrate that all structural BMPs described in the approved final project-specific WQMP have been constructed and installed in conformance with the approved plans and specifications;
- c. Demonstrate that Developer is prepared to implement all non-structural BMPs described in the approved final project-specific WQMP; and
- d. Demonstrate that an adequate number of copies of the approved final project-specific WQMP are available for future owners/occupants.
- e. Clean and repair the water quality BMP's, including re-grading to approved civil drawing if necessary.
- f. Obtain approval and complete installation of the irrigation and landscaping.

Special Districts Division

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

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annexation fee or fund an endowment) to provide an ongoing funding source for the continued maintenance, enhancement, and/or retrofit of parks, open spaces, linear parks, and/or trails systems.

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

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

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

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

CONDITIONS OF APPROVAL

Plot Plan (PEN21-0329)

Page 21

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

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

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

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

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

119. Bioretention Basin Maintenance. The ongoing maintenance of any bioretention basin, or other like water quality BMP constructed in the public right of way, shall be the responsibility of a property owner association or the property owner.

CONDITIONS OF APPROVAL

Plot Plan (PEN21-0329)

Page 22

120. Maintenance Responsibility. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.
121. Irrigation Modifications. Modification of existing irrigation systems for parkway improvements may be required per the direction of, approval by and coordination with Landscape Services. Please contact Landscape Services at 951.413.3480 or SDLandscape@moval.org to coordinate the modifications.
122. Damage. Any damage to existing landscape areas maintained by the City of Moreno Valley due to project construction shall be repaired/replaced by the Developer, or Developer's successors in interest, at no cost to the City of Moreno Valley.
123. Special Condition- The existing City landscaping and irrigation within the Right of Way on Sunnymead Blvd. shall become the responsibility of the property owner. Coordination with the City will be required to modify City irrigation system that feeds landscaping to the east and west of the project. Please contact Dan Monto at 951-413-3480 or sdlandscape@moval.org prior to start of construction.
124. Tree Removals. The removal of existing trees with four-inch or greater trunk diameters (calipers), shall be replaced, at a three to one ratio, with minimum twenty-four (24) inch box size trees of the same species, or a minimum thirty-six (36) inch box for a one to one replacement, where approved. (MC 9.17.030)

Transportation Engineering Division

125. Project driveway shall conform to City of Moreno Valley Standard Plans No. MVS1-112C-0 for commercial driveway approach. Driveway shall be full access.
126. Any damage to existing signing and striping maintained by the City of Moreno Valley due to project construction activity shall be restriped/replaced by the Developer, at no cost to the City of Moreno Valley.

PARKS & COMMUNITY SERVICES DEPARTMENT

127. This project is subject to current Development Impact Fees.

11B-208.2 MINIMUM NUMBER

PARKING SPACES COMPLYING WITH SECTION 11B-502 SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 11B-208.2 EXCEPT AS REQUIRED BY SECTIONS 11B-208.2.1, 11B-208.2.2, AND 11B-208.2.3. WHERE MORE THAN ONE PARKING FACILITY IS PROVIDED ON A SITE, THE NUMBER OF ACCESSIBLE SPACES PROVIDED ON THE SITE SHALL BE CALCULATED ACCORDING TO THE NUMBER OF SPACES REQUIRED FOR EACH PARKING FACILITY.

TABLE 11B-208.2
PARKING SPACES

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

EV PARKING REQUIREMENTS:

PER 2022 CBC, SECTION 420.14, HOTELS SHALL COMPLY W/ CALGREEN CHAPTER 4 PER 2022 CALIFORNIA GREEN BUILDING CODE, SECTION 4.106.4 & 4.106.4.2.2.

- WITH 92 PARKING SPACES, WE ARE REQUIRED TO PROVIDE:
- 10 EV CAPABLE SPACES (10% OF 92, ROUNDED UP)
 - 23 EV READY SPACES (25% OF 92)
 - 5 EV CHARGING SPACES (5% OF 92, ROUNDED UP).

11B-228.3.2.1 PUBLIC USE OR COMMON USE EVCS

WHERE EVCS ARE PROVIDED FOR PUBLIC USE OR COMMON USE, EVCS COMPLYING WITH SECTION 11B-812 SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 11B-228.3.2.1. WHERE NEW EVCS ARE INSTALLED IN FACILITIES WITH EXISTING EVCS, THE "TOTAL NUMBER OF EVCS AT A FACILITY" IN TABLE 11B-228.3.2.1 SHALL INCLUDE BOTH EXISTING AND NEW EVCS.

EXCEPTION: ALL DRIVE-UP EVCS SHALL COMPLY WITH SECTION 11B-812.

TABLE 11B-228.3.2.1
ELECTRIC VEHICLE CHARGING STATIONS FOR PUBLIC USE AND COMMON USE

TOTAL NUMBER OF EVCS AT A FACILITY ¹	MINIMUM NUMBER (by type) OF EVCS REQUIRED TO COMPLY WITH SECTION 11B-812 ¹		
	Van Accessible	Standard Accessible	Ambulatory
1 to 4	1	0	0
5 to 25	1	1	0
26 to 50	1	1	1
51 to 75	1	2	2
76 to 100	1	3	3
101 and over	1, plus 1 for each 300, or fraction thereof, over 100	3, plus 1 for each 60, or fraction thereof, over 100	3, plus 1 for each 50, or fraction thereof, over 100

1. Where an EV charger can simultaneously charge more than one vehicle, the number of EVCS provided shall be considered equivalent to the number of electric vehicles that can be simultaneously charged.

PARKING SUMMARY

EV CHARGING SPACES:
TOTAL PARKING PROVIDED: 92 SPACES
PER CALGREEN SECTION 4.106.4 & 4.106.4.2.2.
(5) CHARGING STATIONS REQUIRED, (5) PROVIDED INCLUDING (1) VAN & (1) STANDARD ACCESSIBLE.
(10) EV CAPABLE REQUIRED, (10) PROVIDED.
(23) EV READY REQUIRED, (23) PROVIDED.

PARKING SPACES:
92 SPACES PROPOSED / 92 SPACES REQUIRED
PER CBC TABLE 11B-208.2.
(4) ACCESSIBLE SPACES REQUIRED, (1) VAN ACCESSIBLE, (3) STANDARD ACCESSIBLE.

