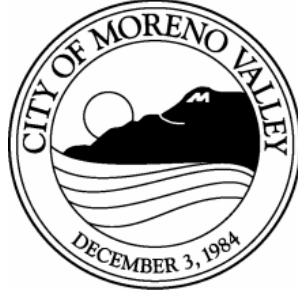

PLANNING COMMISSIONERS

BRIAN LOWELL
Chair

JEFFREY SIMS
Vice-Chair

RAY L. BAKER
Commissioner



JEFFREY BARNES
Commissioner

CARLOS RAMIREZ
Commissioner

PATRICIA KORZEC
Commissioner

MELI VAN NATTA
Commissioner

PLANNING COMMISSION

Regular Meeting

Agenda

Thursday, August 27, 2015 at 7:00 PM
City Hall Council Chamber – 14177 Frederick Street

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Approval of the Agenda

CONSENT CALENDAR

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

APPROVAL OF MINUTES

None

PUBLIC COMMENTS PROCEDURE

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

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

NON-PUBLIC HEARING ITEMS

None

PUBLIC HEARING ITEMS

- 1. Case: P14-072 Amended Conditional Use Permit
- Applicant: Mansour Architecture Corp.
- Owner: Time Warner Cable Pacific West LLC
- Representative: Tony Mansour
- Location: 24541 Fir Ave.
- Case Planner: Gabriel Diaz
- Council District: 1

- Proposal: P14-072 Amended Conditional Use Permit

STAFF RECOMMENDATION

Recommend the Planning Commission:

- 1. **CERTIFY** that the proposed Time Warner Communications building addition is exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 1 Categorical Exemption, CEQA Guidelines, Section 15301(e.2) for Additions to Existing Facilities; and
- 2. **APPROVE** Amended Conditional Use Permit P14-072 based on the findings contained in Planning Commission Resolution 2015-23, subject to the conditions of approval included as Exhibit A of the Resolution.

- 2. Case: PA15-0002 Plot Plan
P15-003 Revised Tentative Tract Map 35414
- Applicant: Oak Parc Partners, LLP
Paul Reim
- Owner: Garry Brown, Trustee
- Representative: Trip Hord Associates, Trip Hord
- Location: SEC Box Springs Road/Clark Street

Case Planner: Julia Descoteaux

Council District: 2

Proposal: PA15-0002 Plot Plan and P15-003 Revised Tentative Tract Map 35414

STAFF RECOMMENDATION

That the Planning Commission **APPROVE** Resolution No. 2015-21 and thereby:

1. **APPROVE** an Addendum to the previously adopted Mitigated Negative Declaration for PA15-0002 (Plot Plan) pursuant to the California Environmental Quality Act (CEQA) Section 15164 (b) as only minor technical changes or additions are required to the prior Mitigated Negative Declaration approved November 26, 2007 for PA07-0016/PA07-0017 (Tentative Tract Map 35414 and Plot Plan). None of the conditions described in Section 15162 calling for preparation of a subsequent negative declaration have occurred and thereby approve PA15-0002 subject to the attached conditions of approval included as Exhibit A and the Mitigation Measures included as Exhibit B of the Resolution; and,
2. **APPROVE** PA15-0002 (Plot Plan) subject to the attached conditions of approval included as Exhibit A and the Mitigation Measures included as Exhibit B of the Resolution; and

That the Planning Commission **APPROVE** Resolution No. 2015-22 and thereby:

3. **APPROVE** an Addendum to the previously adopted Mitigated Negative Declaration for P15-003 (Revised Tentative Tract Map 35414) pursuant to the California Environmental Quality Act (CEQA) Section 15164 (b) as only minor technical changes or additions are required to the prior Mitigated Negative Declaration approved November 26, 2007 for PA07-0016/PA07-0017 (Tentative Tract Map 35414 and Plot Plan). None of the conditions described in Section 15162 calling for preparation of a subsequent negative declaration have occurred and thereby approve P15-003 subject to the attached conditions of approval included as Exhibit A and the Mitigation Measures included as Exhibit B of the Resolution; and,
4. **APPROVE** P15-003 (Revised Tentative Tract Map 35414) subject to the attached conditions of approval included as Exhibit A and the Mitigation Measures included as Exhibit B of the Resolution.

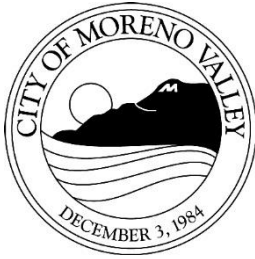
OTHER COMMISSION BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Next Meeting: Planning Commission Regular Meeting, September 24, 2015 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.



PLANNING COMMISSION

STAFF REPORT

Meeting Date: August 27, 2015

P14-072 AMENDED CONDITIONAL USE PERMIT

Case: P14-072 Amended Conditional Use Permit
Applicant: Mansour Architecture Corp.
Owner: Time Warner Cable Pacific West LLC
Representative: Tony Mansour
Location: 24541 Fir Ave.
Case Planner: Gabriel Diaz
Council District: 1

SUMMARY

An Amended Conditional Use Permit application to add 1,498 square feet to an existing 1,301 square foot unmanned Time Warner Communications building, proposed building total is 2,799 square feet. The proposed building addition consists of a new equipment room, new battery room, and new generator enclosure. Zone: Specific Plan 204 Village Office Residential (SP 204 VOR).

PROJECT DESCRIPTION

Project

The existing Time Warner Communications facility was approved by the Planning Commission on March 14, 2002 as Conditional Use Permit Number PA01-0085.

Time Warner Cable Pacific West LLC is proposing to expand their existing 1,301 square foot facility located at 24541 Fir Avenue (APN: 481-171-044) which is on the northeast

corner parcel of Indian Street and Fir Avenue (Attachment 1). The project parcel is .20 acres in size and is zoned Specific Plan 204 Village Office Residential (SP204VOR) for office and residential uses. Pursuant to Municipal Code Section 9.09.040.E.3, communication facilities are allowed within a residential zone with a properly reviewed and approved Conditional Use Permit (CUP).

The design of the Time Warner facility building is intended to mask the appearance of the unmanned communications facility. The new building will have a residential appearance to fit into the existing neighborhood (Attachment 2). The building will have crème color stucco walls and a white trim color around the windows, doors, and garage door. The roof is mansard and will have asphalt roof shingles in the “Brownwood” color (Attachment 3). The proposed Time Warner facility will consist of a new equipment room, a new battery room, and a new generator enclosure. The generator enclosure will not have a roof above it.

Noise from the new proposed generator and condenser units was a concern for Planning. The applicant has submitted documentation in the form of an acoustical report that indicate noise levels below the 60 dBA noise levels allowed under Municipal Code Section 9.03.040.E.7.

Site/Surrounding Area

The project site is located at 24541 Fir Avenue. The site is currently developed with a 1,301 square foot Time Warner facility building.

The parcel is within Specific Plan 204 Village Office Residential (SP204VOR) zoning district (Attachment 4). The adjacent properties surrounding the project site to the north, east, and west include single-family residences and are zoned Specific Plan 204 Village Office Residential (SP204VOR). Properties to the south and southwest are also single-family residences and are Specific Plan 204 Village Residential (SP204VR) zoned parcels. The proposed building addition to the Time Warner facility has been evaluated against General Plan policy 7.7.6, City Municipal Code Section 9.09.040 (Communication facilities, antennas and satellite dishes) and Specific Plan 204. Upon completion of the thorough review staff has confirmed that the proposed project does not conflict with any goals, objectives, policies, and/or programs of the General Plan or Municipal Code.

Access/Parking

Vehicular access to the site will be from Fir Avenue where there is an existing driveway where services trucks are able to park. No additional driveways or parking areas will be required or added.

Design/Landscaping

The majority of the new building addition is within the rear yard and side yard areas behind the existing fence and will not encroach into the front yard or street side yard setbacks.

The new building addition to the existing site will not affect the existing mature landscaping. The existing landscaping consists of Daylilies, Fountain Grass, Bearberry, and Cape Plumbago shrubs, and Trailing Lantana and Rosemary as groundcover, and Crape Myrtle and Southern Magnolia trees.

REVIEW PROCESS

This project was submitted in July 2014. City staff from various departments, and particularly including the Fire Prevention Bureau, reviewed the proposal and worked with the applicant to resolve the issues and interests raised.

Primary Planning concerns were noise, and compatible fit of the use and architecture with the existing neighborhood. The applicant has submitted an acoustical report that demonstrates the noise level will not exceed 60 dBA per our current Municipal Code Section 9.03.040.E.7. The applicant submitted revised building elevations which staff has found fit with the existing residential neighborhood character. Some delay in the processing of the application was incurred due to slowed applicant activity while Time Warner explored their options on making expansion plans at this location or possibly expanding elsewhere.

On August 10th the applicant mailed a letter to the adjacent neighbors about their expansion proposal.

ENVIRONMENTAL

Planning staff, as is typical with all planning projects, has reviewed the request in accordance with the latest edition of the California Environmental Quality Act (CEQA) Guidelines and has determined the project will not result in any significant effect on the environment and qualifies for an exemption under the provisions of CEQA as a Class 1 Categorical Exemption, CEQA Guidelines, Section 15301(e.2) Additions to Existing Facilities.

NOTIFICATION

In accordance with Section 9.02.200 of the Municipal Code, public notification was sent to all property owners of record within 300 feet of the proposed project site on August 14, 2015 (Attachment 5). In addition, the public hearing notice for this project was posted on the project site on August 13, 2015, and published in the Press Enterprise newspaper on August 14, 2015.

STAFF RECOMMENDATION

Recommend the Planning Commission:

1. **CERTIFY** that the proposed Time Warner Communications building addition is exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 1 Categorical Exemption, CEQA Guidelines, Section 15301(e.2) for Additions to Existing Facilities; and
2. **APPROVE** Amended Conditional Use Permit P14-072 based on the findings contained in Planning Commission Resolution 2015-23, subject to the conditions of approval included as Exhibit A of the Resolution.

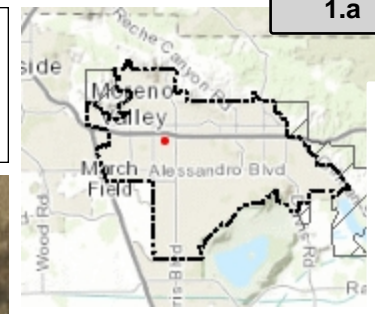
Prepared by:
Gabriel Diaz
Principal Planner

Approved by:
Allen Brock
Community Development Director

ATTACHMENTS

1. Aerial Photo
2. Site Plan Elevations
3. Materials Board
4. Zoning Map
5. Public Hearing Notice
6. PC Reso 2015-23
7. Exhibit A_PC Final COAs

Attachment 1 Aerial Photograph



Legend

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

Attachment: Aerial Photo (1608 : P14-072 Amended Conditional Use Permit)

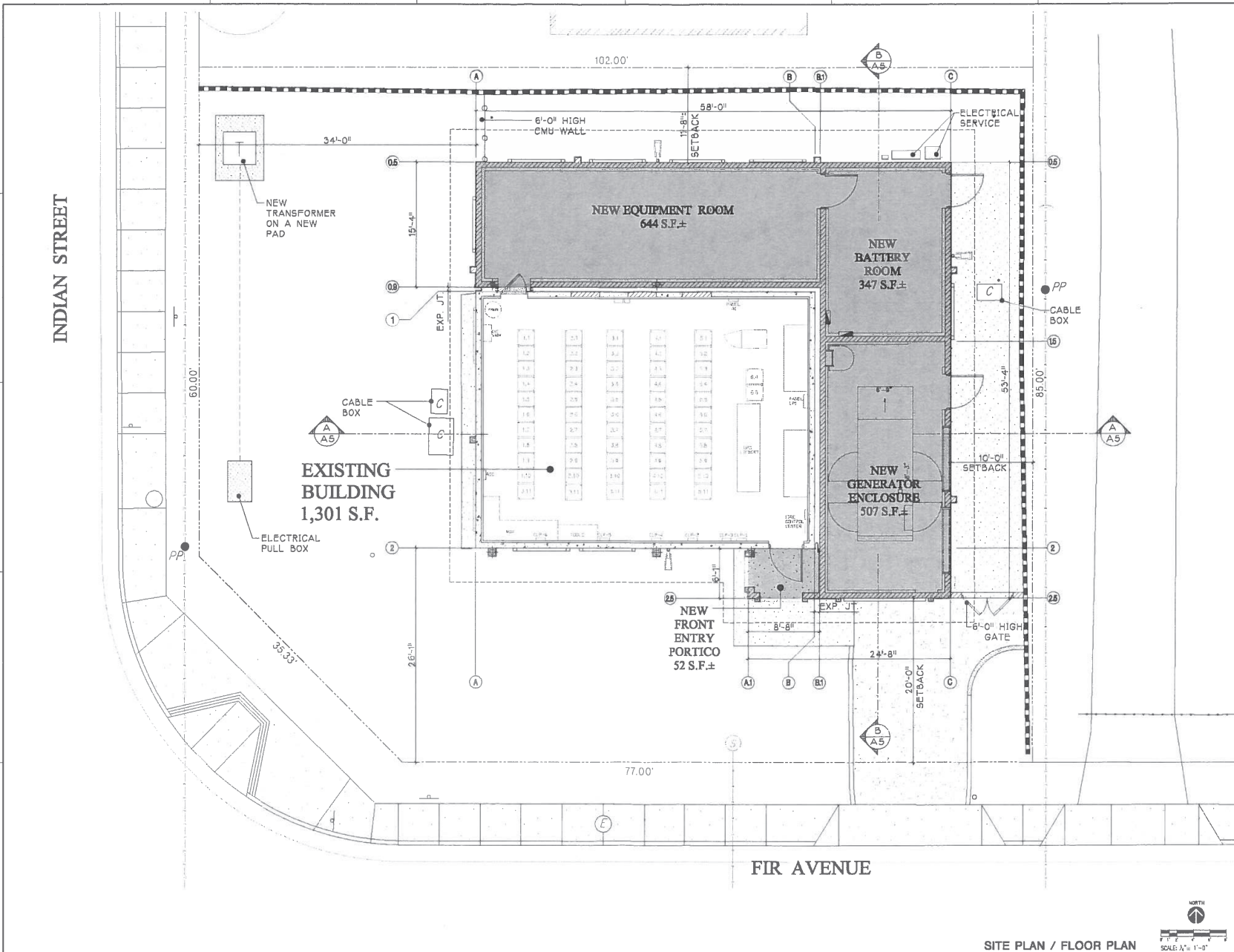
Notes

P14-072

97.5 0 48.77 97.5 Feet

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.