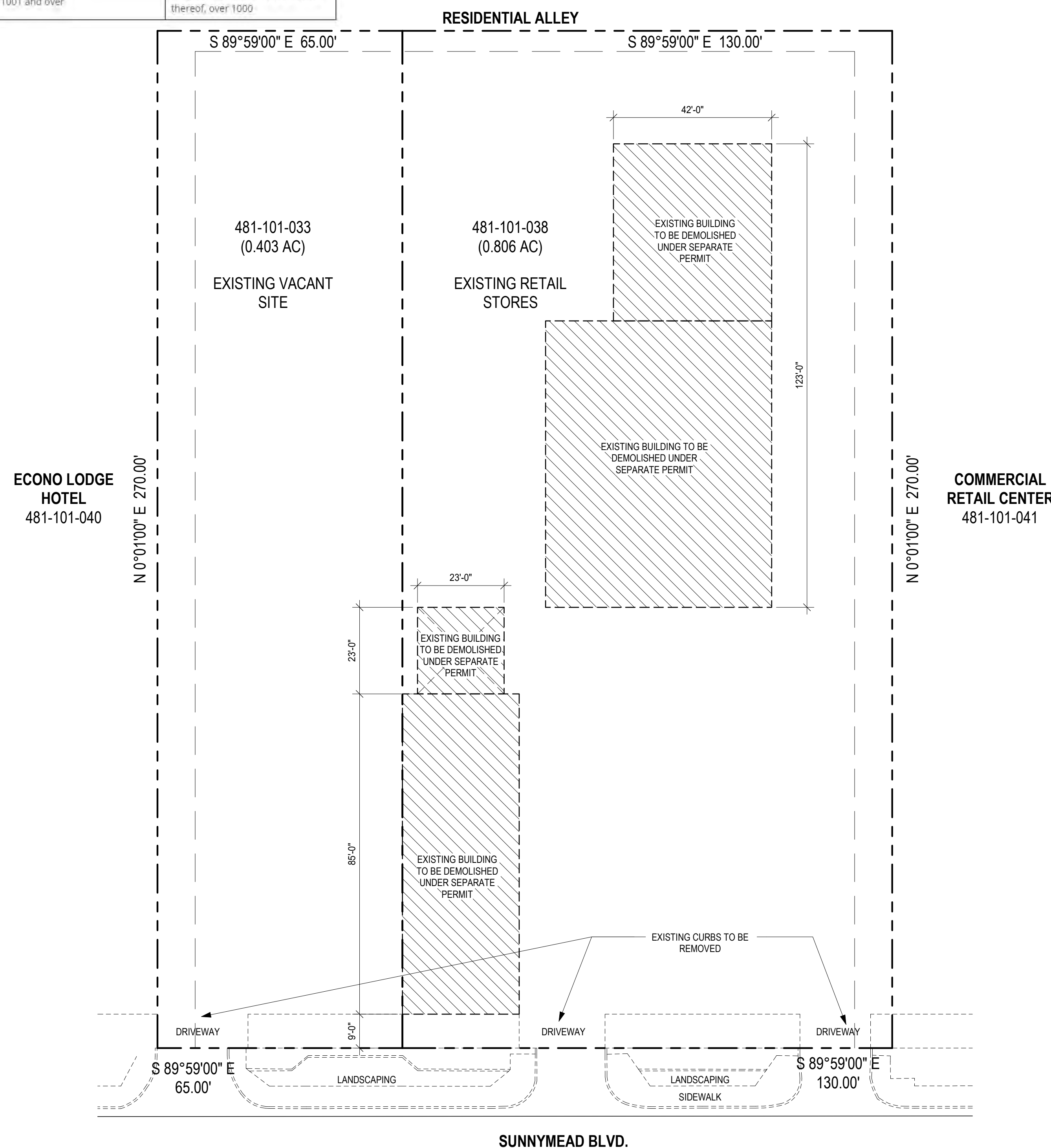
SITE LEGEND

- FIRE HOSE PULL (LENGTH TO NOT EXCEED 150')
- AREA OF NEW CONSTRUCTION
- ▨ ADA ACCESS AISLE
- (1) PARKING SPACES PROVIDED
- FIRE TRUCK ESTIMATED LOCATION OF FIRE TRUCK

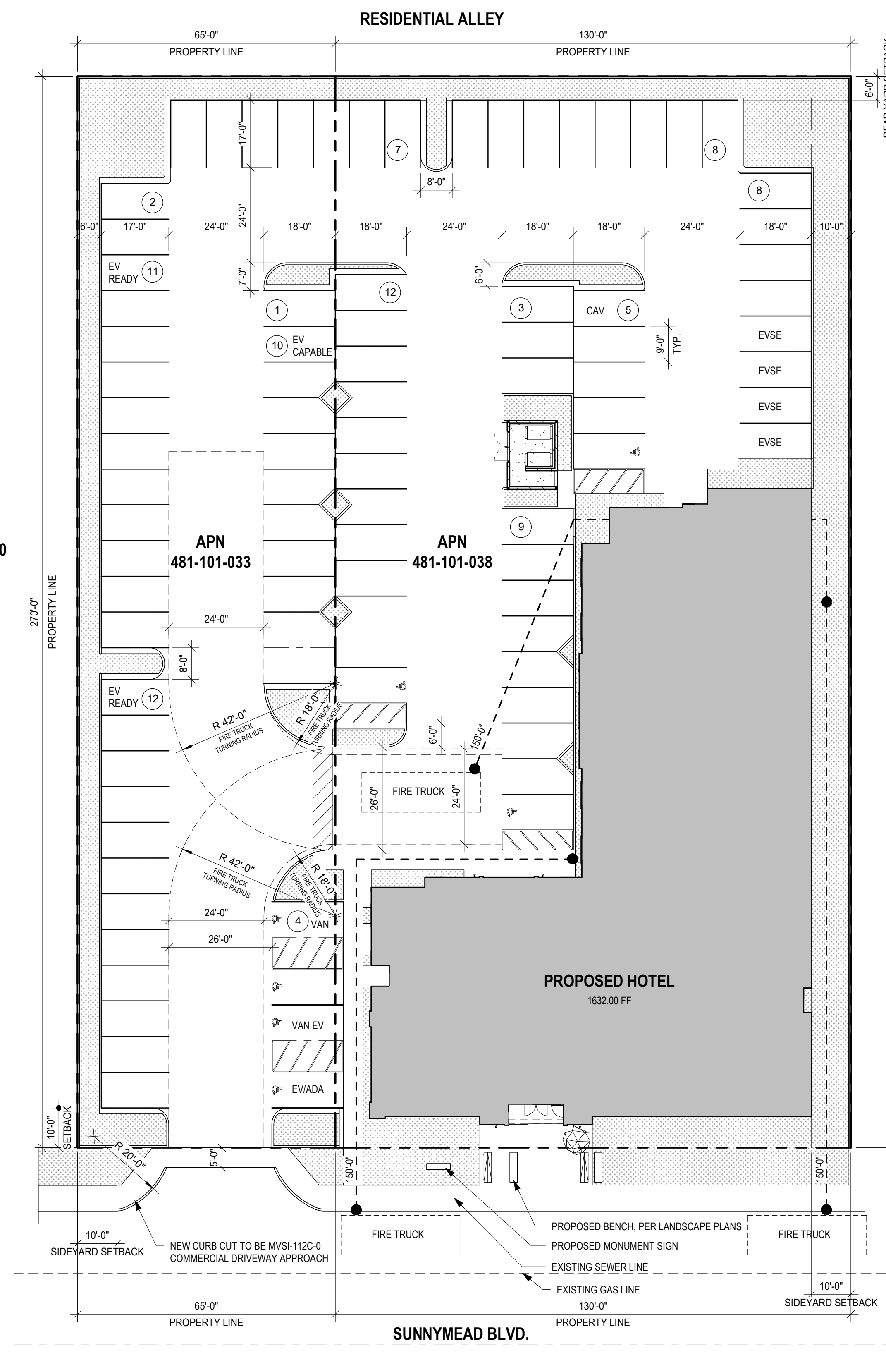
NDAA group architects
4990 N Harbor Drive, Ste 201
San Diego, CA 92106
Tel: 619-297-8066
Web: www.ndaainc.com

LICENSED ARCHITECT
JOSEPH HOLABER
No. C 19126
DEN 02/28/2023
STATE OF CALIFORNIA

DO NOT SCALE DRAWINGS
ANY DISCREPANCIES TO BE REVIEWED WITH THE ARCHITECT.



1 EXISTING / DEMO SITE PLAN
Ref: A-501 / Scale: 1" = 20'-0"



2 PROPOSED SITE PLAN
Ref: A-501 / Scale: 1" = 20'-0"

SUNNYMEAD S6
24450 SUNNYMEAD BLVD
24456 SUNNYMEAD BLVD
MORENO VALLEY, CA 92553

NO.	DATE	ISSUE
1	2021/12/15	CUP/SPA 1ST PLANNING SUBMITTAL

REVISION SCHEDULE

Project No: PEN21-0329
Project Start Date: Issue Date
Drawn: Designe
Checked: Checke
Revision:
Sheet Name:

SITE PLAN

PEN21-0329
CUP/SPA PPA21-0034
Scale: As indicated
Sheet No:

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Packet Pg. 173

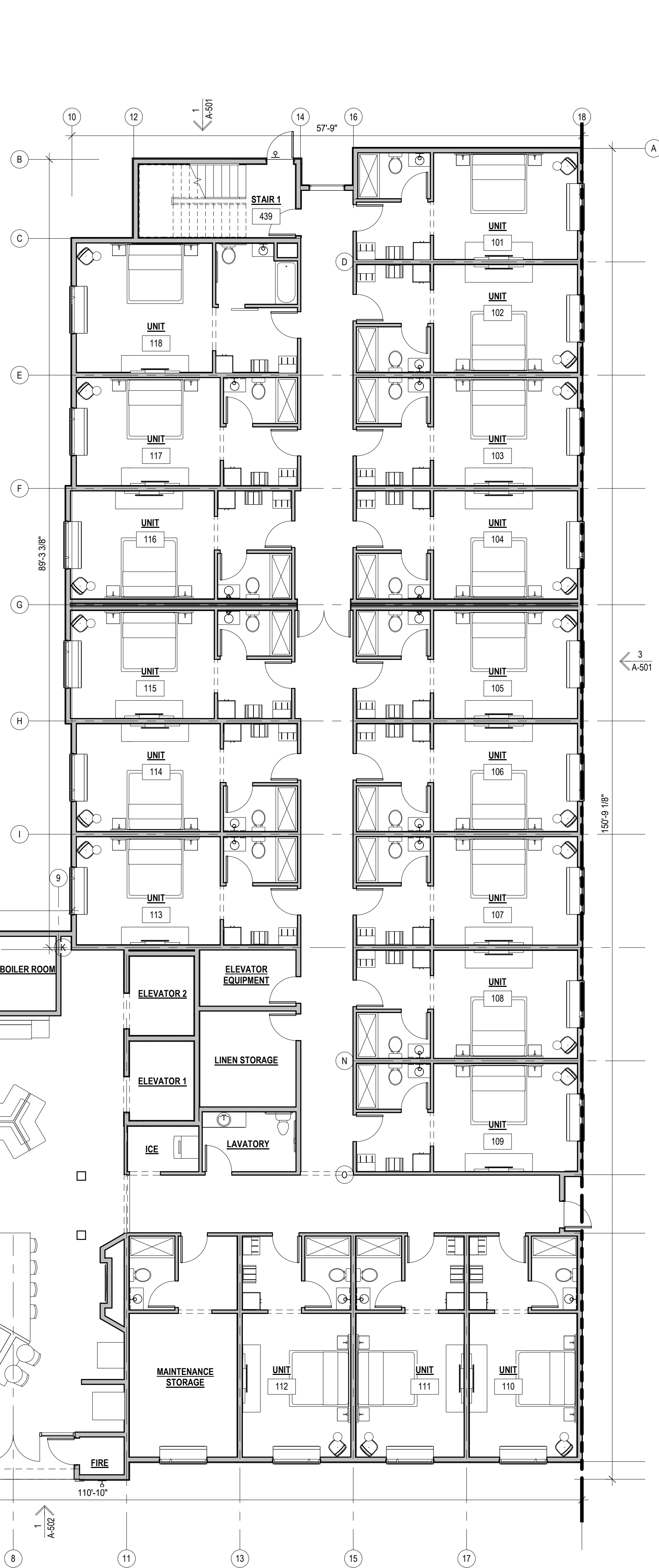
Attachment: Project Plans [Revision 1] (6167 : PEN21-0329)

DO NOT SCALE DRAWINGS
ANY DISCREPANCIES TO BE REVIEWED WITH
THE ARCHITECT

TOTAL SQUARE FOOTAGE:
44,902 S.F.

TOTAL UNITS:
93 UNITS

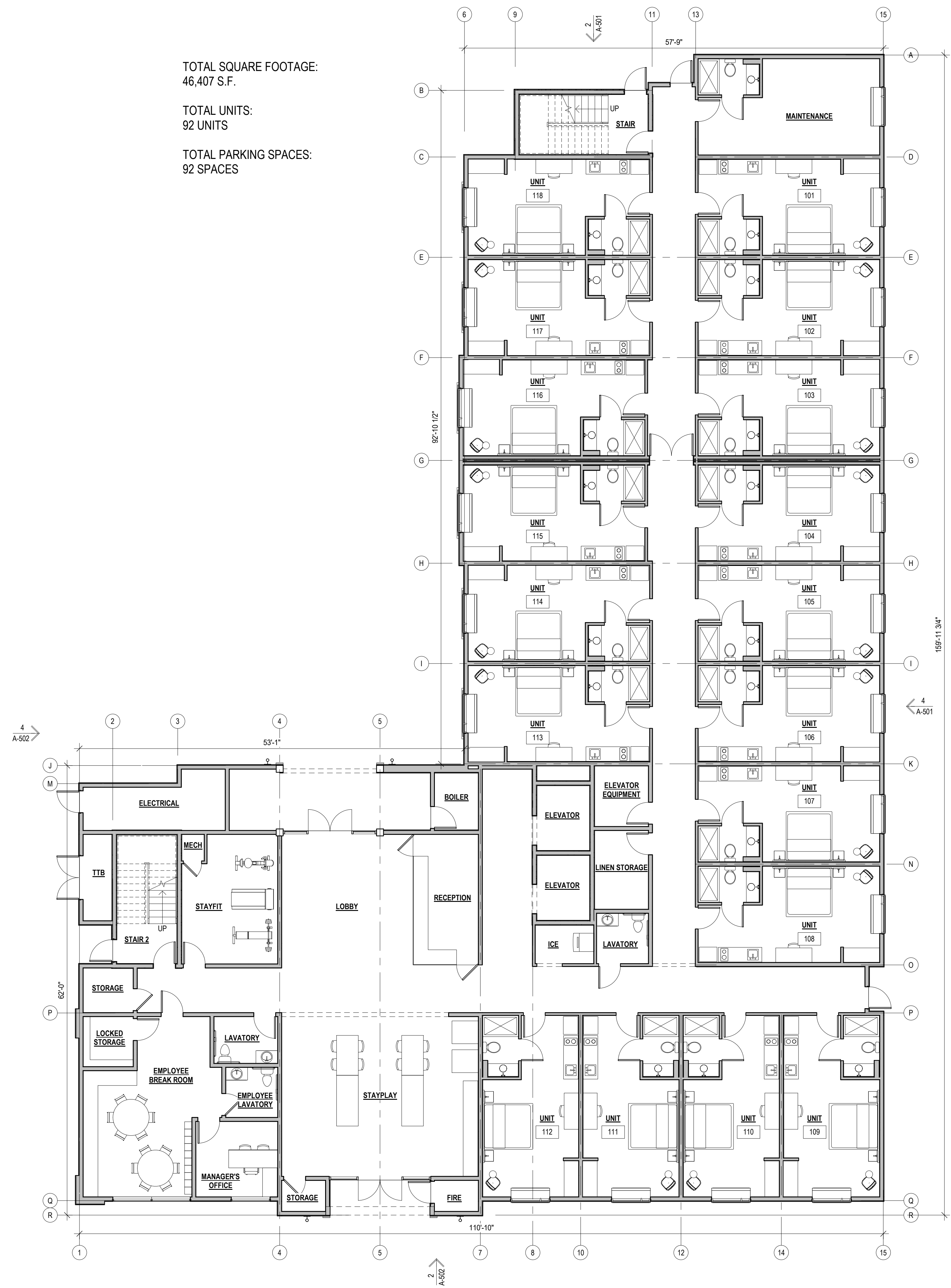
PARKING SPACES:
94 SPACES



TOTAL SQUARE FOOTAGE:
46,407 S.F.