INDIAN STREET



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 San Diego, CA 92101
 619.594.9221
 mansourarchitecture.com



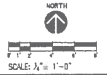
Time Warner Cable
 24541 FIR AVE.
 MORENO VALLEY, CA 92553



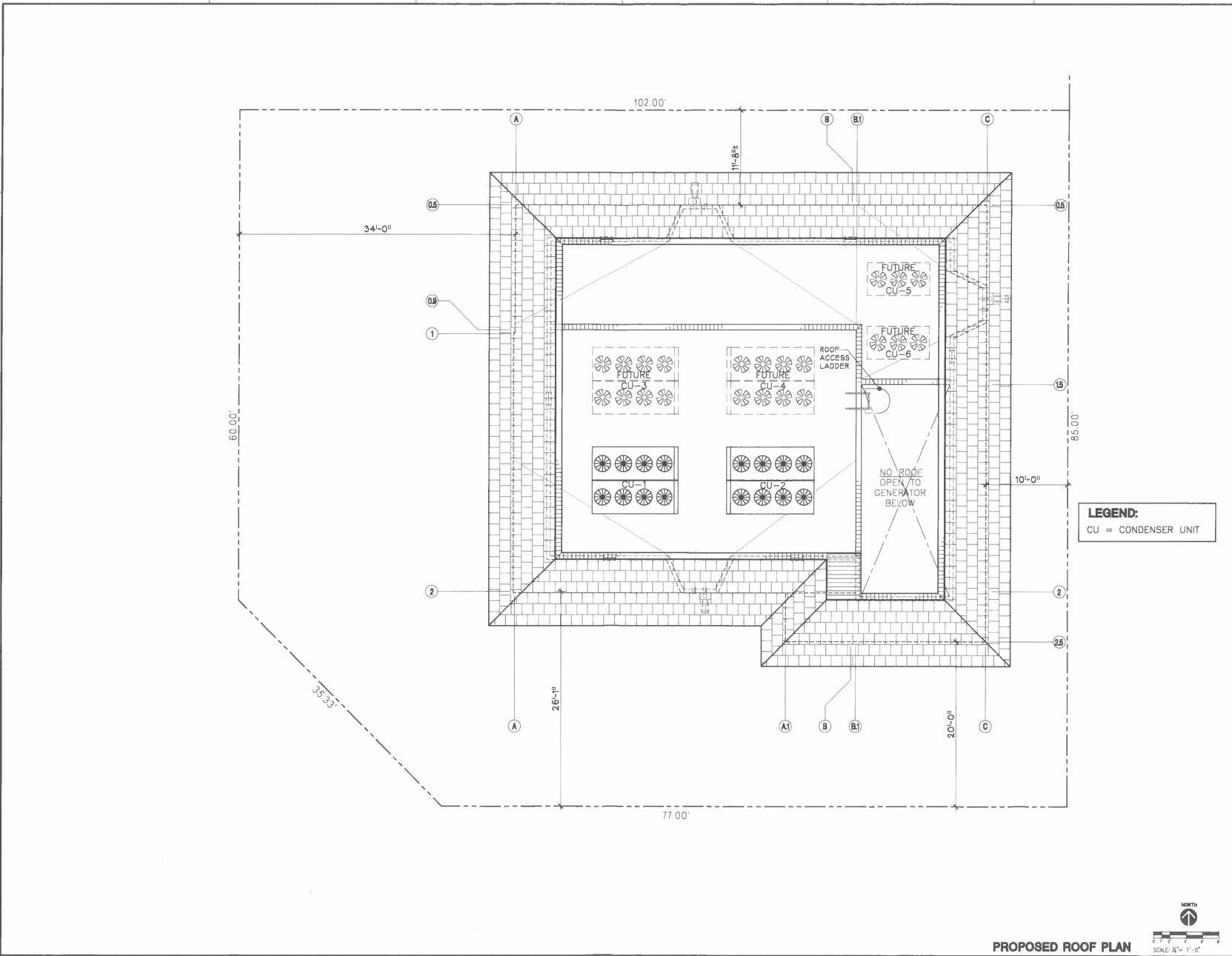
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 Job: 11481 TWC-MORENO VALLEY

A1
 Sheet: 4 of 8

SITE PLAN / FLOOR PLAN



PROJECT# P14-072



LEGEND:
 CU = CONDENSER UNIT

REVISION	By

MANSOUR ARCHITECTURE
 6188 Westpark Place, Suite 100
 92593
 951-555-1111 | Fax: 951-555-1821
 mansourarchitecture.com



Time Warner Cable
 24541 FIR AVE.
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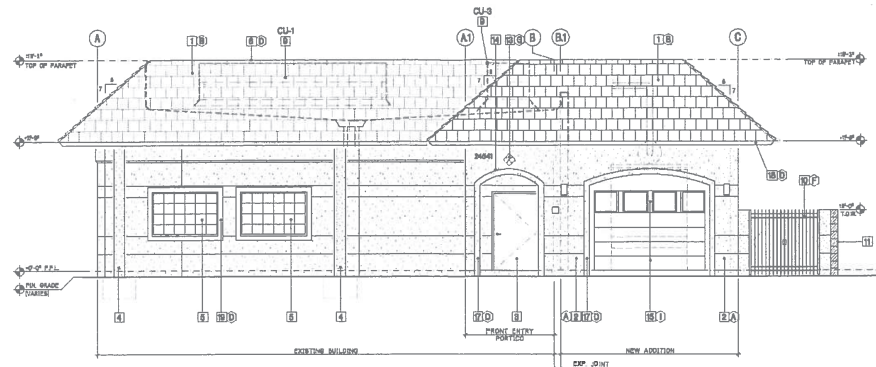


PROPOSED ROOF PLAN

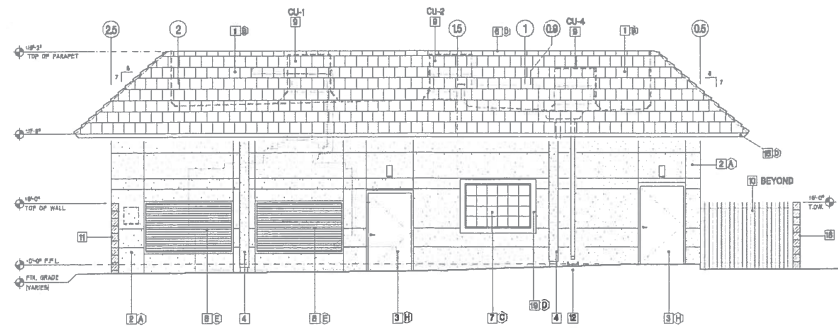


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FIR STREET - EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - EAST

KEY NOTES

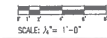
- 1 NEW ASPHALT SHINGLES
- 2 NEW STUCCO FINISH TO MATCH EXISTING BUILDING COLOR & TEXTURE
- 3 DOOR DESIGNED TO APPEAR AS A RESIDENTIAL FRONT DOOR
- 4 NEW STUCCO PILASTER / OR COLUMN FINISHED
- 5 EXISTING WINDOW
- 6 METAL CAP PAINTED TO MATCH BUILDING
- 7 NEW WINDOW TO MATCH EXISTING
- 8 METAL LOUVER PAINTED TO MATCH BUILDING COLOR SCHEME WITH TRIM TREATMENT TO APPEAR AS WINDOW
- 9 MECHANICAL EQUIPMENT BEYOND ROOFED BY PARAPET WALL
- 10 WROUGHT IRON GATE, PAINTED TO MATCH BUILDING COLOR SCHEME
- 11 NEW CHU WALL WITH STUCCO FINISH TO MATCH BUILDING
- 12 DOWNSPOUT AND SPLASH BLOCK
- 13 SP4 TILE INSERT
- 14 FRONT ENTRANCE PORTICO, DESIGNED TO CREATE AN ENTRANCE FOCAL POINT, SIMILAR TO A RESIDENCE
- 15 PALISADE GARAGE DOOR
- 16 EXISTING HIGH CONCRETE MASONRY WALL
- 17 NEW TRIM TO MATCH WINDOWS PROVIDES ACCENT COLOR
- 18 PAINTED FASCIA TO PROVIDE ACCENT COLOR
- 19 TRIM PAINTED

EXTERIOR FINISHES

- 1) STUCCO WITH SAND TEXTURE, EXPO PRODUCT #700
- 2) ASPHALT SHINGLE ROOFING, OWENS CORNING 3600/4000
- 3) WHITE ALUMINUM FRAME, GLAZING DARK SOLAR GREY
- 4) PAINTED, FRAZEE COLOR WHITE #001 LVND
- 5) METAL LOUVER PAINTED, FRAZEE COLOR WHITE #001 LVND
- 6) WROUGHT IRON GATE PAINTED, FRAZEE COLOR BOUNDARY #3177 LVND
- 7) SP44 PORCELAIN TILE INSERT, ARGENTIA TILE #006C WHT
- 8) METAL DOOR PAINTED, FRAZEE COLOR WHITE #001 LVND
- 9) GARAGE DOOR PAINTED, FRAZEE COLOR WHITE #001 LVND

LEGEND:

CU = CONDENSER UNIT - REFER TO SHEET AS ROOF PLAN



SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	BY
1	NEW ASPHALT SHINGLES	
2	NEW STUCCO FINISH TO MATCH EXISTING BUILDING COLOR & TEXTURE	
3	DOOR DESIGNED TO APPEAR AS A RESIDENTIAL FRONT DOOR	
4	NEW STUCCO PILASTER / OR COLUMN FINISHED	
5	EXISTING WINDOW	
6	METAL CAP PAINTED TO MATCH BUILDING	
7	NEW WINDOW TO MATCH EXISTING	
8	METAL LOUVER PAINTED TO MATCH BUILDING COLOR SCHEME WITH TRIM TREATMENT TO APPEAR AS WINDOW	
9	MECHANICAL EQUIPMENT BEYOND ROOFED BY PARAPET WALL	
10	WROUGHT IRON GATE, PAINTED TO MATCH BUILDING COLOR SCHEME	
11	NEW CHU WALL WITH STUCCO FINISH TO MATCH BUILDING	
12	DOWNSPOUT AND SPLASH BLOCK	
13	SP4 TILE INSERT	
14	FRONT ENTRANCE PORTICO, DESIGNED TO CREATE AN ENTRANCE FOCAL POINT, SIMILAR TO A RESIDENCE	
15	PALISADE GARAGE DOOR	
16	EXISTING HIGH CONCRETE MASONRY WALL	
17	NEW TRIM TO MATCH WINDOWS PROVIDES ACCENT COLOR	
18	PAINTED FASCIA TO PROVIDE ACCENT COLOR	
19	TRIM PAINTED	



Time Warner Cable
24541 FIR AVE.
MORENO VALLEY, CA 92553



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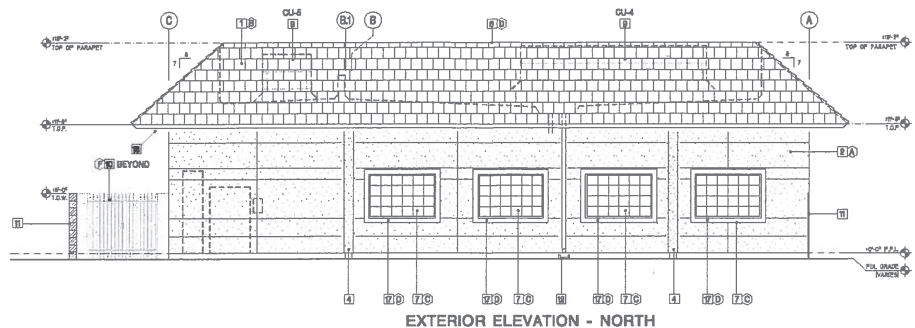
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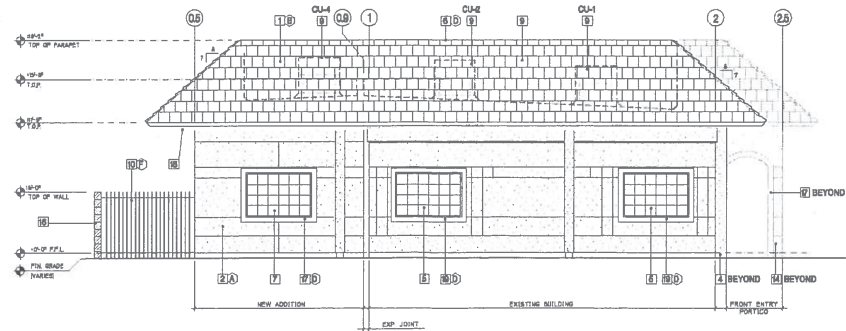
Sheet 6 of 8

PROJECT #P14-072

Packet P



EXTERIOR ELEVATION - NORTH

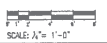


INDIAN STREET - EXTERIOR ELEVATION - WEST

- KEY NOTES:**
- 1) NEW ASPHALT SHINGLES
 - 2) NEW STUCCO FINISH TO MATCH EXISTING BUILDING COLOR & TEXTURE
 - 3) NOT USED
 - 4) NEW STUCCO FINISH / OR COLUMN FINISH
 - 5) EXISTING WINDOW
 - 6) METAL CAP, PAINTED TO MATCH BUILDING
 - 7) NEW WINDOW TO MATCH EXISTING
 - 8) NOT USED
 - 9) MECHANICAL EQUIPMENT BEYOND SCREENED BY PARAPET WALL
 - 10) WROUGHT IRON GATE, PAINTED TO MATCH BUILDING COLOR (SCHEDULE)
 - 11) NEW CMU WALL WITH STUCCO FINISH TO MATCH BUILDING
 - 12) DOWNSPOUT AND SPLASH BLOCK
 - 13) NOT USED
 - 14) FRONT ENTRANCE PORTICO, DESIGNED TO CREATE AN ENTRANCE FOCAL POINT, SIMILAR TO A RESIDENCE
 - 15) NOT USED
 - 16) EXISTING 9" HIGH CONCRETE MASONRY WALL
 - 17) NEW TRIM TO MATCH WINDOWS, PROVIDES ACCENT COLOR
 - 18) PAINTED FASCIA TO PROVIDE ACCENT COLOR
 - 19) TRIM, PAINTED

- EXTERIOR FINISHES**
- 4) STUCCO, WITH SAND TEXTURE, EXPO PRODUCT #100
 - 5) ASPHALT SHINGLE ROOFING, DRENS COATING SHOWNWOOD
 - 6) WHITE ALUMINUM WINDOW FRAME, GLAZING DARK SOLAR GREY
 - 8) PAINTED, FRAZZE COLOR WHITE 6001 LEV8
 - 9) METAL LOUVER PAINTED, FRAZZE COLOR WHITE 6001 LEV8
 - 10) WROUGHT IRON GATE PAINTED, FRAZZE COLOR 'BOUNDARY #377 LEV8
 - 11) 3"X4" PORCELAIN TILE (INSERT, ARIZONA TILE CODE: R41)
 - 12) METAL DOOR PAINTED, FRAZZE COLOR WHITE 6001 LEV8
 - 13) GARAGE DOOR PAINTED, FRAZZE COLOR 'WHITE 6001 LEV8

LEGEND:
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 mansourarchitecture.com



Time Warner Cable
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 MORENO VALLEY, CA 92553



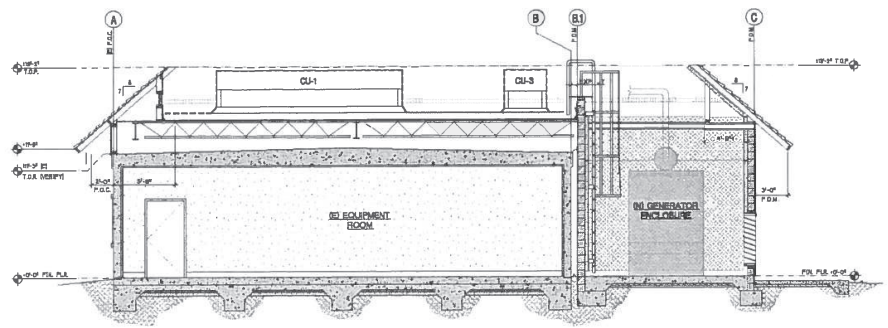
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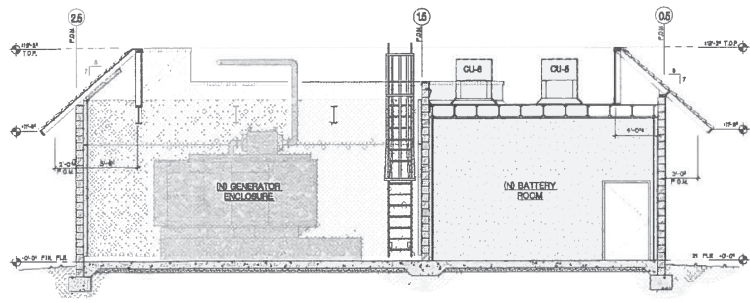
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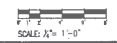


SECTION A-A (LOOKING NORTH)



SECTION B-B (LOOKING WEST)

LEGEND:
CU = CONDENSER UNIT



SCALE: 1/4" = 1'-0"

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MANSOUR
Architecture
1800 California Street, Suite 100
San Diego, CA 92101
Tel: 619.594.9221
mnsour@mansourarchitecture.com



Time Warner Cable
24541 FIR AVE.
MORENO VALLEY, CA 92553

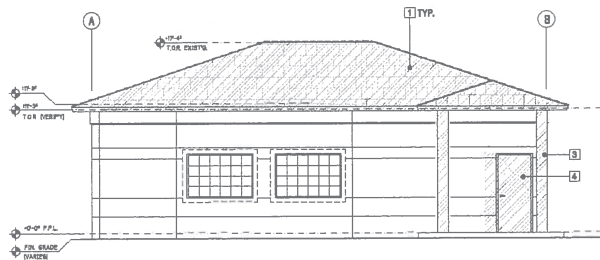


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THE MORENO VALLEY

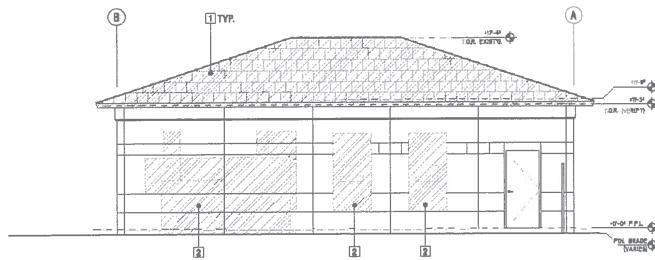
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PROJECT# P14-072

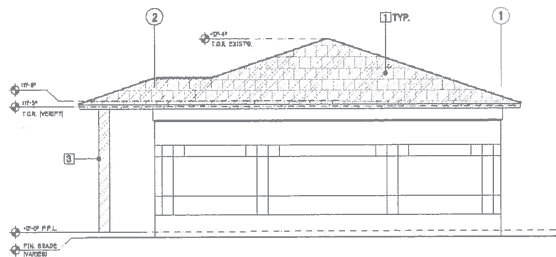
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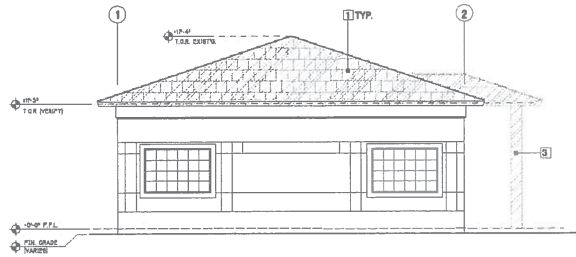
FIR STREET - EXIST'G. SOUTH ELEVATION



EXIST'G. NORTH ELEVATION



EXIST'G. EAST ELEVATION



INDIAN STREET - EXIST'G. WEST ELEVATION

KEY NOTES:

- 1 REMOVE EXISTING ROOF
- 2 REMOVE EXISTING HVAC EQUIPMENT
- 3 REMOVE EXISTING PORCH AND ROOF
- 4 REMOVE EXIST'G DROR

REVISED	BY
MANSOUR Architecture 3011 E. 8th Street, Suite 210 Hayward, CA 94541 510.834.1201 mansourarchitecture.com	
	
Time Warner Cable 24541 FIR AVE. MORENO VALLEY, CA 92553	
	
Date: 6-18-15 Scale: AS NOTED Drawn: - Approved: - Job #143 THE MORENO VALLEY	
A6	
Scale: 1/4" = 1'-0"	

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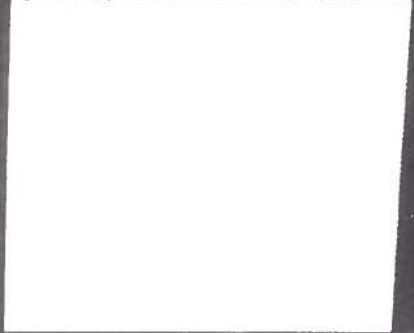
Packet P



ACCENT PORCELAIN TILE:
ARIZONA TILE: 'DOME RUST'



STUCCO:
EXPO PRODUCT: #1100



PAINT: FRAZEE, COLOR: WHITE #001 LRV93



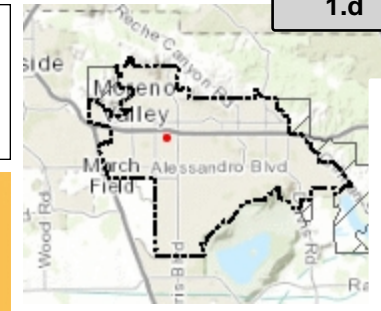
ROOF SHINGLES:
OWENS CORNING - 'BROWNWOOD'



PAINT: FRAZEE, COLOR: BOUNDARY #3177 LRV6

TIME WARNER CABLE – P14-072
24541 FIR AVE. MORENO VALLEY CA

Attachment 4 Zoning Map



Legend

Zoning

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

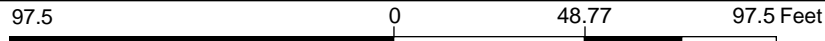
Master Plan of Trails

- Bridge
- Improved
- Multiuse
- Proposed
- Regional
- State

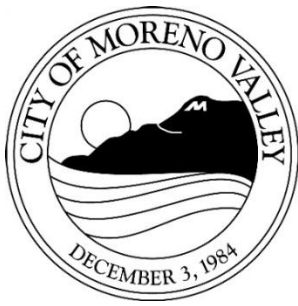
- Parcels
- City Boundary
- Sphere of Influence

Attachment: Zoning Map (1608 : P14-072 Amended Conditional Use Permit)

Notes
P14-072



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.



Notice of PUBLIC HEARING

This may affect your property. Please read.

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

Project: P14-072 (Amended Conditional Use Permit)

Applicant: Mansour Architecture Corp.

Owner: Time Warner Cable Pacific West LLC

Representative: Tony Mansour

A.P.N.: 481-171-044

Location: 24541 Fir Ave.

Proposal: An Amended Conditional Use Permit application to add 1,498 square feet to an existing 1,301 square foot unmanned Time Warner Communications building, new building total is 2,799 square feet. The new building addition consists of a new equipment room, new battery room, and new generator enclosure. Zone: SP 204 VOR.

Council District: 1

Case Planner: Gabriel Diaz

The project will not have a significant effect on the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 1 Categorical Exemption, CEQA Guidelines, Section 15301(e.2) (Additions to Existing Facilities)..

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

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

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

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



LOCATION N ↑

PLANNING COMMISSION HEARING

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

DATE AND TIME: August 27, 2015 at 7 PM

CONTACT PLANNER: Gabriel Diaz

PHONE: (951) 413-3226

Attachment: Public Hearing Notice (1608 : P14-072 Amended Conditional Use Permit)

PLANNING COMMISSION RESOLUTION NO. 2015-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING P14-072, AN AMENDED CONDITIONAL USE FOR A 1,498 SQUARE FOOT ADDITION TO AN EXISTING TIME WARNER COMMUNICATION FACILITY AT 24541 FIR AVENUE (APNS: 481-171-044)

WHEREAS, Time Warner Cable Pacific West LLC has filed an application for the approval of P14-072, Amended Conditional Use Permit for an addition to an existing communications facility as described in the title of this Resolution; and

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

WHEREAS, upon completion of a through development review process the project was appropriately agendized and noticed for a public hearing before the Planning Commission of August 27, 2015; and

WHEREAS, on August 27, 2015, the Planning Commission of the City of Moreno Valley conducted a public hearing to consider the application; and

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

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

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Moreno Valley as follows:

- A. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.
- B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on August 27, 2015, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:
 - 1. **Conformance with General Plan Policies** – The proposed use is consistent with the General Plan, and its goals, objectives, policies and programs.

FACT: The proposed Time Warner Communications facility addition, as conditioned, incorporates enhanced design elements features consistent with General Plan Policy 7.7.6. The proposed communications facility is architecturally designed to fit into the residential neighborhood. Additionally the existing mature landscaping will be preserved and help blend the proposed structure with the site and neighborhood. The proposed use does not conflict with any of the goals, objectives, policies, and programs of the General Plan.

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

FACT: The proposed Time Warner Communications facility addition is an amended conditionally use permit within the City. As designed and conditioned, the proposed use will comply with all the applicable Municipal Code provisions, including regulations governing the establishment and operation of commercial communication facilities under Section 9.09.040 (Communication facilities, antennas and satellite dishes) of the Municipal Code.

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

FACT: The Time Warner Communications facility improvements as proposed are a common feature in urbanized areas. No health, safety, or welfare problems unique to this location have been identified. The use will improve and continue to provide a choice in communication reliability in the area.

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

FACT: The Time Warner Communications facility improvements as proposed are a common feature in urbanized areas. Staff worked very closely with the applicant to ensure that the design and the appearance of facility would be compatible with the existing residential neighborhood.

C. FEES, DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

1. FEES

Impact, mitigation and other fees are due and payable under applicable ordinances and resolutions. These fees may include but are

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

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

2. DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

The adopted Conditions of Approval for P14-072, incorporated herein by reference, include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

3. CITY RIGHT TO MODIFY/ADJUST; PROTEST LIMITATIONS

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

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

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

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2015-23 and thereby:

1. **CERTIFY** that this item is exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 1 Categorical Exemption, CEQA Guidelines, Section 15301(e.2) Additions to existing Facilities; and
2. **APPROVE** Amended Conditional Use Permit P14-072 based on the findings contained in the resolution and subject to the conditions of approval included as Exhibit A of the resolution.

APPROVED on this 27th day of August, 2015.

Brian R. Lowell
Chair, Planning Commission

ATTEST:

Richard J. Sandzimier, Planning Official

APPROVED AS TO FORM:

City Attorney

Attached: Conditions of Approval

Attachment: PC Reso 2015-23 (1608 : P14-072 Amended Conditional Use Permit)

**CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL FOR P14-072
 AMENDED CONDITIONAL USE PERMIT FOR
 TIME WARNER COMMUNICATIONS FACILITY
 AT 24541 FIR AVENUE**

**APPROVAL DATE:
 EXPIRATION DATE:**

This set of conditions shall include conditions from:

- Planning (P), including Building and Safety (B)**
- Economic Development Department (EDD)**
- Fire Prevention Bureau (F)**
- Special Districts (SD)**
- Land Development (LD)**
- Transportation Engineering (TE)**

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

- P1. Amended Conditional Use Permit (P14-072) is an approval for a 1,498 square feet addition to an existing 1,301 square foot unmanned Time Warner Communications building located at 24541 Fir Avenue (APN: 481-171-044).
- P2. Previous applicable Conditions of Approval for original Conditional Use Permit PA01-0085 shall still apply.
- P3. All ancillary equipment and hardware attached to the communications building shall be painted to match building, or as approved by the Community Development Director.
- P4. Maintenance hours of the communications facility will be allowed from 6 am to 10 pm, seven days a week, except in the event of an emergency requiring immediate maintenance.
- P5. Any existing landscaping onsite that is damaged or removed as a result of any proposed work shall be replaced.

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

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

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

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

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT – P14-072
PAGE 2

- P6. Any existing fencing, concrete work, or site amenities damaged or removed on site as a result of any proposed work, shall be repaired, replaced or relocated to original condition.
- P7. There shall be no signage or graphics affixed to the building, or fence, except for public safety warnings and FCC required signage.
- P8. At such time as the facility ceases to operate. The applicant/owner may process and obtain alternative land use approvals (entitlements) from the City of Moreno Valley. In the event such approvals are not desired or not obtained, the facility shall be removed within 12 months from the time it ceases to operate, and the Conditional Use Permit will be revoked in accordance with provisions of the Municipal Code. (MC 9.02.260)
- P9. This approval shall comply with all applicable requirements of the City of Moreno Valley Municipal Code.
- P10. This approval shall expire three (3) years after the approval date of Amended Conditional Use Permit P14-072 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)
- P11. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris by the developer or the developer's successor-in-interest. (MC 9.02.030)
- P12. The site shall be developed in accordance with the approved plans on file in the Community Development Department - Planning Division, the Municipal Code regulations, the Landscape Requirements, the 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 City Planning Official or designee. (MC 9.14.020, Ldscp)
- P13. (CO) Prior to issuance of a building final, the applicant shall contact the Planning Division for a final inspection.

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT – P14-072
PAGE 3

Building and Safety Division

- B1. New buildings/additions shall comply with the current California Building Standards Code (CBC, CEC, CMC, CPC and Green Building Standards) as well as City ordinances. Plans shall be submitted to the Building Safety Division as a separate submittal and shall include a soils report at time of first submittal. The current edition is the 2013 CBC and is for all new building permit applications.
- B2. Obtain any required approvals from SCAQMD for any proposed demolitions, if necessary, prior to building permit application submittals.
- B3. Prior to the issuance of a building permit, the applicant shall submit a properly completed “Waste Management Plan” (WMP), as required, to the Compliance Official as a portion of the building or demolition permit process.
- B4. Building plans and instruments of service submitted with a building permit application shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
- B5. Any construction within the city shall only be as follows: Monday through Friday (except for holidays which occur on weekdays), six a.m. to eight p.m.; weekends and holidays (as observed by the city and described in Chapter 2.55 of the MVMC), seven a.m. to eight p.m., unless written approval is obtained from the city building official or city engineer.
- B6. The proposed new development may be subject to the payment of development fees, including school district fees, as required by the City’s Fee Ordinance at the time an application is submitted or prior to the issuance of permits as determined by the City.
- B7. Contact the Building Safety Division for permit application submittal requirements.

CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT – P14-072
 PAGE 4

ECONOMIC DEVELOPMENT DEPARTMENT (EDD)

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

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

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

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

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

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

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

FIRE PREVENTION BUREAU

- 1) Provide to the Fire Department a copy of the fire flow verification report from the water purveyor.

With respect to the conditions of approval for the above referenced case, the following fire protection measures shall be provided in accordance with Moreno Valley City Ordinance’s and/or recognized fire protection standards:

- F1. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews the applications and plans for the required permits.
- F2. Before the issuance of the Building Permit, a permit from the Fire Department shall be obtained to install a stationary storage battery system that contains an electrolyte solution of more than 50 gallons for flooded lead-acid, nickel cadmium and valve-regulated lead-acid batteries or more than 1000 pounds for lithium-ion and lithium

CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT – P14-072
 PAGE 5

metal polymer batteries. (C.F.C., 608.1)

- F3. The architectural plans shall specify the type of batteries and the number of batteries to be installed. The plans shall specify the amount of electrolyte solution contained in each battery and the weight of each battery. The total aggregate amount of electrolyte solution contained in all the batteries combined and the total aggregate weight of all the batteries combined shall be specified on the plans. Battery manufacture specification sheets shall be provided with the plans that verify the amount of electrolyte solution contained in each battery and the weight of each battery.
- F4. Before the installation of the generator, a flammable/combustible liquids permit shall be obtained from the Fire Department to install a generator with a fuel tank. Plans shall be approved by the Fire Department that specifies the size of the tank, the fuel type, the secondary containment method, and the warning signs required to be posted.
- F5. A minimum of one portable fire extinguisher with a minimum rating of 2A:20BC shall be provided within 50 feet travel distance to the generator. Fire extinguishers shall be new with proof of purchase receipt or be serviced and tagged within one year.
- F6. Address numbers with a minimum numeral height of 6 inches with contrasting color shall be provided to identify the premises. Numerals shall be visible from the emergency access road.
- F7. Prior to issuance of a Certificate of Occupancy or Building Final, a “Knox Box” shall be provided for the building. The Knox-Box shall be installed adjacent to the right side of the front access door at a height of 6 feet and contain the keys to access the building.

FINANCIAL & MANAGEMENT SERVICES DEPARTMENT

Special Districts Division

Acknowledgement of Conditions

The following items are the Special Districts Division’s Conditions of Approval for project P14-072; this project shall be completed at no cost to any Government Agency. All questions regarding the following Conditions including but not limited to intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Special Districts Division of the Financial & Management Services Department 951.413.3480 or by emailing specialdistricts@moval.org.

CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT – P14-072
 PAGE 6

General Conditions

- SD-1 The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services District Zone A (Parks & Community Services) and Zone C (Arterial Street Lighting). All assessable parcels therein shall be subject to annual parcel taxes for Zone A and Zone C for operations and capital improvements.
- SD-2 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.
- SD-3 The ongoing maintenance of any landscaping required to be installed behind the curb on Indian Street and Fir Avenue shall be the responsibility of the property owner.

Prior to Building Permit Issuance

- SD-4 (BP) This project has been identified to be included in the formation of a Community Facilities District (Mello-Roos) for Public Safety services, including but not limited to Police, Fire Protection, Paramedic Services, Park Rangers, and Animal Control services. The property owner(s) shall not protest the formation; however, they retain the right to object to the rate and method of maximum special tax. In compliance with Proposition 218, the property owner shall agree to approve the mail ballot proceeding (special election) for either formation of the CFD or annexation into an existing district. The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org when submitting the application for building permit issuance to determine the requirement for participation. If the first building permit is pulled prior to formation of the district, this condition will not apply. If the condition applies, the special election will require a minimum of 90 days to process prior to issuance of the first building permit to allow adequate time to be in compliance with the provisions of Article 13C of the California Constitution. (California Government Code Section 53313 et. seq.)
- SD-5 (BP) This project is conditioned for a proposed district to provide a funding source for the operation and maintenance of public improvements and/or services associated with new development in that territory. The Developer shall satisfy this condition with one of the options outlined below.
- a. Participate in a special election for maintenance/services and pay all associated costs of the election process and formation, if any. Financing may be structured through a Community Facilities

CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT – P14-072
 PAGE 7

District, Landscape and Lighting Maintenance District, or other financing structure as determined by the City; or

- b. Establish an endowment fund to cover the future maintenance and/or service costs.