TOTAL UNITS:
92 UNITS

TOTAL PARKING SPACES:
92 SPACES



2 FIRST FLOOR PLAN - EXISTING
Ref: A-501 / Scale: 1/8" = 1'-0"

1 FIRST FLOOR PLAN - PROPOSED
Ref: A-501 / Scale: 1/8" = 1'-0"

SUNNYMEAD S6
24450 SUNNYMEAD BLVD
24456 SUNNYMEAD BLVD
MORENO VALLEY, CA 92553

NO.	DATE	ISSUE
1	2021/12/15	CLP/SPA 1ST PLANNING SUBMITTAL

REVISION SCHEDULE

Project No: Project Number
Project Start Date: Issue Date
Drawn: Designer
Checked: Checker
Revision: Reviser

Sheet Name:

1ST FLOOR PLAN

Scale: As indicated
Sheet No:

A-101

Attachment: Project Plans [Revision 1] (6167 - FEN01-0329)

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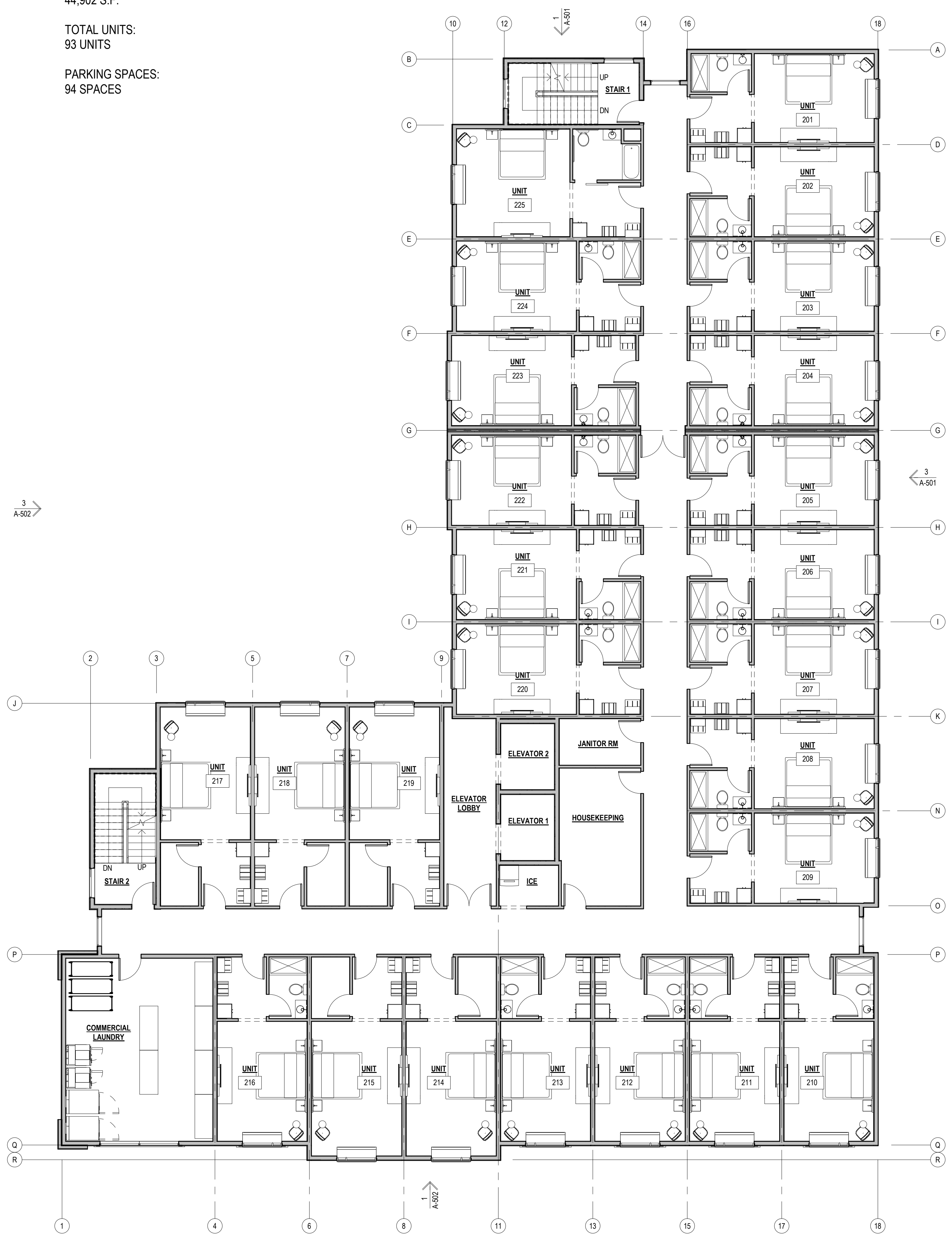
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93 UNITS

PARKING SPACES:
94 SPACES

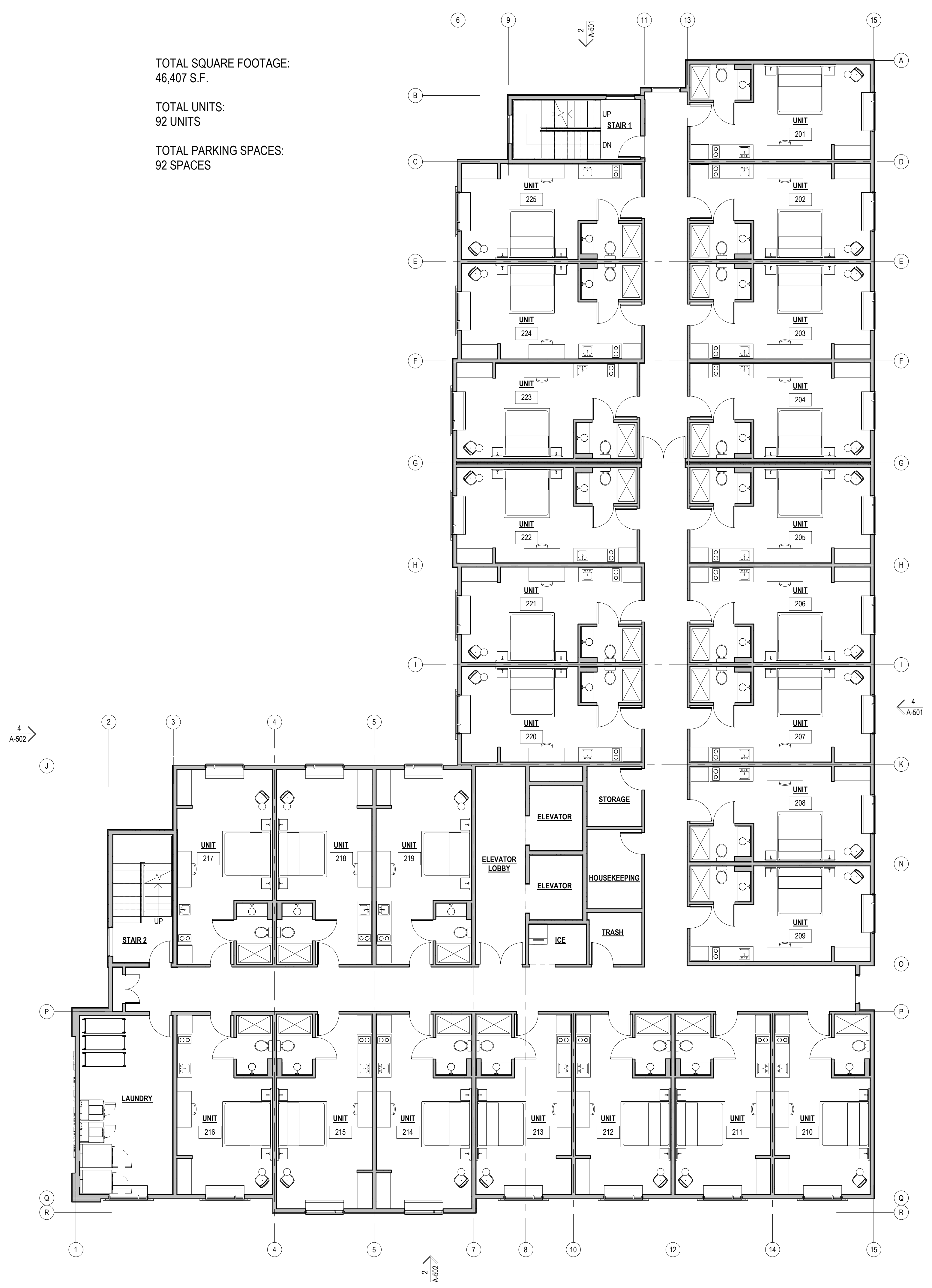
TOTAL SQUARE FOOTAGE:
46,407 S.F.