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

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

- SD-6 *Commercial* (BP) If Land Development, a Division of the Public Works Department, requires this project to supply a funding source necessary to provide for, but not limited to, stormwater utilities services for the continuous operation, remediation and/or replacement, monitoring, systems evaluations and enhancement of on-site facilities and performing annual inspections of the affected areas to ensure compliance with state mandated stormwater regulations, a funding source needs to be established. The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option for the National Pollution Discharge Elimination System (NPDES) program when submitting the application for the first building permit issuance (see Land Development's related condition). If participating in a special election the process requires a 90 day period prior to the City's issuance of a building permit to allow adequate time to be in compliance with the provisions of Article 13D of the California Constitution. (California Health and Safety Code Sections 5473 through 5473.8 (Ord. 708 Section 3.1, 2006) & City of Moreno Valley Municipal Code Title 3, Section 3.50.050.)

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT – P14-072
PAGE 8

PUBLIC WORKS DEPARTMENT

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

General Conditions

- LD1. The applicant shall submit a Preliminary Grading plan to the Land Development Division for review and approval process. The submittal requirements for this precise grading plan may be obtained at the Land Development Division customer counter.
- LD2. Prior to issuance of a building final, the driveway on Fir Avenue shall be inspected by the City's Land Development Inspector for damage related to the project construction work. If determined that the driveway has been damaged, the applicant shall replace the existing driveway and curb with an approved modified residential driveway, standard MVSI-111, at eight (8) inches thick.
- LD3. Prior to issuance of a building final, any damage sidewalk or curb and gutter fronting the project, as determined by the City's Land Development Inspector shall be replaced per City Standard.
- LD4. A registered professional engineer shall design all improvements to be constructed within the public right of way.
- LD5. Prior to commencement of any work within the public right of way, the applicant or his contractor must obtain an encroachment permit from the Land Development Division.
- LD6. Prior to issuance of a building final, all public improvements must be complete and accepted by the City Engineer, and signed "As-Built" grading plans shall be submitted and approved.
- LD7. Prior to issuance of a building final all City and Land Development fees shall be paid.

CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT – P14-072
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Transportation Engineering Division

Conditions of Approval

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

GENERAL CONDITIONS

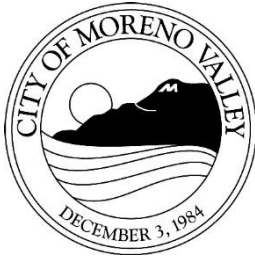
- TE1. Conditions of approval may be modified if project is altered from any approved plans.
- TE2. Fir Avenue is classified as a Collector (66'RW/44'CC) per City Standard Plan No. MVSI-106B-0. Any improvements to the roadway shall be per City standards.
- TE3. Indian Street is classified as a Minor Arterial (88'RW/64'CC) per City Standard Plan No. MVSI-105A-0. Any improvements to the roadway shall be per City standards.

PRIOR TO IMPROVEMENT PLAN APPROVAL OR CONSTRUCTION PERMIT

- TE4. Sight distance at the driveway shall conform to City of Moreno Valley Standard No. MVSI-164A, 164B, 164-0 at the time of preparation of final grading, landscape, and street improvements.
- TE5. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, Registered Civil or Traffic engineer may be required.

PRIOR TO CERTIFICATE OF OCCUPANCY OR BUILDING FINAL

- TE6. (CO) Prior to issuance of a certificate of occupancy, all approved signing and striping (if necessary) shall be installed per current City Standards and the approved plans.



PLANNING COMMISSION

STAFF REPORT

Meeting Date: August 27, 2015

PA15-0002 PLOT PLAN AND P15-003 REVISED TENTATIVE TRACT MAP 35414

Case: PA15-0002 Plot Plan
P15-003 Revised Tentative Tract Map 35414

Applicant: Oak Parc Partners, LLP
Paul Reim

Owner: Garry Brown, Trustee

Representative: Trip Hord Associates, Trip Hord

Location: SEC Box Springs Road/Clark Street

Case Planner: Julia Descoteaux

Council District: 2

SUMMARY

The applicant, Oak Parc Partners, LLC has submitted an application for a 266 unit apartment complex to be constructed on approximately 13 acres on Box Springs Road at Clark Street. The project will include one, two and three bedroom units with garages both attached and free standing. Amenities include a recreation building, pool with spa, garages, carports and an on-site leasing office. The project is in the Residential 30 (R30) zone which allows for multi-family with a density of 24-30 dwelling units per acre.

PROJECT DESCRIPTION

Project

The project includes two applications, a plot plan and a revised tentative tract map for condominium purposes for a 266-unit multi-family residential development on approximately 13 acres on Box Springs Road at Clark Street.

Previous entitlements approved for the site on December 11, 2007 (2007 Project) included a Plot Plan and a Tentative Tract Map 35414 for the development of 240 dwelling units (12 building apartment complex) on the same approximately 13 acres. The project included a General Plan Amendment and a Change of Zone changing the use from Commercial (C) to Residential 20 (R20) providing a density of 16 to 20 dwelling units per acre. The City's General Plan establishes a mix of land uses to provide a balance between the residential and non-residential uses. Multi-family uses are generally placed along major transportation routes and close to commercial uses to promote easy access to highways and encourage walkability. At the time of approval, the General Plan's commercial land designation included an excess amount of commercial and the change to residential was anticipated to support the existing commercial uses in the vicinity.

A Mitigated Negative Declaration was adopted for the 2007 Project entitlement with an extensive environmental review conducted.

Subsequent to that approval, a General Plan Amendment and a Change of Zone was approved on October 28, 2014 to modify the Residential 20 (R-20) to Residential 30 (R30), increasing the density and allowing the site to be developed with up to 30 dwelling units to the acre.

The proposed changes to the site plan and tract map are necessary to accommodate the proposed increase in the unit count from 240 to 266 dwelling units. The proposed project is consistent with the current Residential 30 (R30) zoning.

Plot Plan

The proposed Plot Plan is compatible with the existing Residential 30 (R30) land use and general plan designation providing for 30 residential units to the acre. The 266-unit complex includes nineteen three story buildings designed with 95 one bedroom, 114 two bedroom and 57 three bedroom dwelling units. Each unit will include at least the minimum private open space per unit as required by the Municipal Code.

An on-site leasing office is located inside the main entrance on Clark Street. Adjacent to the leasing office in the center of the proposed project is the recreation area including a recreation building, a pool/spa and a tot lot area.

Revised Tentative Tract Map 35414

The Revised Tentative Tract Map establishes a single lot map for condominium purposes with minor changes to the ingress and egress of the originally approved Tentative Tract Map 35414. The project will be developed as a for-rent product but will provide the opportunity to operate as a condominium complex with for-sale product if the owner chooses.

Should the owner choose to operate as a condominium complex and sell the units, a separate condominium plan will be processed consistent with State requirements, which define fee ownership, and the formation of a Home Owners Association (HOA). The condominium plan describes the fee ownership associated with each unit and the maintenance of the buildings and complex grounds.

Site

The project site was operated as a commercial nursery from approximately 1967 to the late 1970's and early 1980's, and as a result is heavily planted with trees, shrubs and cacti. After the closing of the nursery, the site has been vacant but the vegetation has increased and remains in an unkempt manner.

The topography of the site includes a grade change of approximately 15 feet from east to west with a central draining point which drains to the west, and includes an off-site improvement area with easements for the California Department of Water Resources California Aqueduct and a water line operated by Eastern Municipal Water District (EMWD). As designed, access for both agencies is included from Clark Street pending off-site agreements or on-site if necessary.

On the southeastern portion of the site is an existing cellular telecommunications facility approved November 26, 1997, which will remain in place with the new development. Access to the facility is currently being taken via a dirt driveway from Box Springs Road. A revised access agreement may be required and will be the responsibility of the property owner.

Surrounding Area

The surrounding area includes established residential to the north which includes both single and multi-family residential. To the south is State Route 60 with commercial development within the City of Riverside beyond the highway.

Properties to the east include commercially zoned land with both developed and undeveloped parcels.

A multi-tenant commercial center is located east of the site at Box Springs and Day Street.

Access/Parking

Box Springs Road, classified as a Minor Arterial, will be improved per the City Standard Plan (MVSI-105A-0) and will include a Bus Bay east of Clark Street. The sidewalk design on Box Springs Road will include curb separated sidewalks with pedestrian access provided to the site. Primary access to the complex will be from the newly constructed Clark Street classified as a Local Street (MVSI-107A-0) which will be improved to include a cul-de-sac at the southern edge, designed to accommodate emergency vehicles. This driveway, a full access gated entry, also includes a storage lane, visitor lane with call box and a turnaround outside of the gate. A secondary point of access will be located off of Box Springs Road on the eastern boundary of the site. This access allows for emergency and resident only entry and exit. An additional driveway on Clark Street is provides for emergency access and exit only, right out onto Clark Street. All ingress/egress locations include decorative paving as a Condition of Approval as required by the Municipal Code for all multi-family and commercial projects.

The internal circulation system provides convenient access for residents and emergency response teams to all buildings and parking areas within the complex. Garages are integrated into the residential buildings with additional garage only buildings located throughout the project.

The project meets the City's parking requirements which includes both covered and non-covered parking based on the number of bedrooms in each unit. The covered parking for the project will be in the form of 323 garages which exceeds the City Standard. The remaining parking will be open, uncovered spaces provided throughout the site for convenience.

Parking will be provided based on the City's Municipal Code based on the following requirements:

Unit Type	Ratio	Units	Covered Required	Total Parking Required	Total Parking Provided
1 Bedroom	1.5 (1 Covered)	95	95	142.5	
2 Bedroom	2 (1 Covered)	114	114	228	
3 Bedroom	2.5 (2 Covered)	57	114	142.5	
Garages Provided					394
Uncovered Parking Spaces					127
Total		266	323	513	521

Design/Landscaping

The proposed layout includes nineteen residential buildings, a network of internal drives that allow for connectivity throughout the site, and a recreation area in the center of the complex with a recreation room, pool/spa and outdoor recreation area. Walkways are provided throughout the site connecting building areas to parking areas, common open spaces, the recreation area, and connecting to the public right of ways along Box Springs Road and Clark Street.

The building design includes Santa Barbara and Tuscan elements with clean lines and foam window surrounds accenting each window. Buildings will consist of earth tone stucco walls and wood fascia treatments. The provided color and materials list provides the three accent color schemes, Long Lake (Slate Blue color), Burnt Crimson and Ivy Garden (Green) for the doors and wood shutters of all buildings. Additional accents include stacked mission tiles on the upper patio walls and black wrought iron stair and window railings. Vertical projections provide depth and dimension to the buildings using roof projections for distinction which reduces the massing, and provides visual interest and character on all four elevations of the building. The clay roofs provide multiple heights designed to vary the perception of the building height.

Each three story building includes 14 units (5, one bedroom, 6 two bedroom, and 3 three bedroom) with various floor plans and square footages. There are two one-bedroom floor plans with 775 and 786 square feet, two, two-bedroom plans with 1,034 and 1,090 square feet and one three-bedroom plan with 1,260 square feet. All units will include at least the minimum private open space of 100 square feet for all second and third story units (balconies) and 150 square feet of patio areas for all ground floor units as required by the Municipal Code.

Trash enclosures are located throughout the project site exceeding the six required. A trash enclosure is required for every 48 units and shall be conveniently located. Conditions of approval for trash enclosure require solid covers/roofs designed to be compatible with the project's architecture.

Adjacent to the main entrance on Clark Street within the project, a central mailbox location will be constructed. It will include a covered structure compatible to the project's architecture. A designated parking space for the postal carrier is also provided.

The conceptual landscape plan provides for a variety of trees, plants and planting areas which will include drought tolerant plants consistent with the City's Landscape Requirements and Eastern Municipal Water District (EMWD) requirements. Grass is limited to the area adjacent to the recreation area as a "gathering area" as required by the Municipal Code and based on new water restrictions. The plan includes a drought tolerant plan list and various landscaping material including rocks and mulch as accents. Water quality features are included throughout the project and will complement the landscaping and walking areas. A final landscape plan will be required prior to building permit issuance along with approval from Eastern Municipal Water

District to ensure water availability and compliance with recent landscape standards due to the severe drought conditions and recent State water reduction requirements.

A Tree Inventory was completed for the site due to the large amount of existing vegetation. The results indicate that all or most of the existing trees need to be removed due to either conflicting location and/or the condition of the trees. The site will require landscaping and tree installation/replacement per the Municipal Code requirements which may change based on the water supply.

REVIEW PROCESS

The project was submitted in February 2015 with a project review meeting held on February 25, 2015. Several modifications were made in response to staff's comments regarding site design. Modifications were made to accommodate the Fire Department's emergency ingress/egress requirements. Building locations were modified to ensure all setbacks were met with one of the smaller buildings being removed. All requested modifications have been completed and meet both the objectives of the City and the Applicant.

ENVIRONMENTAL

Based on an Initial Study, it has been determined that this project is consistent with the requirements for an Addendum to the previously approved Mitigated Negative Declaration pursuant to Section 15164 (b) of the California Environmental Quality Act Guidelines. None of the conditions described in Section 15162 of the Guidelines that call for preparation of a subsequent Negative Declaration have occurred. The Initial Study evaluated the modification of the project which includes the addition of 26 units, and changes to building layouts, circulation routing, landscape and walkway design, and other minor changes to the site plan. Updated technical studies were prepared and submitted to the City for review to compare the original project to the modified project. Based on the analysis, only minor technical changes are required to the previously adopted Mitigated Negative Declaration, and the propose project would not create impacts not analyzed with the original project or create new impacts not previously considered with the original project.

Based on the analysis of the prior environmental review, the updated studies, the inclusion of the mitigation measures and conditions of approval as approved with the 2007 project, the project remains consistent with the findings of the original Mitigated Negative Declaration and qualifies as an Addendum under the provisions of the California Environmental Quality Act Section 15464.

NOTIFICATION

Public notice was sent to all property owners of record within 300' of the project on August 17, 2015. The public hearing notice for this project was also posted on the project site and published in the local newspaper on August 16, 2015. As of the

preparation date of this report, staff has not received any comments or questions regarding the project.

REVIEW AGENCY COMMENTS

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

<u>Agency</u>	<u>Response Date</u>	<u>Comments</u>
Riverside County Flood	March 10, 2015	Coordination with Riverside County Flood Control on District Master Plan Facilities and Area Drainage Plan fees apply.
Eastern Municipal Water District	March 15, 2015	EMWD Plan of Service required. Coordination with EMWD has commenced.

STAFF RECOMMENDATION

That the Planning Commission **APPROVE** Resolution No. 2015-21 and thereby:

1. **APPROVE** an Addendum to the previously adopted Mitigated Negative Declaration for PA15-0002 (Plot Plan) pursuant to the California Environmental Quality Act (CEQA) Section 15164 (b) as only minor technical changes or additions are required to the prior Mitigated Negative Declaration approved November 26, 2007 for PA07-0016/PA07-0017 (Tentative Tract Map 35414 and Plot Plan). None of the conditions described in Section 15162 calling for preparation of a subsequent negative declaration have occurred and thereby approve PA15-0002 subject to the attached conditions of approval included as Exhibit A and the Mitigation Measures included as Exhibit B of the Resolution; and,
2. **APPROVE** PA15-0002 (Plot Plan) subject to the attached conditions of approval included as Exhibit A and the Mitigation Measures included as Exhibit B of the Resolution; and

That the Planning Commission **APPROVE** Resolution No. 2015-22 and thereby:

3. **APPROVE** an Addendum to the previously adopted Mitigated Negative Declaration for P15-003 (Revised Tentative Tract Map 35414) pursuant to the California Environmental Quality Act (CEQA) Section 15164 (b) as only minor technical changes or additions are required to the prior Mitigated Negative Declaration approved November 26, 2007 for PA07-0016/PA07-0017 (Tentative Tract Map 35414 and Plot Plan). None of the conditions described in Section 15162 calling for preparation of a subsequent negative declaration have occurred and thereby approve P15-003 subject to the attached conditions of approval

included as Exhibit A and the Mitigation Measures included as Exhibit B of the Resolution; and,

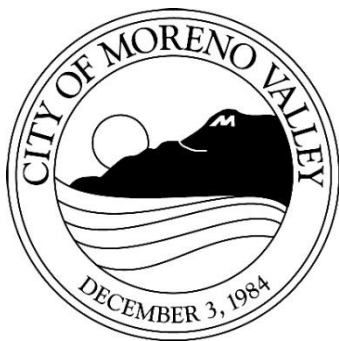
4. **APPROVE** P15-003 (Revised Tentative Tract Map 35414) subject to the attached conditions of approval included as Exhibit A and the Mitigation Measures included as Exhibit B of the Resolution.

Prepared by:
Julia Descoteaux
Associate Planner

Approved by:
Allen Brock
Community Development Director

ATTACHMENTS

1. 300 ft Notice
2. PC Reso 2015-21
3. Exhibit A to Reso 2015-21
4. Exhibit B to Reso 2015-21 MMP
5. PC Reso 2015-22
6. Exhibit A to Reso 2015-22
7. Exhibit B to Reso 2015-22 MMP
8. IS Addendum
9. PA07-0016-0017 Initial Study
10. Aerial
11. Zoning
12. A2_Floor Plan (reduced)
13. A3_B&W Elevations (reduced)
14. A3-C Color Elevation (reduced)
15. A4_Roof Plan (reduced)
16. Conceptual Landscape (reduced)
17. Oak Parc Color Application (reduced)
18. RecBldg_Floor Plan (reduced)
19. RecBldg_PrelimElevations (reduced)



Notice of PUBLIC HEARING

This may affect your property. Please read. Notice is hereby given that a Public Hearing will be held by the Planning Commission of the City of Moreno Valley on the following item(s):

CASE: PA15-0002 Plot Plan
P15-003 Revised Tentative Tract Map 35414

APPLICANT: Oak Parc Partners, LLP

OWNER: Garry Brown, Trustee

REPRESENTATIVE: Trip Hord, Trip Hord Associates

LOCATION: SEC Box Springs Road and Clark Street
21595 Box Springs Road
APN: 291-050-003, 004, 012 & 013

PROPOSAL: A Plot Plan for the development of a 266 unit multi-family residential complex including 19 three story buildings with one, two and three bedroom units, garages and recreational amenities and a Revised Tentative Tract Map 35414 for Condominium Purposes. The project is located in the Residential 30 (R30) zoning designation.

ENVIRONMENTAL DETERMINATION: PA15-0002 (Plot Plan) and P15-003 (Revised Tentative Tract Map 35414) qualify for an Addendum to the adopted Mitigated Negative Declaration per the California Environmental Quality Act (CEQA), Section 15164 (b) as only minor technical changes or additions are required to the prior Mitigated Negative Declaration approved November 26, 2007 for PA07-0016/PA07-0017 (Tentative Tract Map 35414 and Plot Plan).

COUNCIL DISTRICT: 2

STAFF RECOMMENDATION: Approval

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

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

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

If you challenge any of these items in court, you may be limited

to raising only those items you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.



LOCATION PLANNING COMMISSION HEARING

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

DATE AND TIME: August 27, 2015 at 7 PM

CONTACT PLANNER: Julia Descoteaux

PHONE: (951) 413-3209

Attachment: 300 ft Notice (1611) : PA15-0002 Plot Plan and P15-003 Revised Tentative Tract Map 35414

PLANNING COMMISSION RESOLUTION NO. 2015-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING APPLICATION NUMBER PA15-0002 (PLOT PLAN) FOR A 266 UNIT MULTI-FAMILY RESIDENTIAL PROJECT ON APPROXIMATELY 13-ACRES IN THE RESIDENTIAL 30 (R30) ZONING, ASSESSOR'S PARCEL NUMBERS 291-050-003, 004, 012 AND 013.

WHEREAS, the applicant, Oak Parc Partners, LLC., has filed an application for the approval of PA15-0002, a proposal for a 266 unit multi-family residential complex on approximately 13 acres in the Residential 30 (R30) zone; and

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

WHEREAS, upon completion of a through development review process the application was appropriately agendized and noticed for a public hearing before the Planning Commission of August 27, 2015; and

WHEREAS, on August 27, 2015, the Planning Commission of the City of Moreno Valley held a public hearing to consider the subject application, the environmental documentation prepared, the conditions of approval (Exhibit A) and the mitigation measures (Exhibit B) for the project; and

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

WHEREAS, the Planning Commission confirms that the project qualifies for an Addendum to the previously adopted Mitigated Negative Declaration per the California Environmental Quality Act (CEQA), 15164 (b) as only minor technical changes or additions are required to the prior Mitigated Negative Declaration approved for PA07-0016/PA07-0017 (Tentative Tract Map 35414 and Plot Plan);and

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and City ordinances; and

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

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

- A. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.
- B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on August 27, 2015, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

- 1 The proposed approval is consistent with the goals, objectives, policies and programs of the General Plan;

FACT: The proposed approval is consistent with the goals, objectives, policies and programs of the General Plan. The project site has a General Plan designation of Residential 30 (R30) that provides for multi-family development with a maximum density of 30 dwelling units to the acre. The City's General Plan establishes a mix of land uses to provide a balance between the residential and non-residential uses. Multi-family uses are generally placed along major transportation routes and close to commercial uses to promote easy access to highways and encourage walkability.

The proposed project includes the development of a 266 unit multi-family residential complex located on Box Springs Road at Clark Street and complies with the policies and programs of the General Plan for multi-family residential development. The site is close in proximity to State Route 60 and is conveniently located near commercial uses.

2. The proposed project complies with all applicable zoning and other regulations;

FACT: The proposed Plot Plan is compatible with the existing Residential 30 (R30) land use providing for multi-family development of up to 30 residential units per acre.

The proposed project includes the development of a 266 unit multi-family residential complex located on Box Springs Road at Clark Street and complies with the development requirements within the Residential 30 zoning standards set forth in the City's Municipal Code Title 9.

3. The proposed project will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;

FACT: The proposed Plot Plan will not be detrimental to the public health, safety or welfare, or materially injurious to properties or

improvements in the vicinity. Staff has evaluated the design and determined that the project is consistent with the zoning and development requirements for a multi-family development with a maximum density of 30 units per acre and the goals, objectives, policies and programs of the General Plan

Police and fire services for the City have been evaluated in the City's General Plan and are available to provide services to the proposed project. The project has been designed with a cul-de-sac turnaround on Clark Street, access to all buildings with driveways and required ingress/egress for emergency response teams, for the safety of future residents.

Buildings will include smoke detectors and automatic sprinklers for fire safety as required by the Building and Fire Codes for residential units. Buildings will also incorporate design standards increasing the insulation for windows, doors and walls to reduce potential noise levels resulting from traffic on Box Springs Road and State Route 60.

Eastern Municipal Water District will provide the water and sewer services to the subdivision.

4. The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity;

FACT: The design of the proposed multi-family residential complex is in conformance with the Residential 30 (R30) zoning and development requirements within the City's Municipal Code, Title 9. As designed, the 266-unit multi-family residential project will include nineteen three story buildings with various floor plans accommodating one, two and three bedroom units. Parking garages and recreation amenities are included in the design.

The project site is within a mostly developed area of the City, bordered by Box Springs Road, a minor arterial and State Route 60. Surrounding vacant properties are planned and zoned for commercial uses or a variety of residential densities. Existing multi-family, single family and commercial development in the vicinity are largely built-out in accordance with the approved land use pattern.

The proposed use would be consistent with the existing surrounding development and is in conformance with all applicable goals, objectives, policies and programs of the General Plan and the City's Municipal Code.

C. ENVIRONMENTAL DETERMINATION

Based on an Initial Study, it has been determined that this project is consistent with the requirements for an Addendum to the previously approved Mitigated Negative Declaration pursuant to Section 15164 (b) of the California Environmental Quality Act Guidelines. None of the conditions described in Section 15162 of the Guidelines that call for preparation of a subsequent Negative Declaration have occurred. The Initial Study evaluated the modification of the project description which includes the addition of 26 units and minor changes to the site plan of the previously approved 240 unit multi-family project. Updated technical studies were provided to compare the original project with the description of the modified project. Based on the analysis, the propose project would not create impacts not analyzed with the original project or create any new impacts not previously considered with the original project.

The modified project as designed and conditioned is consistent with the approved 2007 project. Based on the analysis of the prior environmental review, the updated studies, the inclusion of the mitigation measures and conditions of approval as approved with the 2007 project, the project is consistent with the original Mitigated Negative Declaration and thereby qualifies for an Addendum under the provisions of the California Environmental Quality Act Section 15464(b) as described in Section 15162.

D. FEES, DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

1. FEES

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

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

2. DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

The adopted Conditions of Approval for PA07-00016 and PA07-0017, incorporated herein by reference, may include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

3. CITY RIGHT TO MODIFY/ADJUST; PROTEST LIMITATIONS

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

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

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

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2015-21, and thereby:

1. **APPROVE** an Addendum to the previously adopted Mitigated Negative Declaration for PA15-0002 (Plot Plan) pursuant to the California Environmental Quality Act (CEQA) Section 15164 (b) as only minor technical changes or additions are required to the prior Mitigated Negative Declaration approved November 26, 2007 for PA07-0016/PA07-0017 (Tentative Tract Map 35414 and Plot Plan). None of the conditions described in Section 15162 calling for preparation of a subsequent negative declaration have occurred; and
2. **APPROVE** PA15-0002 (Plot Plan) based on the findings contained in this resolution and subject to the attached conditions of approval included as Exhibit A and Mitigation Measures included as Exhibit B.

APPROVED this 27th day of August 2015.

Brian R. Lowell
Chair, Planning Commission

ATTEST:

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

APPROVED AS TO FORM:

City Attorney

CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
PA15-0002 PLOT PLAN
ASSESSOR'S PARCEL NUMBERS: 291-050-003, 004, 012 AND 013

APPROVAL DATE: August 27, 2015
EXPIRATION DATE: August 27, 2018

- Planning (P), including School District (S), Post Office (PO), Building (B)
- Fire Prevention Bureau (F)
- Public Works, Land Development (LD)
- Public Works, Special Districts (SD)
- Public Works – Transportation Engineering (TE)
- Parks & Community Services (PCS)
- Police (PD)

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

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

GENERAL CONDITIONS

- P1. 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)
- P2. The site shall be developed in accordance with the approved plans on file in the Community & Economic 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)

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

- | | |
|-----------------------------|---------------------------------|
| R - Map Recordation | GP - Grading Permits |
| GPA – Grading Plan Approval | BF – Building Final |
| BP - Building Permits | P - Any permit |
| MR – Map Recordation | MA – Map Approval |
| AOS – Acceptance of Streets | WP - Water Improvement Plans |
| CP – Construction Permit | IPA – Improvement Plan Approval |
| | SI – Street Improvements |

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

- | | |
|-----------------------------|--|
| GP - General Plan | MC – Municipal Code |
| MC - Municipal Code | CEQA - California Environmental Quality Act |
| Ord - Ordinance | Ldscp - Landscape Development Guidelines and Specs |
| Res - Resolution | UFC - Uniform Fire Code |
| UBC - Uniform Building Code | |

SBM - Subdivision Map Act

**COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION
 CONDITIONS OF APPROVAL
 PA15-0002 PLOT PLAN
 PAGE 2**

- P3. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
- P4. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
- P5. Any signs indicated on the submitted plans are not included with this approval. Any signs, **whether permanent (e.g. wall, monument) or temporary (e.g. banner, flag)**, proposed for this development shall be designed in conformance with the sign provisions of the Development Code or approved sign program, if applicable, and shall require separate application and approval by the Planning Division. **No signs are permitted in the public right of way.** (MC 9.12)
- P6. (GP) All site plans, grading plans, landscape and irrigation plans, fence/wall plans, lighting plans and street improvement plans shall be coordinated for consistency with this approval.

SPECIAL CONDITIONS

- P7. The site has been approved for a 266-unit multi-family residential development consisting on 19 buildings on approximately 13 acres to include a leasing office, recreation building, pool/spa, internal circulation and parking per the approved plans. A change or modification shall require separate approval.
- P8. The project as proposed may require blasting for removal of rock material. It shall be used only as a last resort. If blasting is required, it shall be approved by the Fire Marshal, and the developer shall comply with the current City ordinance governing blasting. (Ord)
- P9. 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)
- P10. Mitigation Measures and Conditions of Approval shall be printed on the grading and building plans.

**COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION
 CONDITIONS OF APPROVAL
 PA15-0002 PLOT PLAN
 PAGE 3**

PRIOR TO ISSUANCE OF GRADING PERMITS

P11. (GP) If potential historic, archaeological, or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area will cease immediately and a qualified person (meeting the Secretary of the Interior's standards (36CFR61)) shall be consulted by the applicant to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, prehistoric, or paleontological resource. Determinations and recommendations by the consultant shall be implemented as deemed appropriate by the Community & Economic Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all affected Native American Tribes before any further work commences in the affected area.

If human remains are discovered, no further disturbance shall occur until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be contacted within a reasonable timeframe to identify the "most likely descendant." The "most likely descendant" shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).

P12. (GP) Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)

P13. (GP) Prior to approval of grading plans, the plans shall include curb cuts where feasible to allow parking areas and drive aisles to drain into landscaping areas.

P14. (GP) Prior to approval of any grading permits, plans for any security gate system shall be submitted to the Planning Division for review and approval.

P15. (GP) Prior to approval of any grading permits, the developer shall submit final landscape and irrigation plans within the State Highway 60 right-of-way adjacent to the project site consistent with the State Highway 60 Corridor Design Manual. The plans shall be submitted to the Planning Division for review and approval. (MC 9.14.100)

P16. (GP) For projects abutting the State Highway 60, a fourteen foot reservation for future freeway right-of-way shall be provided.

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- P17. (GP) Within thirty (30) days prior to any grading or other land disturbance, a pre-construction survey for Burrowing Owls shall be conducted pursuant to the established guidelines of Multiple Species Habitat Conservation Plan.
- P18. The owner or owner's representative shall establish and maintain a relationship with the City of Moreno Valley and cooperate with the Problem Oriented Policing (POP) program, or its successors.
- P19. (GP) Pedestrian pathways across circulation aisles/paths shall be provided throughout the development to connect dwellings with open spaces and/or recreational uses or buildings with open space and/or parking and/or the public right-of-way. The pathways shall be shown on the precise grading plan. (GP Objective 46.8, DG)
- P20. (GP) Prior to the issuance of grading permits, the site plan shall show decorative concrete for all driveway ingress/egress locations of the project.
- P21. (GP) Prior to issuance of grading permits, the developer shall submit wall/fence plans to the Planning Division for review and approval as follows:
- A. A maximum 6 foot high solid decorative block perimeter wall with pilasters and a cap shall be required adjacent to all residential zoned areas.
 - B. Any proposed retaining walls shall also be decorative in nature, while the combination of retaining and other walls on top shall not exceed the height requirement.
 - C. Walls and fences for visual screening are required when there are adjacent residential uses or residentially zone property. The height, placement and design will be based on a site specific review of the project. All walls are subject to the approval of the Planning Official. (MC 9.08.070)

PRIOR TO BUILDING PERMITS

- P22. (BP) Prior to issuance of building permits, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as shown on the final working drawings. Location and screening shall comply with the following criteria: transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building(s); back-flow preventers shall be screened by landscaping. (GP Objective 43.30, DG)

- P23. (BP) Prior to issuance of building permits, screening details shall be addressed on plans for roof top equipment and trash enclosures submitted for Planning Division review and approval. All equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building. For trash enclosures, landscaping shall be included on at least three sides. The trash enclosure, including any roofing, shall be compatible with the architecture for the building(s). (GP Objective 43.6, DG)
- P24. (BP) Prior to issuance of building permits, two copies of a detailed, on-site, computer generated, point-by-point comparison lighting plan, including exterior building, parking lot, and landscaping lighting, shall be submitted to the Planning Division for review and approval. The lighting plan shall be generated on the plot plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for light fixtures used and shall include style, illumination, location, height and method of shielding. The lighting shall be designed in such a manner so that it does not exceed one-quarter foot-candle minimum maintained lighting measured from within five feet of any property line. The lighting level for all parking lots or structures shall be a minimum coverage of one foot-candle of light with a maximum of eight foot-candles. After the third plan check review for lighting plans, an additional plan check fee will apply. (MC 9.08.100, DG)
- P25. (BP) Prior to issuance of building permits or as approved by City Council, the developer or developer'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)
- P26. Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay the Multi-species Habitat Conservation Plan (MSHCP) mitigation fees.
- P27. (BP) Prior to issuance of building permits, for multi-family projects that will be phased, a phasing plan submitted to the Planning Division will be required if occupancy is proposed to be phased.
- P28. (BP) Prior to issuance of any building permits, final landscaping and irrigation plans shall be submitted for review and approved by the Planning Division. After the third plan check review for landscape plans, an additional plan check fee shall apply. The

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

R - Map Recordation	GP - Grading Permits
GPA - Grading Plan Approval	BF - Building Final
BP - Building Permits	P - Any permit
MR - Map Recordation	MA - Map Approval
AOS - Acceptance of Streets	WP - Water Improvement Plans
CP - Construction Permit	IPA - Improvement Plan Approval
	SI - Street Improvements

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

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

SBM - Subdivision Map Act

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plans shall be prepared in accordance with the City's Landscape Standards and shall include:

- A. 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.
- B. Diamond planters if required, shall be provided every 3 parking stalls.
- C. Drought tolerant landscape shall be used. Sod shall be limited to gathering areas adjacent to the pool and recreation area only.
- D. Street trees shall be provided every 40 feet on center in the right-of-way.
- E. On-site trees shall be planted at an equivalent of one (1) tree per thirty (30) linear feet of the perimeter of a parking lot and per thirty linear feet of a building dimension for the portions of the building visible from a parking lot or right of way. Trees may be massed for pleasing aesthetic effects.
- F. Enhanced landscaping shall be provided at all driveway entries and street corner locations
- G. The review of all utility boxes, transformers etc. shall be coordinated to provide adequate screening from public view.
- H. Landscaping on three sides of any trash enclosure.
- I. All site perimeter and parking lot landscape and irrigation shall be installed prior to the release of certificate of any occupancy permits for the site or pad in question or as approved with a phasing plan (under separate approval).