TOTAL UNITS:
92 UNITS

TOTAL PARKING SPACES:
92 SPACES



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1 SECOND FLOOR PLAN - PROPOSED
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SUNNYMEAD S6
24450 SUNNYMEAD BLVD
24456 SUNNYMEAD BLVD
MORENO VALLEY, CA 92553

NO.	DATE	ISSUE
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2ND FLOOR PLAN

Scale: As indicated
Sheet No:

Attachment: Project Plans [Revision 1] (6167 - PEN01-0329)

DO NOT SCALE DRAWINGS
ANY DISCREPANCIES TO BE REVIEWED WITH
THE ARCHITECT

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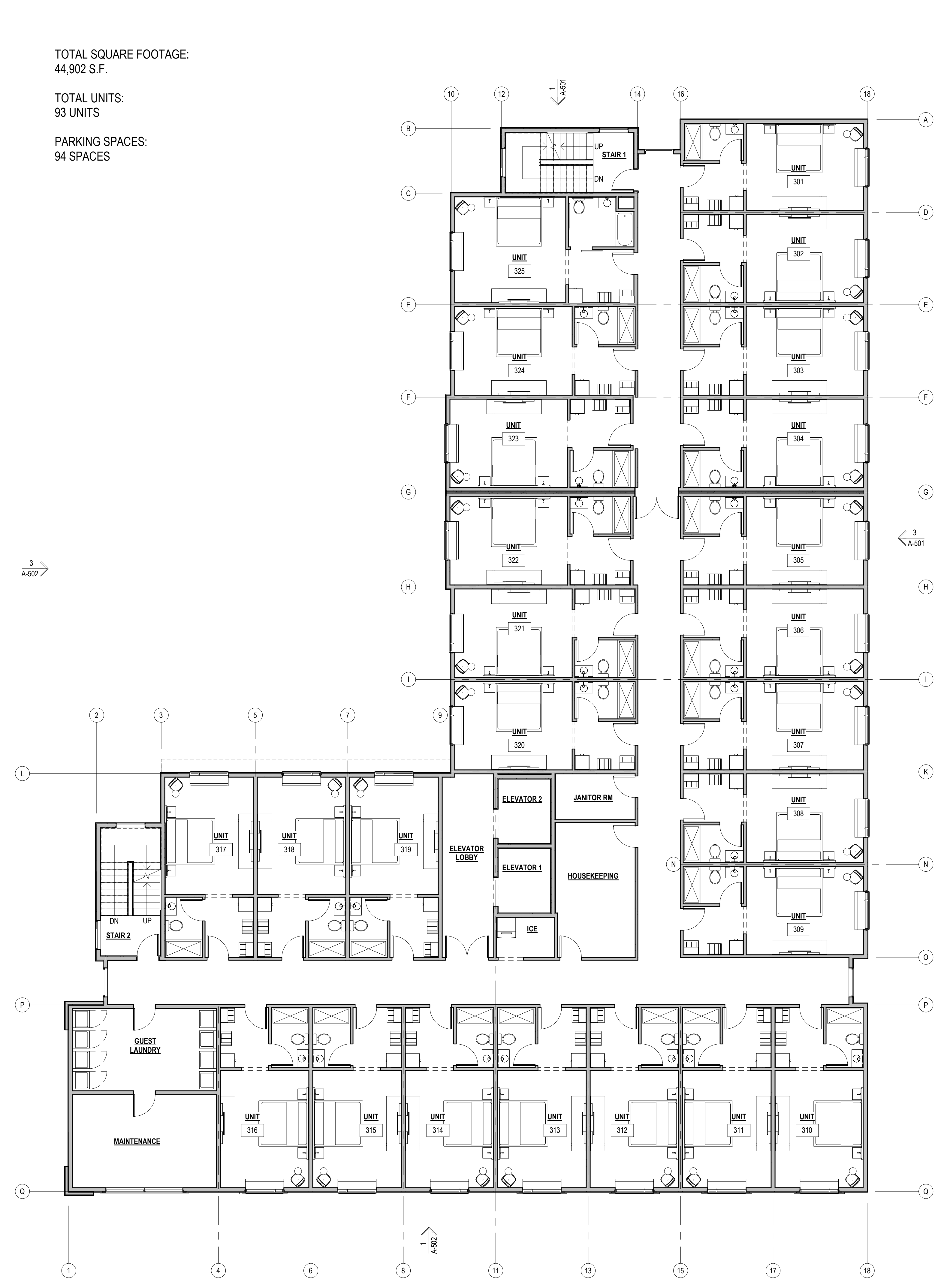
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93 UNITS