P29. (BP) Prior to the issuance of building permits, the site plan shall include landscape for trash enclosures to include landscape on three sides, while elevation plans for trash enclosures shall be provided that include decorative enhancements such as an enclosed roof and other decorative features that are consistent with the architecture of the proposed buildings on the site, subject to the approval of the Planning Division.

P30. (BP) Prior to the issuance of building permits, the elevation plans shall be revised to include decorative lighting sconces on all sides of the buildings of the complex facing a parking lot, courtyard or plaza, or public right of way or open space to provide up-lighting and shadowing on the structures. Include drawings of the sconce details for each building within the elevation plans.

PRIOR TO BUILDING FINAL

P31. (BF) Prior to issuance of building final, the required landscaping and irrigation shall be installed. (DC 9.03.040)

P32. (BF) Prior to the issuance of building final, Planning approved/stamped landscape plans shall be provided to the Community Development Department – Planning Division on a CD disk.

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- P33. (BF) Prior to issuance of the building final, the landscaping shall be inspected by the Planning Division. All landscaping shall be installed in accordance with the City's Landscape Requirements and the approved project landscape plans and all site clean-up shall be completed
- P34. (BF) Prior to the issuance of the building final, the Landscape Architect shall provide the Landscape Certification.
- P35. (BF) Prior to the issuance of 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 and Safety Division

- B1. New buildings/structures shall comply with the current California Building Standards Code (CBC, CEC, CMC, CPC and Green Building Standards) as well as City ordinances. Plans shall be submitted to the Building and Safety Division as a separate submittal and shall include a soils report at time of first submittal. Beginning on January 1, 2014, the 2013 CBC will become effective for all new building permit applications.
- B2. Prior to the issuance of a building permit, the applicant shall submit a properly completed "Waste Management Plan" (WMP), as required, as a portion of the building or demolition permit process.
- B3. An automatic fire extinguishing system is required in accordance with the latest adopted California Residential Code and/or Moreno Valley Fire Code Ordinance. Fire suppression systems shall conform to the standards adopted by the National Fire Protection Association and the Moreno Valley Fire Department.
- B4. Prior to final inspection, all plans will be placed on a CD Rom for reference and verification. Plans will include "as built" plans, revisions and changes. The CD will also include Title 24 energy calculations, structural calculations and all other pertinent information. It will be the responsibility of the developer and or the building or property owner(s) to bear all costs required for this process. The CD will be presented to the Building and Safety Division for review prior to final inspection and building occupancy. The CD will become the property of the Moreno Valley Building and Safety Division at that time. In addition, a site plan showing the path of travel from public right of way and building to building access with elevations will be required.

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SCHOOL DISTRICT

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

UNITED STATES POSTAL SERVICE

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

POLICE DEPARTMENT

Note: All Special conditions are in bold lettering. All other conditions are standard to all or most development projects

Standard Conditions

- PD1. Prior to the start of any construction, temporary security fencing shall be erected. The fencing shall be a minimum of six (6) feet high with locking, gated access and shall remain through the duration of construction. Security fencing is required if there is: construction, unsecured structures, unenclosed storage of materials and/or equipment, and/or the condition of the site constitutes a public hazard as determined by the Public Works Department. If security fencing is required, it shall remain in place until the project is completed or the above conditions no longer exist. (DC 9.08.080)
- PD2.(GP) Prior to the issuance of grading permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the project. The sign shall include the following:
- a. The name (if applicable) and address of the development.
 - b. The developer's name, address, and a 24-hour emergency telephone number. (DC 9.08.080)

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- PD3.(CO) Prior to the issuance of a Certificate of Occupancy, an Emergency Contact information Form for the project shall be completed at the permit counter of the Community and Economic Development Department - Building Division for routing to the Police Department. (DC 9.08.080)
- PD4.Addresses needs to be in plain view visible from the street and visible at night. It needs to have a backlight, so the address will reflect at night or a lighted address will be sufficient.
- PD5.All exterior doors in the rear and the front of the buildings need an address or suite number on them.
- PD6.The exterior of the buildings, trash enclosures and parking lots should have adequate lighting per the City's lighting requirements.
- PD7.All landscape should meet the City's Landscape Requirements using a safe design adjacent to building entrances.
- PD8.A monument address is to be located in front of the main entrance.
- PD9.Sufficient lighting is to be provided over all mailbox areas.

**FIRE PREVENTION DIVISION
 CONDITIONS OF APPROVAL
 Case No: P15-003 and PA15-0002
 APN: 291-050-003**

FIRE PREVENTION BUREAU

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

- F1. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in force at the time of building plan submittal.
- F2. 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 the required fire flow. 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) .
- F3. Industrial, Commercial, Multi-family, Apartment, Condominium, Townhouse or Mobile Home Parks. 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 on-site fire hydrants are (6" x 4" x 2 ½".) Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, super or enhanced fire hydrants as determined by the fire code official shall be provided at spacing not to exceed 500 feet of frontage for transportation hazards. (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3, MVMC 912.2.1)
- F3. 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 MV City Standard Engineering Plan 422 a, b, c)
- F4. 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)
- F5. 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)

- F6. Maximum cul-de-sac or dead end road length shall not exceed 660 feet. The Fire Chief, based on City street standards, shall determine minimum turning radius for fire apparatus based upon fire apparatus manufacture specifications. (CFC 503.2, MVMC 9.15.030)
- F7. 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)
- F8. Prior to construction and issuance of building permits, all locations where structures are to be built shall have an approved Fire Department emergency vehicular access road (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. (CFC 501.4 and MV City Standard Engineering Plan 108d)
- F9. Prior to construction and issuance of Building Permits, fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet when the height of a building does not exceed 35 feet. Buildings with heights in excess of 35 feet will require an unobstructed fire lane width of at least 30 feet. The building height dimension shall be measured on a vertical plane from the lowest level of vehicular access to the highest point of the roofs edge, or to the top of the parapet, whichever is higher. (MVMC 503.2.1)
- F10. Prior to construction, all roads, driveways and private roads shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
- F11. 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)
- F12. Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
- F13. 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)
- F14. 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)
- F15. Prior to construction, "private" driveways over 150 feet in length shall have a turn-around as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. Driveway grades shall not exceed 12 percent. (CFC 503 and MVMC 8.36.060, CFC 501.4)

- F16. Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of six (6) inches in height for buildings and six (6) inches in height for suite identification on a contrasting background. Unobstructed lighting of the address(s) shall be by means approved by the Fire Prevention Bureau and Police Department. In multiple suite centers (strip malls), businesses shall post the name of the business on the rear door(s). (CFC 505.1, MVMC 8.36.060[I])
- F17. Prior to issuance of Certificate of Occupancy or Building Final, all multi-family residences shall display the address in accordance with the Riverside County Fire Department Premises Identification standard 07-01. (CFC 505.1)
- F18. Prior to issuance of a Certificate of Occupancy or Building Final, a directory display monument sign shall be required for apartment, condominium, townhouse or mobile home parks. Each complex shall have an illuminated diagrammatic layout of the complex which indicates the name of the complex, all streets, building identification, unit numbers, and fire hydrant locations within the complex. Location of the sign and design specifications shall be submitted to, and approved by, the Community Development Department – Planning Division and the Fire Prevention Bureau prior to installation. (MVMC 9.12.060 [H,I])
- F19. Prior to issuance of a Certificate of Occupancy or Building Final, a “Knox Box Rapid Entry System” shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Chief. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)
- F20. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
- F21. 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])
- F22. If a fire sprinkler system riser is to be concealed by means of a wall, soffit, column, or other building construction, it shall be provided with eighteen (18) inch clearance to each side and to the front of the system riser. Access shall be provided by means of a door with the minimum dimensions two (2) feet six (6) inches in width by six (6) feet, eight (8) inches in height.
- F23. 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)

- F24. 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.

After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.

Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

- F25. Prior to Certificate of Occupancy all locations where medians are constructed and prohibit vehicular ingress/egress into or away from the site, provisions must be made to construct a median-crossover at all locations determined by the Fire Marshal and the City Engineer. Prior to the construction, design plans will be submitted for review and approval by the City Engineer and all applicable inspections conducted by Land Development Division.
- F26. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.

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PUBLIC WORKS DEPARTMENT – LAND DEVELOPMENT DIVISION

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

General Conditions

- LD1. (G) The developer shall comply with all applicable City ordinances and resolutions including the City's Municipal Code (MC) and if subdividing land, the Government Code (GC) of the State of California, specifically Sections 66410 through 66499.58, said sections also referred to as the Subdivision Map Act (SMA). (MC 9.14.010)
- LD2. (G) If the project involves the subdivision of land, maps may be developed in phases with the approval of the City Engineer. Financial security shall be provided for all improvements associated with each phase of the map. The boundaries of any multiple map increment shall be subject to the approval of the City Engineer. The City Engineer may require the dedication and construction of necessary utilities, streets or other improvements outside the area of any particular map, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. (MC 9.14.080, GC 66412 and 66462.5) If the project does not involve the subdivision of land and it is necessary to dedicate right-of-way/easements, the developer shall make the appropriate offer of dedication by separate instrument. The City Engineer may require the construction of necessary utilities, streets or other improvements beyond the project boundary, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public.
- LD3. (G) It is understood that the tentative map/plot plan/PUD correctly shows all existing easements, traveled ways, and drainage courses, and that their omission may require the map or plans associated with this application to be resubmitted for further consideration. (MC 9.14.040)
- LD4. (G) In the event right-of-way or offsite easements are required to construct offsite improvements necessary for the orderly development of the surrounding area to meet the public health and safety needs, the developer shall make a good faith effort to acquire the needed right-of-way in accordance with the Land Development Division's administrative policy. In the event that the developer is unsuccessful, he shall enter into an agreement with the City to acquire the necessary right-of-way or offsite easements and complete the improvements at such time the City acquires

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- the right-of-way or offsite easements which will permit the improvements to be made. The developer shall be responsible for all costs associated with the right-of-way or easement acquisition. (GC 66462.5)
- LD5. (G) If improvements associated with this project are not initiated within two years of the date of approval of the Public Improvement Agreement, the City Engineer may require that the improvement cost estimate associated with the project be modified to reflect current City construction costs in effect at the time of request for an extension of time for the Public Improvement Agreement or issuance of a permit.
- LD6. (G) The developer shall monitor, supervise and control all construction and construction supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:
- (a) Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.
 - (b) Observance of working hours as stipulated on permits issued by the Public Works Department.
 - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.
 - (d) All dust control measures per South Coast Air Quality Management District (SCAQMD) requirements shall be adhered to during the grading operations.
- Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code 8.14.090. In addition, the City Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.
- LD7. (G) The developer shall protect downstream properties from damage caused by alteration of drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities, including, but not limited to, modifying existing facilities or by securing a drainage easement. (MC 9.14.110)

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- LD8. (G) Public drainage easements, when required, shall be a minimum of 25 feet wide and shall be shown on the map and plan, and noted as follows: "Drainage Easement – no structures, obstructions, or encroachments by land fills are allowed." In addition, the grade within the easement area shall not exceed a 3:1 (H:V) slope, unless approved by the City Engineer.
- LD9. (G) A detailed drainage study shall be submitted to the City Engineer for review and approval at the time of any improvement or grading plan submittal. The study shall be prepared by a registered civil engineer and shall include existing and proposed hydrologic conditions. Hydraulic calculations are required for all drainage control devices and storm drain lines. (MC 9.14.110). Prior to approval of the related improvement or grading plans, the developer shall submit the approved drainage study, on compact disk, in (.pdf) digital format to the Land Development Division of the Public Works Department.
- LD10. (G) The final conditions of approval issued by the Planning Division subsequent to Planning Commission approval shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plan sets on twenty-four (24) inch by thirty-six (36) inch mylar and submitted with the plans for plan check. These conditions of approval shall become part of these plan sets and the approved plans shall be available in the field during grading and construction.
- LD11. (G) Upon approval of the tentative tract map/plot plan/PUD by the Planning Commission, the Developer shall submit the approved tentative tract map or plot plan on compact disk in (.dxf) digital format to the Land Development Division of the Public Works Department.

Prior to Grading Plan Approval or Grading Permit

- LD12. (GPA) Prior to approval of the grading plans, plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer and other registered/licensed professional as required.
- LD13. (GPA) Prior to approval of grading plans, the developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:
- 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

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otherwise approved by the City Engineer, lot lines shall be located at the top of slopes.

- b. Any grading that creates cut or fill slopes adjacent to the street shall provide erosion control, sight distance control, and slope easements as approved by the City Engineer.
- c. A grading permit shall be obtained from the Public Works Department Land Development Division prior to commencement of any grading outside of the City maintained road right-of-way.
- d. All improvement plans are substantially complete and appropriate clearances are provided to the City. (MC 9.14.030)
- e. The developer shall submit a soils and geologic report to the Public Works Department – Land Development Division. The report shall address the soil's stability and geological conditions of the site.

LD14. (GPA) Prior to any grading plan approval, the plans shall clearly show that any slope near the public right-of-way has a minimum set-back area at 2% maximum of 2 feet before the start of the top or toe of slope. If the vertical height of the slope exceeds 10 feet, this set-back area shall be 3 feet minimum. This includes but is not limited to the slopes along Clark Street along the westerly project site.

LD15. (GPA) Prior to approval of the grading plans for projects that will result in discharges of storm water associated with construction with a soil disturbance of one or more acres of land, the developer shall submit a Notice of Intent (NOI) and obtain a Waste Discharger's Identification number (WDID#) from the State Water Quality Control Board (SWQCB). The WDID# shall be noted on the grading plans prior to issuance of the first grading permit.

LD16. (GPA) Prior to the grading plan approval, or issuance of a building permit, if a grading permit is not required, the Developer shall submit two (2) copies of the final project-specific Water Quality Management Plan (WQMP) for review by the City Engineer that :

- a. Addresses Site Design Best Management Practices (BMPs) such as minimizing impervious areas, maximizing permeability, minimizes directly connected impervious areas to the City's street and storm drain systems, and conserves natural areas;

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- b. Incorporates Source Control BMPs and provides a detailed description of their implementation;
- c. Incorporates Treatment Control BMPs and provides information regarding design considerations;
- d. Describes the long-term operation and maintenance requirements for BMPs requiring maintenance; and
- e. Describes the mechanism for funding the long-term operation and maintenance of the BMPs.

A copy of the final WQMP template can be obtained on the City's Website or by contacting the Land Development Division of the Public Works Department.

- LD17. (GPA) Prior to the grading plan approval, the Developer shall record a "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant," to provide public notice of the requirement to implement the approved final project-specific WQMP and the maintenance requirements associated with the WQMP.

A boilerplate copy of the "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant," can be obtained by contacting the Land Development Division of the Public Works Department.

- LD18. (GPA) Prior to the grading plan approval, the Developer shall secure approval of the final project-specific WQMP from the City Engineer. The final project-specific WQMP shall be submitted at the same time of grading plan submittal. Upon approval, a WQMP Identification Number is issued by the Storm Water Management Section and shall be noted on the grading plans as confirmation that a project-specific F-WQMP approval has been obtained. The approved final WQMP shall be submitted to the Storm Water Program Manager on compact disk(s) in Microsoft Word format prior to grading plan approval.

- LD19. (GPA) Prior to the grading plan approval, the approved final project-specific WQMP shall be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.

- LD20. (GPA) Prior to grading plan approval, the developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP) in conformance with the state's Construction Activities Storm Water General Permit. A copy of the current SWPPP shall be kept at the project site and be available for review upon request.

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- LD21. (GPA) Prior to the approval of the grading plans, the developer shall pay applicable remaining grading plan check fees.
- LD22. (GPA/MA) Prior to the later of either grading plan or final map approval, resolution of all drainage issues shall be as approved by the City Engineer.
- LD23. (GP) Prior to issuance of a grading permit, if the fee has not already been paid prior to map approval or prior to issuance of a building permit if a grading permit is not required, the developer shall pay Area Drainage Plan (ADP) fees. The developer shall provide a receipt to the City showing that ADP fees have been paid to Riverside County Flood Control and Water Conservation District. (MC 9.14.100)
- LD24. (GP) Prior to issuance of a grading permit, security, in the form of a cash deposit (preferable), letter of credit, or performance bond shall be required to be submitted as a guarantee of the completion of the grading required as a condition of approval of the project. (MC 8.21.070)
- LD25. (GP) Prior to issuance of a grading permit, security, in the form of a cash deposit (preferable), letter of credit, or performance bond shall be required to be submitted as a guarantee of the implementation and maintenance of erosion control measures required as a condition of approval of the project. At least twenty-five (25) percent of the required security shall be in cash and shall be deposited with the City. (MC 8.21.160)
- LD26. (GP) Prior to issuance of a grading permit, the developer shall pay the applicable grading inspection fees.

Prior to Map Approval or Recordation

- LD27. (MA) Prior to approval of the map, the developer shall submit a copy of the Covenants, Conditions and Restrictions (CC&Rs) to the Land Development Division for review and approval. The CC&Rs shall include, but not be limited to, access easements, reciprocal access, private and/or public utility easements as may be relevant to the project. In addition, for single-family residential development, the developer shall submit bylaws and articles of incorporation for review and approval as part of the maintenance agreement for any water quality basin.
- LD28. (MA) Prior to approval of the map, all street dedications shall be irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City

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- Engineer. All dedications shall be free of all encumbrances as approved by the City Engineer.
- LD29. (MA) Prior to approval of the map, security shall be required to be submitted as a guarantee of the completion of the improvements required as a condition of approval of the project. A public improvement agreement will be required to be executed.
- LD30. (MA) Prior to approval of the map, the developer shall enter into an agreement with the City and Riverside County Flood Control and Water Conservation District establishing the terms and conditions covering the inspection, operation and maintenance of Master Drainage Plan facilities required to be constructed as part of the project. (MC 9.14.110)
- LD31. (MR) Prior to recordation of the map the developer shall comply with the requirements of the City Engineer based on recommendations of the Riverside County Flood Control District regarding the construction of County Master Plan Facilities. (MC 9.14.110)
- LD32. (MR) Prior to recordation of the map, if applicable, the developer shall have all street names approved by the City Engineer. (MC 9.14.090)
- LD33. (MR) Prior to recordation of the Final Map, the Grading Plan (s) and Landscape and Irrigation Plan (s) prepared for the "Water Quality Ponds/Bio-Swales" shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer or other registered/licensed professional as required. The developer, or the developer's successors or assignees shall secure the initials of the Engineering Division Manager or his designee on the mylars prior to the plans being approved by the City Engineer. (MC 9.14.100.C.2)
- LD34. (MR) Prior to recordation of the map, the developer shall submit the map, on compact disks, in (.dxf) digital format to the Land Development Division of the Public Works Department.

Prior to Improvement Plan Approval or Construction Permit

- LD35. (IPA) Prior to approval of the improvement plans, the developer shall submit clearances from all applicable agencies, and pay all outstanding plan check fees. (MC 9.14.210)
- LD36. (IPA) All public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer in order for the

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- Public Improvement Agreement and accompanying security to be executed.
- LD37. (IPA) The street improvement plans shall comply with all applicable City standards and the following design standards throughout this project:
- a. Corner cutbacks in conformance with City Standard MVSI-165-0 shall be shown on the final map or, if no map is to be recorded, offered for dedication by separate instrument.
 - b. Lot access to major thoroughfares shall be restricted except at intersections and approved entrances and shall be so noted on the final map. (MC 9.14.100)
 - c. The minimum centerline and flow line grades shall be one percent unless otherwise approved by the City Engineer. (MC 9.14.020)
 - d. All street intersections shall be at ninety (90) degrees plus or minus five (5) degrees per City Standard No. MVSI-160A-0, or as approved by the City Engineer. (MC 9.14.020)
 - e. All reverse curves shall include a minimum tangent of one hundred (100) feet in length.
 - f. The centerline of Clark Street, south of Box Springs shall match/align with the centerline of Clark Street north of Box Springs or align as approved by the City Engineer.
- LD38. (IPA) Prior to approval of the improvement plans, the plans shall be based upon a centerline profile, extending beyond the project boundaries a minimum distance of 300 feet at a grade and alignment approved by the City Engineer. Design plan and profile information shall include the minimum 300 feet beyond the project boundaries.
- LD39. (IPA) Prior to approval of the improvement plans, 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 years old and recently slurry sealed streets less than one year old. Pavement cuts for trench repairs may be allowed for emergency repairs or as specifically approved in writing by the City Engineer.
- LD40. (IPA) Prior to approval of the improvement plans, the developer shall pothole to determine the exact location of existing underground utilities. The improvement plans shall be designed based on the pothole field

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- investigation results. The developer shall coordinate with all affected utility companies and bear all costs of utility relocations.
- LD41. (IPA) Prior to approval of the improvement plans, all dry and wet utility crossings shall be potholed to determine actual elevations. Any conflicting utilities shall be identified and addressed on the plans. The pothole survey data shall be submitted with the street improvement plans for reference purposes.
- LD42. (IPA) Prior to approval of the improvement plans, the developer is required to bring any existing access ramps adjacent to and fronting the project to current ADA (Americans with Disabilities Act) requirements. However, when work is required in an intersection that involves or impacts existing access ramps, those access ramps in that intersection shall be retrofitted to comply with current ADA requirements, unless approved otherwise by the City Engineer.
- LD43. (IPA) Prior to approval of the improvement plans, drainage facilities with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided. (MC 9.14.110)
- LD44. (IPA) Prior to the approval of the improvement plans, the hydrology study shall show that the 10-year storm flow will be contained within the curb and the 100-year storm flow shall be contained within the street right-of-way. In addition, one lane in each direction shall not be used to carry surface flows during any storm event for street sections equal to or larger than a minor arterial. When any of these criteria is exceeded, additional drainage facilities shall be installed. (MC 9.14.110 A.2)
- LD45. (IPA) The project shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. All storm drain design and improvements shall be subject to review and approval of the City Engineer. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of the Development Code will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, as in the case where one travel lane in each direction shall not be used for drainage conveyance for emergency vehicle access on streets classified as minor arterials and greater, the developer shall provide adequate facilities as approved by the Public Works Department – Land Development Division. (MC 9.14.110)
- LD46. (CP) All work performed within the City right-of-way requires a construction permit. As determined by the City Engineer, security may be

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required for work within the right-of-way. Security shall be in the form of a cash deposit or other approved means. The City Engineer may require the execution of a public improvement agreement as a condition of the issuance of the construction permit. All inspection fees shall be paid prior to issuance of construction permit. (MC 9.14.100)

LD47. (CP) Prior to issuance of a construction permit, all public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer.

LD48. (CP) Prior to issuance of construction permits, the developer shall submit all improvement plans on compact disks, in (.dxf) digital format to the Land Development Division of the Public Works Department.

Prior to Building Permit

LD49. (BP) Prior to issuance of building permits, the map shall be recorded (excluding model homes). (MC 9.14.090)

LD50. (BP) Prior to issuance of building permits for non-subdivision projects, all street dedications shall be irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer. All dedications shall be free of all encumbrances as approved by the City Engineer.

LD51. (BP) Prior to issuance of building permits for non-subdivisions, security shall be required to be submitted as a guarantee of the completion of the improvements required as a condition of approval of the project. A public improvement agreement will be required to be executed.

LD52. (BP) Prior to issuance of building permit for a non-subdivision project, the developer shall comply with the requirements of the City Engineer based on recommendations of the Riverside County Flood Control District regarding the construction of County Master Plan Facilities. (MC 9.14.110)

LD53. (BP) Prior to issuance of a building permit for non-subdivision projects, the developer shall enter into an agreement with the City and Riverside County Flood Control and Water Conservation District establishing the terms and conditions covering the inspection, operation and maintenance of Master Drainage Plan facilities. (MC 9.14.110)

LD54. (BP) Prior to issuance of a building permit (excluding model homes), an approval by the City Engineer is required of the water quality control

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basin(s). The developer shall provide certification to the line; grade, flow test and system invert elevations.

LD55. (BP) Prior to issuance of a building permit, this project is subject to requirements under the current permit for storm water activities required as part of the National Pollutant Discharge Elimination System (**NPDES**) as mandated by the Federal Clean Water Act. Following are the requirements:

- a. Select one of the following options to meet the financial responsibility to provide storm water utilities services for the required continuous operation, maintenance, monitoring system evaluations and enhancements, remediation and/or replacement, all in accordance with Resolution No. 2002-46.
 - i. Participate in the mail ballot proceeding in compliance with Proposition 218, for the Residential NPDES Regulatory Rate Schedule and pay all associated costs with the ballot process, or
 - ii. Establish an endowment to cover future maintenance costs for the Residential NPDES Regulatory Rate Schedule.
- b. Notify the Special Districts Division of the intent to obtain a building permit 90 days prior to the City's issuance of a building permit and the financial option selected. (California Government Code & Municipal Code)

LD56. (BP) Prior to issuance of a building permit, all pads shall meet pad elevations per approved plans as noted by the setting of "Blue-top" markers installed by a registered land surveyor or licensed engineer.

Prior to Certificate of Occupancy

LD57. (CO) Prior to issuance of the last certificate of occupancy or building final, the developer shall pay all outstanding fees.

LD58. (CO) Prior to issuance of a certificate of occupancy or building final, the developer shall construct all public improvements in conformance with applicable City standards, except as noted in the Special Conditions, including but not limited to the following applicable improvements:

- a. Street improvements including, but not limited to: pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights, signing, striping, under sidewalk drains, landscaping and irrigation, medians, redwood

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header boards, pavement tapers/transitions and traffic control devices as appropriate.

- b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.
 - c. City-owned utilities.
 - d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
 - e. Under grounding of existing and proposed utility lines less than 115,000 volts.
 - f. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.
- LD59. (CO) Prior to issuance of a certificate of occupancy or building final, all existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Moreno Valley ordinances. (MC 9.14.130)
- LD60. (CO) Prior to issuance of a certificate of occupancy or building final for residential projects, the last 20% or last 5 units (whichever is greater, unless as otherwise determined by the City Engineer) of any Map Phase, punch list work for improvements and capping of streets in that phase must be completed and approved for acceptance by the City.
- LD61. (CO) Prior to issuance of a certificate of occupancy or building final, in order to treat for water quality the sub-area tributary to the basin, the Developer must comply with the following:
- a. The water quality basin and all associated treatment control BMPs and all hardware per the approved civil drawing must be constructed, certified and approved by the City Engineer including, but not limited to, piping, forebay, aftbay, trash rack, etc.) Landscape and irrigation plans are not approved for installation at this time.
 - b. Provide the City with an Engineer's Line and Grade Certification.
 - c. Perform and pass a flow test per City test procedures.

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- LD62. (CO) Prior to issuance of a certificate of occupancy or building final for any Commercial/Industrial facility, whichever occurs first, the owner may have to secure coverage under the State's General Industrial Activities Storm Water Permit as issued by the State Water Resources Control Board.
- LD63. (CO) Prior to issuance of a certificate of occupancy or building final, the applicant shall ensure the following, pursuant to Section XII. I. of the 2010 NPDES Permit:
- a. Field verification that structural Site Design, Source Control and Treatment Control BMPs are designed, constructed and functional in accordance with the approved Final Water Quality Management Plan (WQMP)
 - b. Certification of best management practices (BMPs) from a state licensed civil engineer. An original WQMP BMP Certification shall be submitted to the City for review and approval.

Prior to Acceptance of Streets into the City Maintained Road System

- LD64. (AOS) Aggregate slurry, as defined in Section 203-5 of Standard Specifications for Public Works Construction, may be required just prior to the end of the one-year warranty period of the public streets at the discretion of the City Engineer. If slurry is required, the developer/contractor must provide a slurry mix design submittal for City Engineer approval. The latex additive shall be Ultra Pave 70 (for anionic – per project geotechnical report) or Ultra Pave 65 K (for cationic – per project geotechnical report) or an approved equal. The latex shall be added at the emulsion plant after weighing the asphalt and before the addition of mixing water. The latex shall be added at a rate of two to two-and-one-half (2 to 2½) parts to one-hundred (100) parts of emulsion by volume. Any existing striping shall be removed prior to slurry application and replaced per City standards.

SPECIAL CONDITIONS

- LD65. No structures shall be located over existing utilities or within easements. Utilities must be relocated first and existing easements quitclaimed.
- LD66. The developer shall relocate fire hydrant, traffic signal poles, and all other facilities on Box Springs Rd that conflict with proposed improvements to their ultimate locations in accordance with City Standards.

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Easement

- LD67. (RG)Prior to rough grading plan approval, the plans shall clearly show the extents of all existing easements on the property. All building structures shall be constructed outside of existing easements.
- LD68. (GP)Prior to grading plan approval, written permission must be obtained from off-site property owner(s) for all off-site grading and easements. All on-site and off-site easements shall be shown on the final map.
- LD69. Prior to precise/rough grading plan approval, the Developer shall submit to the City a letter from the Department of Water Resources that provides any grading or improvement restrictions within, over, or beneath their easement.
- LD70. (BP)Prior to issuance of building permits, this project shall cause the quitclaim of all existing easements, especially those easements underneath proposed building footprints. This shall include, but not be limited to, the 60-foot wide existing EMWD easement. All utilities shall be relocated, as necessary, prior to quitclaim. All new easements shall be granted prior to utility relocations and quitclaims of existing easements.
- LD71. (MA)Prior to final map approval, the developer shall provide maintenance and access rights to the existing cell site located at the project's southeast corner. Access rights may be provided via an easement, a lease agreement or similar. This project shall install a driveway access ramp from this project's drive isle to the existing cell tower.
- LD72. (MA)Prior to final map approval, the map shall clearly show an easement in favor of Eastern Municipal Water District (EMWD) along the project's west property line, as a prolongation of Clark Street (a proposed dedicated public street) as maybe required by EMWD and approved by the City Engineer. If 20 feet of the proposed 40-foot wide easement is to be placed on APN 291-030-015, as shown on TTM 35414, this project shall secure that easement from the adjacent property owner via separate instrument. This project shall install a maintenance drive with turn-around within the easement as approved by EMWD and the City Engineer.