PARKING SPACES:
94 SPACES

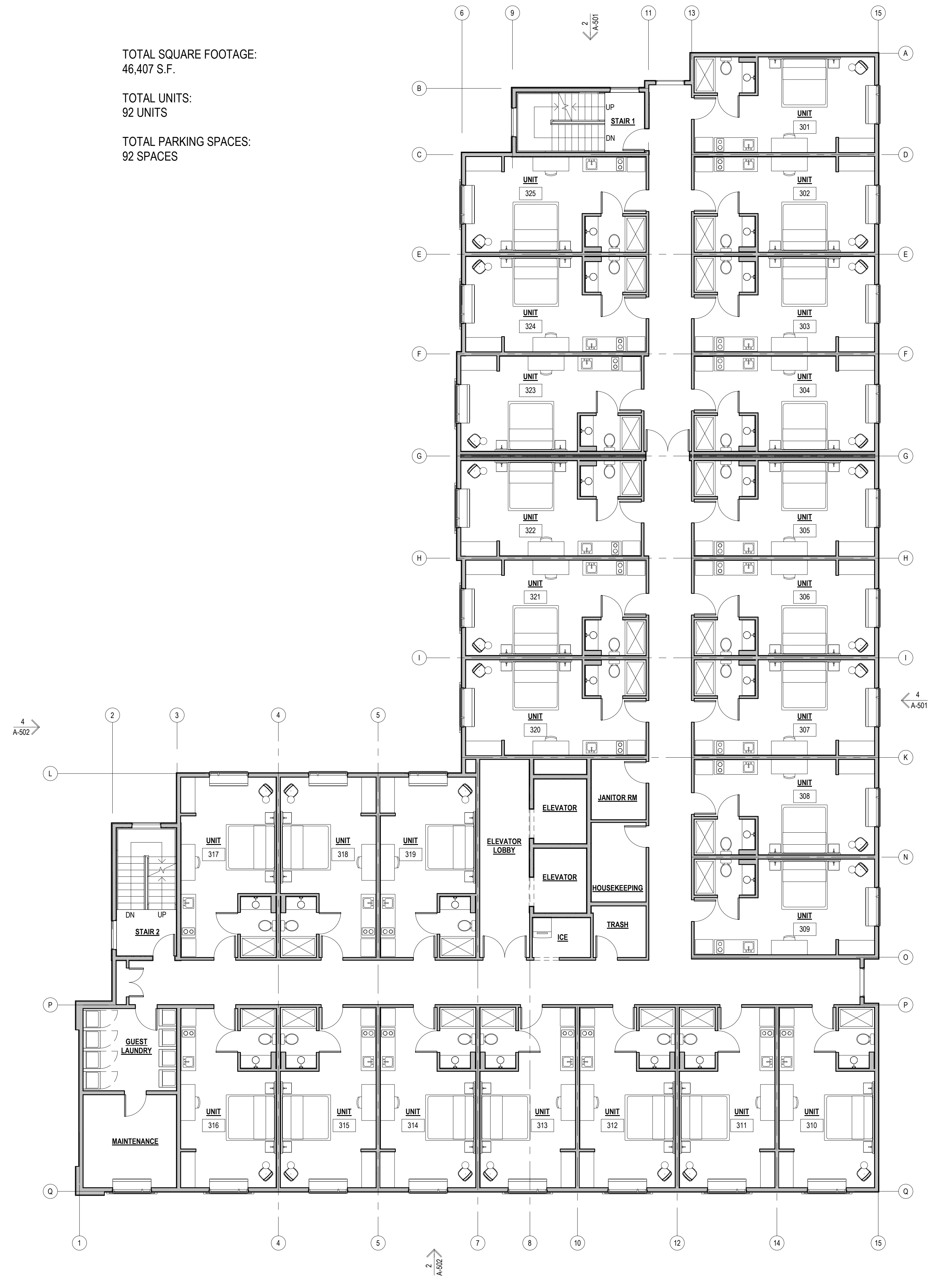
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46,407 S.F.

TOTAL UNITS:
92 UNITS

TOTAL PARKING SPACES:
92 SPACES



2 THIRD FLOOR PLAN
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1 THIRD FLOOR PLAN
Ref: A-501 / Scale: 1/8" = 1'-0"

SUNNYMEAD S6
24450 SUNNYMEAD BLVD
24456 SUNNYMEAD BLVD
MORENO VALLEY, CA 92553

NO.	DATE	ISSUE
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Project Start Date: Issue Dat
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Checked: Checke
Revision:

3RD FLOOR PLAN

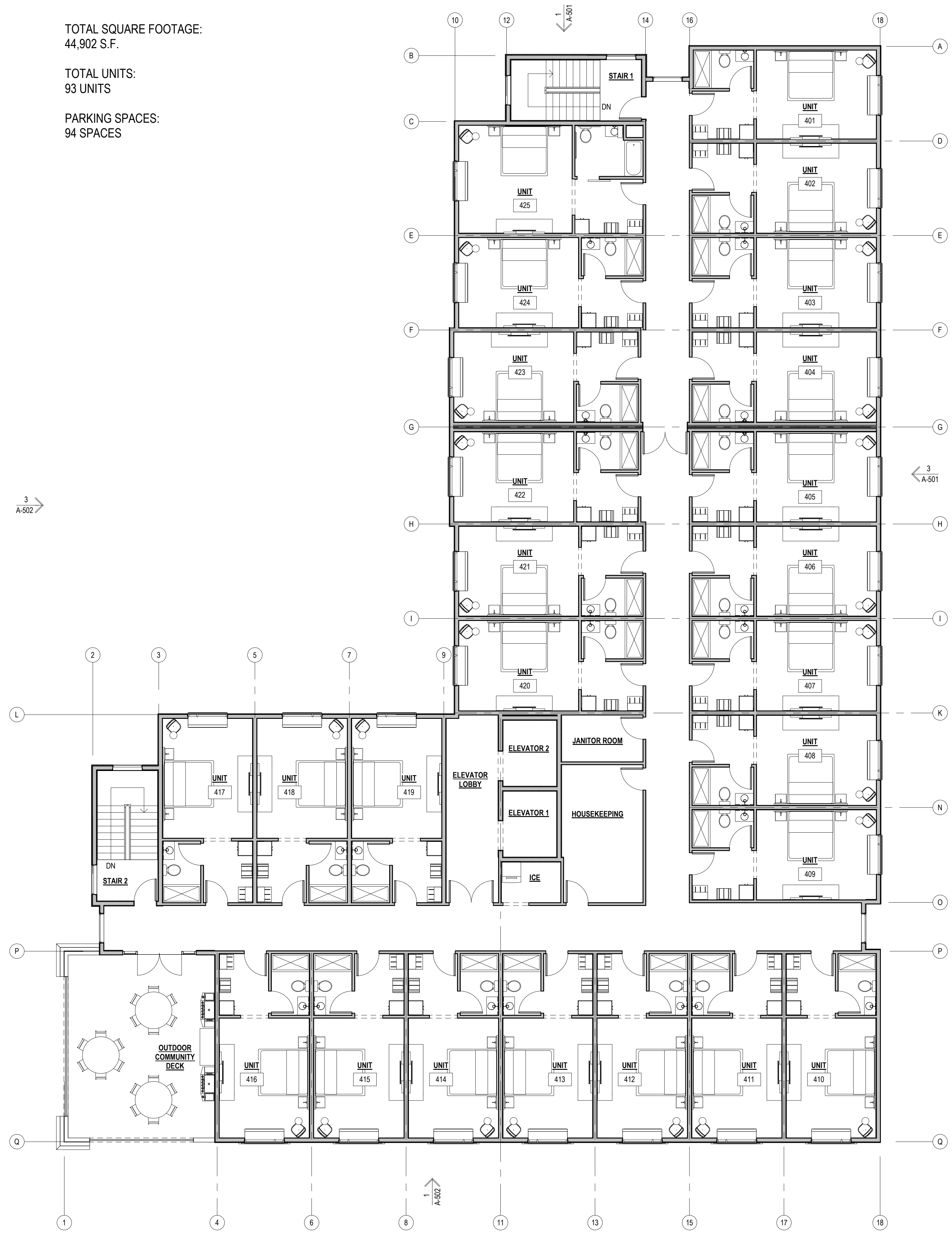
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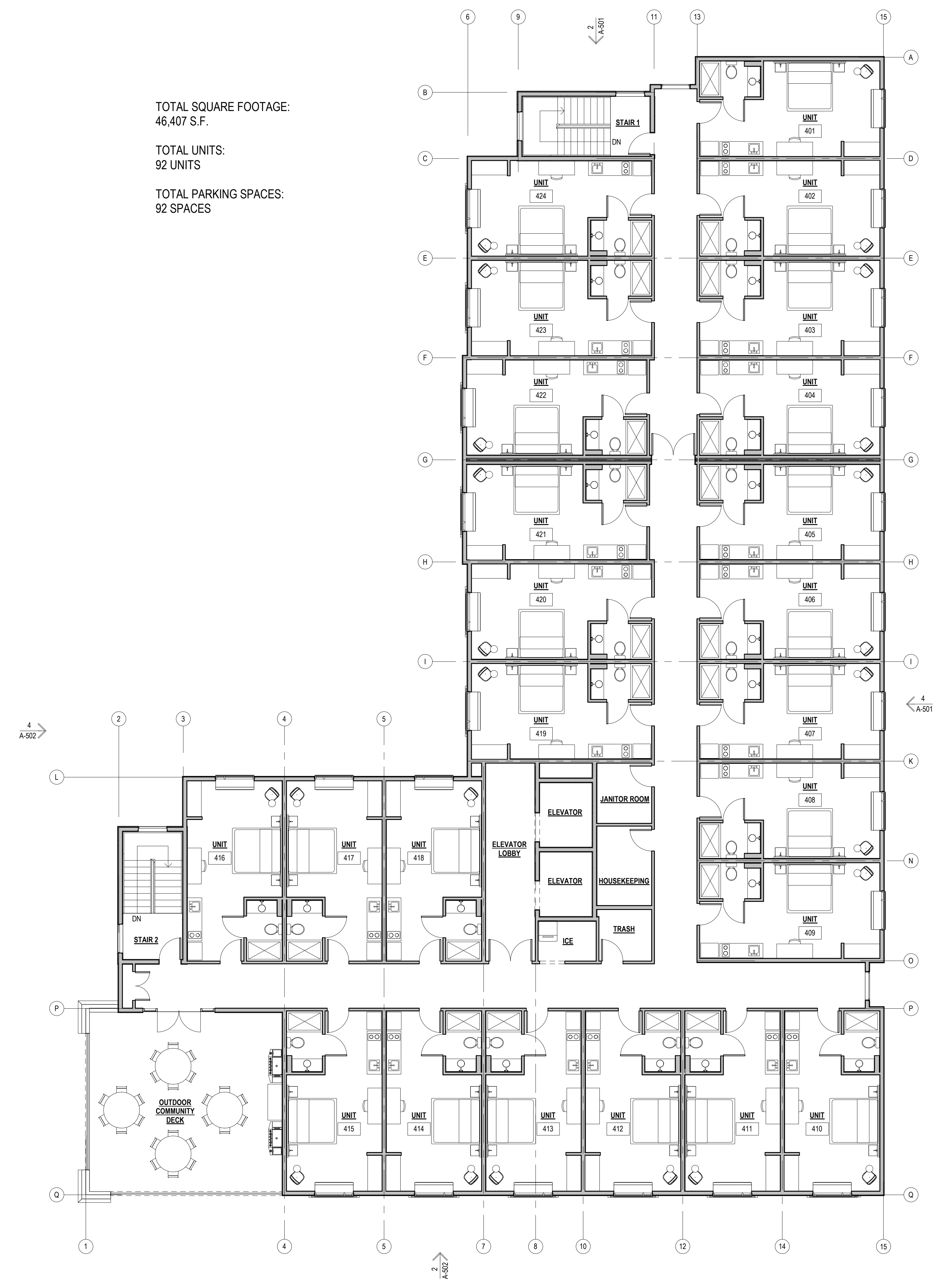
DO NOT SCALE DRAWINGS
ANY DISCREPANCIES TO BE REVIEWED WITH
THE ARCHITECT

TOTAL SQUARE FOOTAGE:
44,902 S.F.
TOTAL UNITS:
93 UNITS
PARKING SPACES:
94 SPACES



2 FOURTH FLOOR PLAN
Ref: A-501 / Scale: 1/8" = 1'-0"

TOTAL SQUARE FOOTAGE:
46,407 S.F.
TOTAL UNITS:
92 UNITS
TOTAL PARKING SPACES:
92 SPACES



1 FOURTH FLOOR PLAN
Ref: A-501 / Scale: 1/8" = 1'-0"

SUNNYMEAD S6
24450 SUNNYMEAD BLVD
24456 SUNNYMEAD BLVD
MORENO VALLEY, CA 92553

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Revision:
Sheet Name:

4TH FLOOR PLAN

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Sheet No:

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Attachment: Project Plans [Revision 1] (6167 - PEN01-0329)

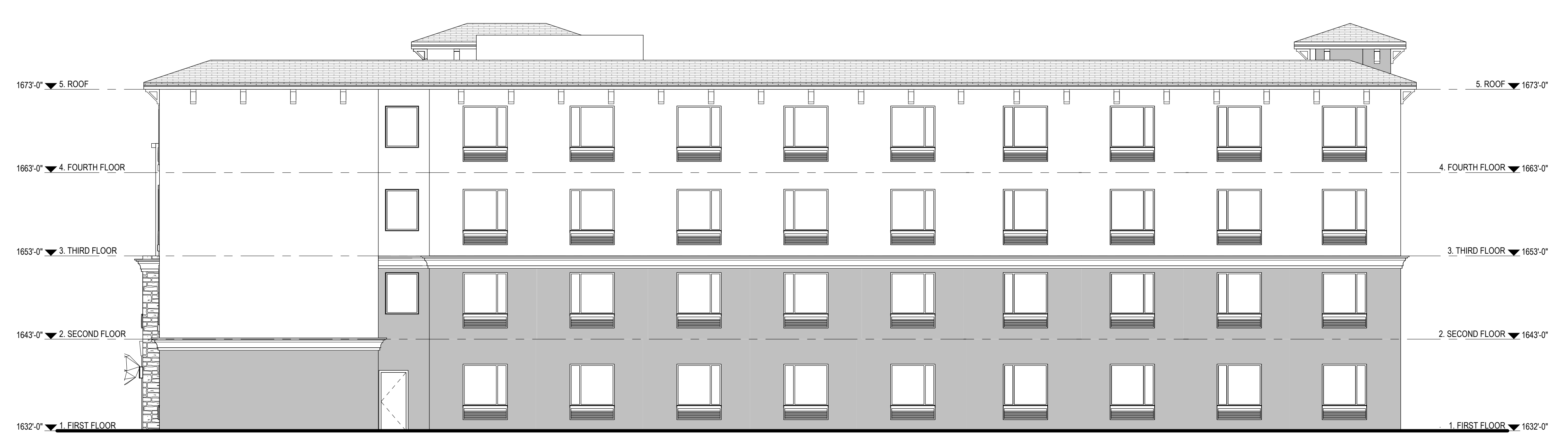
DO NOT SCALE DRAWINGS
ANY DISCREPANCIES TO BE REVIEWED WITH
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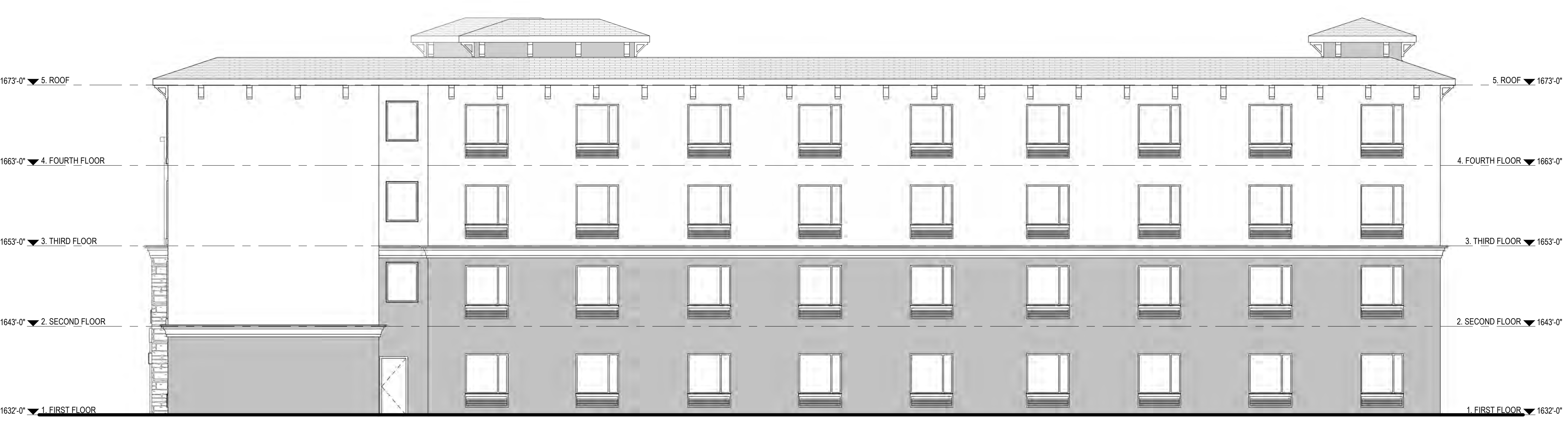
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2 NORTH - PROPOSED
Ref: A-101 / Scale: 1/8" = 1'-0"



3 EAST - EXISTING
Ref: A-101 / Scale: 1/8" = 1'-0"



4 EAST - PROPOSED
Ref: A-101 / Scale: 1/8" = 1'-0"

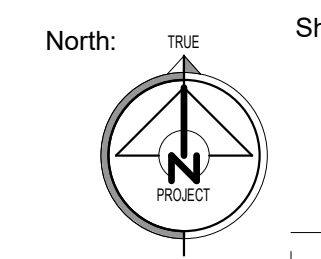
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MORENO VALLEY, CA 92553

NO.	DATE	ISSUE
REVISION SCHEDULE		
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A-501

Attachment: Project Plans [Revision 1] (6167 - PEN021-0329)

DO NOT SCALE DRAWINGS
ANY DISCREPANCIES TO BE REVIEWED WITH
THE ARCHITECT



1 SOUTH - EXISTING
Ref: A-101 / Scale: 1/8" = 1'-0"



2 SOUTH - PROPOSED
Ref: A-101 / Scale: 1/8" = 1'-0"



3 WEST - EXISTING
Ref: A-101 / Scale: 1/8" = 1'-0"



4 WEST - PROPOSED
Ref: A-101 / Scale: 1/8" = 1'-0"

SUNNYMEAD S6
24450 SUNNYMEAD BLVD
24456 SUNNYMEAD BLVD
MORENO VALLEY, CA 92553

Attachment: Project Plans (Revision 1) (6167 - PEN021-0329)

NO.	DATE	ISSUE
1	2021/12/15	CLP/SPA 1ST PLANNING SUBMITTA

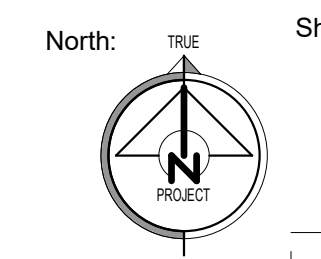
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PEN21-0329 – Sunnymead Hotel - Colored Renderings



Attachment: Project Plans [Revision 1] (6167 : PEN21-0329)

Zoning PEN21-0329/-0330



Legend

Zoning

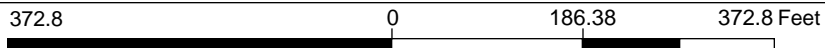
- Commercial
- Center Mixed Use
- Downtown Center
- Corridor Mixed Use
- Industrial/Business Park
- Public Facilities
- Highway Office/Commercial
- Office
- Business Flex
- Large Lot Residential
- Residential Agriculture 2 DU/AC
- Residential 2 DU/AC
- Suburban Residential
- Multi-family
- Open Space/Park

Attachment: Zoning Map (6167 : PEN21-0329)

Image Source: Nearmap

Notes:

COMU- Village Commercial/Residential in Village Specific Plan 204 (COMU-SF 204 VCR)



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.

From: Tribal Historic Preservation Office <thpo@morongo-nsn.gov>
Sent: Thursday, December 29, 2022 4:54 PM
To: Planning Email_DG <planningemail@moval.org>
Cc: Laura Chatterton <lchatterton@morongo-nsn.gov>; Ann Brierty <ABrierty@morongo-nsn.gov>
Subject: ATTN Luis Lopez City of Moreno Valley AB52 PEN21-0329

The Morongo Band of Mission Indians (Tribe/MBMI) Tribal Historic Preservation Office received the City of Moreno Valley (City) letter regarding the above referenced project. The proposed PEN 21-0329 Project (Project) is located within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians.

Tribal cultural resources are non-renewable resources and therefore of high importance to the Morongo Tribe, therefore, tribal participation (a.k.a. tribal monitors) is recommended during all ground disturbing activities. We look forward to working with the City to protect these irreplaceable resources out of respect for ancestors of the Morongo people who left them there, and for the people of today and for generations to come.

Projects within this area are potentially sensitive for cultural resources regardless of the presence or absence of remaining surface artifacts and features. Our office requests to initiate government-to-government consultation under Assembly Bill (AB) 52 (California Public Resources Code § 21080.3.1) and requests the following from the City to ensure meaningful consultation:

- Currently proposed Project design and Mass Grading Maps
- A records search conducted at the appropriate California Historical Resources Information System (CHRIS) center with at least a 1.0-mile search radius from the project boundary. If this work has already been done, please furnish copies of the cultural resource documentation (ArcMap Shapefiles, reports and site records) generated through this search so that we can compare and review with our records to begin productive consultation.
- Tribal participation (a.k.a. tribal monitors) during the pedestrian survey and testing, if this fieldwork has not already taken place. In the event that archaeological crews have completed this work, our office requests a copy of the current Phase I study or other cultural assessments (including the cultural resources inventory).
- Shapefiles of the Projects area of effect (APE)
- Geotechnical Report

This letter does not conclude consultation. Upon receipt of the requested documents the MBMI THPO may further provide recommendations and/or mitigation measures.

The lead contact for this Project is Bernadette Ann Brierty, Tribal Historic Preservation Officer (THPO). MBMI Cultural Resource Specialist Laura Chatterton, will be assisting the Tribe in the review of this project. Please do not hesitate to contact us at ABrierty@morongo-nsn.gov, THPO@morongo-nsn.gov, lchatterton@morongo-nsn.gov or (951) 663-2842, should you have any questions. The Tribe looks forward to meaningful government-to-government consultation with the City of Moreno Valley.

Laura Chatterton

Cultural Resource Specialist

Tribal Historic Preservation Office
 Morongo Band of Mission Indians

Attachment: Notice of Intent Public Comments (6167 : PEN21-0329)

12700 Pumarra Road
Banning, CA 92220
O: (951) 755.5256
M: (951) 663.7570

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