Drainage

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- LD73. (GP)Prior to any grading plan approval, the grading plans shall clearly demonstrate that drainage is properly collected and conveyed. The plans shall show all necessary on-site and off-site drainage improvements to properly collect and convey drainage entering, within and leaving the project. This may include, but not be limited to on-site and perimeter drainage improvements to properly convey drainage within and along the project site, and downstream off-site improvements. The developer will be required to obtain the necessary permission for offsite construction including easements.
- LD74. (GP)Prior to approval of any grading plan, the plans and the submitted final drainage study that shall clearly demonstrate this project's increased runoff mitigations. This project shall not discharge runoff at a rate greater in the post developed condition than that in the pre-developed condition, for any given storm event. The storms to be studied include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year, 10-year and 100-year return frequencies.
- LD75. (RG)Prior to rough grading plan approval, as this entire site appears to reside in FEMA flood zone designation Zone X which, by definition, could include 100 year flooding up to 1 foot, the plans shall clearly demonstrate that any building finished floor elevations shall be 1 foot minimum above the 100-year base flood elevation.
- LD76. (PG)Prior to precise grading plan approval, emergency overflow discharge path shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity. This may include, but not be limited to, sump catch basin location. The developer is responsible for securing any necessary on-site or off-site drainage easements as required for emergency overflow.
- LD77. (PG)Prior to precise grading plan approval, the plans shall show an approved concrete drainage v-ditch along the property boundary as approved by the City, especially along the easterly property boundary, and retaining walls where slopes and walls meet. There shall be a two-foot minimum bench for maintenance between the concrete drainage ditch and slope. The v-ditch shall convey off-site runoff to approved drain inlets.
- LD78. (CO) Prior to issuance of occupancy permits, all overhead utility lines less than 115,000 volts within or adjacent to the entire project site boundary shall be placed underground per Section 9.14.130C of the City Municipal Code. Show/label/legend all Power Poles with disposition notes.

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Improvements

LD79. (BP) Prior to issuance of a building permit, the Developer shall guarantee the construction of the following improvements by entering into a public improvement agreement and posting security. The improvements shall be completed prior to occupancy of the first building or as otherwise determined by the City Engineer.

- a. Box Springs Road, Minor Arterial, City Standard MVSI-105A (88-foot RW / 64-foot CC) shall be constructed to half-width plus an additional 12 feet east of the centerline, along the entire project's east frontage. A 14-foot right-of-way dedication on the south side of the street, along the project's north property line, shall be shown on the final map. Improvements shall consist of, but not be limited to, pavement, base, redwood header, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, streetlights, pedestrian ramps, and dry and wet utilities.
- b. Driveway approaches shall be constructed per City Standard No. MVSI-112C. The Tract Map shall show an additional 4-foot right-of-way dedication behind driveway approaches. No decorative pavers shall be placed within the public right-of-way.
- c. Pavement core samples of existing pavement may be taken and findings submitted to the City for review and consideration of pavement improvements. The City will determine the adequacy of the existing pavement structural section. If the existing pavement structural section is found to be adequate, the developer may still be required to perform a one-tenth inch grind and overlay or slurry seal depending on the severity of existing pavement cracking, as required by the City Engineer. If the existing pavement section is found to be inadequate, the Developer shall replace the pavement to meet or exceed the City's pavement structural section standard.
- d. The developer shall install all necessary on-site and off-site drainage improvements to properly collect and convey drainage entering, within and leaving the project. This may include, but not be limited to on-site and perimeter drainage improvements to properly convey drainage within and along the project site, and downstream off-site improvements of master plan storm drain lines. The developer shall construct/install the following storm drain lines: The ADP line V-3 within the property (and to the east and west of

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the property as necessary). Per the ADP, line V-3 shall be 36" and 39".

LD80. (MA) Prior to final map approval, the developer shall secure any off-site drainage easements from the off-site property owner(s) to ensure the proper drainage for this project. This includes but is not limited to the drainage easement for RCFC&WCD line V-3 west of the property.

LD81. (BP) The developer is eligible for Development Impact Fee (DIF) credits for construction of qualifying improvements on Box Springs Road. Prior to the first building permit, and prior to DIF fee payment, the developer may enter into a DIF Improvement Credit Agreement to secure credit and reimbursement for the construction of applicable arterial street, traffic signal, and/or interchange improvements. If the developer fails to complete this agreement prior to the timing as specified above, no credits will be given. The applicant shall pay Arterial Streets, Traffic Signals, and Interchange Improvements development impact fees adopted by the City Council by resolution. (Ord. 695 § 1.1 (part), 2005) (MC 3.38.030, .040, .050)

LD82. The developer shall construct a public cul-de-sac bulb per City Standard MVSI-163A at the south end of Clark Street and transition back to the edge of pavement, 12' from centerline, along the westerly of the street. This may require the developer to obtain additional off-site right of way for parts of the cul-de-sac construction.

LD83. (SI) The developer shall install redwood headers at all edge-of-pavement locations in the public right-of-way. This shall include, but not be limited to, the following locations:

- a. Along the project frontage, west side of Clark Street, west of the south bound travel lane.
- b. As required by the City Public Works Construction Inspector.

Onsite Improvements

LD84. (PG) Prior to precise grading plan approval, the grading plans shall show any proposed trash enclosure as dual bin; one bin for trash and one bin for recyclables. The trash enclosure shall be per City Standard Plan MVGF-660, modified to include a fully covered, solid roof.

LD85. (RG) Prior to rough grading plan approval, the plans shall show proposed mechanisms to treat onsite runoff before it enters into the

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public storm drain system. The plans shall show locations of proposed structural best management practices. The developer shall submit to the City for review and approval, those structural best management practices proposed onsite to control predictable pollutant runoff. The developer shall select those structural best management practices identified in Supplement A and Supplement A Attachment to the Riverside County Drainage Area Management Plans. www.floodcontrol.co.riverside.ca.us. The developer shall first maximize the use of site design and source control best management practices before selecting treatment control best management practices.

- LD86. (PG) Prior to precise grading plan approval, the plans shall clearly show that the developer has made every attempt to treat runoff, prior to the runoff reaching the treatment control Best Management Practice(s) (BMPs), via maximum use of site design and source control BMPs.
- LD87. (PG) Prior to precise grading plan approval, the plans shall show roof drains directed to a landscaped area rather than being routed directly to the parking lot. Alternatively, roof drain flows can be directed to private storm drains which will connect to the treatment control best management practice.

Project Plans

- LD88. The following project engineering design plans (24"x36" sheet size) shall be submitted for review and approval as well as additional plans deemed necessary by the City during the plan review process:
- a. Rough Grading Plan
 - b. Precise Grading Plan
 - c. Street Improvement Plan
 - d. Signing and Striping Plan
 - e. Traffic Control Plan
 - f. Final Drainage Study
 - g. Final WQMP
 - i. As-Built Plans of all "plans" listed above.

**PUBLIC WORKS DEPARTMENT – SPECIAL DISTRICTS
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Conditions are standard to all or most development projects. Some special conditions, modified conditions or clarification of conditions may be included. Please review conditions as listed and contact the Division at 951.413.3480 for any questions.

Acknowledgement of Conditions

The following items are the Special Districts Division's Conditions of Approval for project PA15-0002; this project shall be completed at no cost to any Government Agency. All questions regarding the following Conditions including but not limited to intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Special Districts Division of the Financial & Management Services Department 951.413.3480 or by emailing specialdistricts@moval.org.

General Conditions

- SD-1 The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services District Zone A (Parks & Community Services) and Zone C (Arterial Street Lighting). All assessable parcels therein shall be subject to annual parcel taxes for Zone A and Zone C for operations and capital improvements.
- SD-2 The Moreno Valley Community Services District Zone A (Parks & Community Services) tax is assessed per parcel or per dwelling unit for parcels with more than one dwelling unit. Upon the issuance of building permits, the Zone A tax will be assessed based on two hundred and seventy-three (266) dwelling units.
- SD-3 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.
- SD-4 The ongoing maintenance of any landscaping required to be installed behind the curb on Box Springs Road shall be the responsibility of the property owner.
- SD-5 Street Light Authorization forms for all street lights that are conditioned to be installed as part of this project must be submitted to the Special Districts Division for approval, prior to street light installation. The Street Light Authorization form can be obtained from the utility company providing electric service to the project, either Moreno Valley Utility or Southern California Edison. For questions, contact the Special Districts Division at 951.413.3480 or specialdistricts@moval.org.

Prior to Building Permit Issuance

- SD-6 (BP) This project has been conditioned to provide a funding source for the continued maintenance, enhancement, and or retrofit of neighborhood parks, open spaces, linear parks, and/or trails systems. The Developer shall satisfy this condition with one of the options below.
- a. Participate in a special election for annexation into Community Facilities District No. 1 and pay all associated costs with the special election process and formation, if any; or
 - b. Establish an endowment fund to cover future maintenance costs for new neighborhood parks.

The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org when submitting the application for building permit issuance of its selected financial option. If option a. is selected, the special election will require a 90 day process prior to building permit issuance to allow adequate time to be in compliance with the provisions of Article 13C of the California Constitution.

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

- SD-7 (BP) This project has been identified to be included in the formation of a Community Facilities District (Mello-Roos) for Public Safety services, including but not limited to Police, Fire Protection, Paramedic Services, Park Rangers, and Animal Control services. The property owner(s) shall not protest the formation; however, they retain the right to object to the rate and method of maximum special tax. In compliance with Proposition 218, the property owner shall agree to approve the mail ballot proceeding (special election) for either formation of the CFD or annexation into an existing district. The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org when submitting the application for building permit issuance to determine the requirement for participation. If the first building permit is pulled prior to formation of the district, this condition will not apply. If the condition applies, the special election will require a minimum of 90 days to process prior to issuance of the first building permit to allow adequate time to be in compliance with the provisions of Article 13C of the California Constitution. (California Government Code Section 53313 et. seq.)
- SD-8 (BP) This project is conditioned to provide a funding source for the capital improvements, energy charges, and maintenance for street lighting. The Developer shall satisfy the condition with one of the options below.

- a. Participate in a special election (mail ballot proceeding) for street lighting and pay all associated costs of the ballot process

and formation, if any. Financing may be structured through a Community Services District zone, Community Facilities District, Landscape and Lighting Maintenance District, or other financing structure as determined by the City; or

- b. Establish an endowment fund to cover future operation and maintenance costs for the street lights.
- c. Projects with privately maintained streets, establish a property Owner Association (POA) or Home Owner's Association (HOA) which will be responsible for any and all operation and maintenance costs associated with the street lights installed on private roadways. This does not apply to publicly accepted roadways.

The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option when submitting the application for building permit issuance. The option for participating in a special election requires 90 days to complete the special election process. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution.

The financial option selected shall be in place prior to the issuance of the first building permit.

SD-9 (BP) This project is conditioned for a proposed district to provide a funding source for the operation and maintenance of public improvements and/or services associated with new development in that territory. The Developer shall satisfy this condition with one of the options outlined below.

- a. Participate in a special election for maintenance/services and pay all associated costs of the election process and formation, if any. Financing may be structured through a Community Facilities District, Landscape and Lighting Maintenance District, or other financing structure as determined by the City; or
- b. Establish an endowment fund to cover the future maintenance and/or service costs.

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

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

- SD-10 *Commercial* (BP) If Land Development, a Division of the Public Works Department, requires this project to supply a funding source necessary to provide for, but not limited to, stormwater utilities services for the monitoring of on-site facilities and performing annual inspections of the affected areas to ensure compliance with state mandated stormwater regulations, a funding source needs to be established. The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option for the National Pollution Discharge Elimination System (NPDES) program when submitting the application for the first building permit issuance (see Land Development's related condition). If participating in a special election the process requires a 90 day period prior to the City's issuance of a building permit to allow adequate time to be in compliance with the provisions of Article 13D of the California Constitution. (California Health and Safety Code Sections 5473 through 5473.8 (Ord. 708 Section 3.1, 2006) & City of Moreno Valley Municipal Code Title 3, Section 3.50.050.)
- SD-11 (BP) Prior to the issuance of the first building permit for this project, the Developer shall pay Advanced Energy fees for all applicable Residential and Arterial Street Lights required for this development. Payment shall be made to the City of Moreno Valley and collected by the Land Development Division. Fees are based upon the Advanced Energy fee rate in place at the time of payment, as set forth in the current Listing of City Fees, Charges, and Rates adopted by City Council. The Developer shall provide a copy of the receipt to the Special Districts Division (specialdistricts@moval.org). Any change in the project which may increase the number of street lights to be installed will require payment of additional Advanced Energy fees at the then current fee. Questions may be directed to the Special Districts Division at 951.413.3480 or specialdistricts@moval.org.

**PUBLIC WORKS DEPARTMENT – TRANSPORTATION ENGINEERING DIVISION
 CONDITIONS OF APPROVAL
 P15-003/PA15-0002**

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

GENERAL CONDITIONS

- TE1. Box Springs Road is classified as a Minor Arterial (88'RW/64'CC) per City Standard Plan No. MVSI-105A-0. Any improvements to the roadway shall be per City standards or as approved by the City Engineer.
- TE2. Clark Street is classified as Local Street (56'RW/36'CC) per City Standard Plan No. MVSI-107A-0. Any improvements to the roadway shall be per City standards or as approved by the City Engineer.
- TE3. Driveways shall conform to Section 9.11.080, and Table 9.11.080-14 of the City's Development Code – Design Guidelines and City Standard Plan No. MVSI-112C-0 for commercial driveway approach. Access at the driveways shall be as follows:
- Box Springs Road driveway: emergency access and resident only entry/exit
 - Northerly Clark Street driveway: emergency access and exit only
 - Southerly Clark Street driveway: full access
- TE4. The Clark Street southerly full access gated entrance shall be provided with the following, or as approved by the City Traffic Engineer:
- A. A storage lane with a minimum of 60' provided for queuing.
 - B. A second storage lane for visitors to stop in prior to the gate to utilize a call box (or other device) to receive permission to enter the site.
 - C. Signing and striping for A. and B.
 - D. A turnaround outside the gates of 38' radius.
 - E. No Parking Signs shall be posted in the turnaround areas.
 - F. A separate pedestrian entry.
 - G. Presence loop detectors (or another device) within 1 or 2 feet of the gates that ensures that the gates remain open while any vehicle is in the queue.
- All of these features must be kept in working order.
- TE5. Conditions of approval may be modified or added if a phasing plan is submitted for this development.

PRIOR TO IMPROVEMENT PLAN APPROVAL OR CONSTRUCTION PERMIT

- TE6. Prior to the final approval of the street improvement plans, a signing and striping plan shall be prepared per City of Moreno Valley Standard Plans - Section 4 for Box Springs Road and Clark Street. The signing & striping plan shall have the proper signing and striping on Clark Street to accommodate the left-turn restriction into the northerly Clark Street driveway, including but not limited to the installation of R3-2 (No Left-Turn) and R5-1 (DO NOT ENTER) signs. A custom sign must be installed at the entrance of the Box Springs Road driveway with the following message: "Resident Access Only. Visitor Access on Clark Street."
- TE7. Prior to the final approval of the street improvement plans, a traffic signal modification plan is required for the existing traffic signal at Box Springs Road/Clark Street intersection. The roadway width for the south leg of Clark Street shall be determined based upon lane alignment with the north side of the intersection, minimum of half street width plus 12 feet. The Clark Street centerline may be offset up to a maximum of two feet through the intersection. All corners of the intersection shall be ADA compliant, including but not limited to curb ramps, pushbuttons, landing areas, etc.
- TE8. Prior to the final approval of the street improvement plans, a bus bay shall be designed along eastbound Box Springs Road, east of Clark Street per City Standard Plan No. MVSI-161-0.
- TE9. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, registered Civil or Traffic engineer may be required for plan approval or as required by the City Traffic Engineer.
- TE10. Prior to final approval of the street improvement plans, the project plans shall demonstrate that sight distance at proposed streets and driveways conforms to City Standard Plan No. MVSI-164A, B, C-0.

PRIOR TO CERTIFICATE OF OCCUPANCY OR BUILDING FINAL

- TE11. (CO) Prior to issuance of a Certificate of Occupancy, improvements identified in TE7 and TE8 shall be installed and operational per the approved plans to the satisfaction of the City Engineer.
- TE12. (CO) Prior to issuance of a Certificate of Occupancy, all approved signing and striping shall be installed per current City Standards

PRIOR TO ACCEPTANCE OF STREETS INTO THE CITY-MAINTAINED ROAD SYSTEM

- TE13. Prior to acceptance of streets into the City-maintained road system, all approved signing and striping shall be installed per current City Standards and the approved plans.

**PARKS AND COMMUNITY SERVICES DEPARTMENT
CONDITIONS OF APPROVAL
P15-003 & PA15-0002**

Acknowledgement of Conditions

The following items are Parks and Community Services Department Conditions of Approval for Case No. P15-003; this project shall be completed at no cost to any Government Agency. All questions regarding Parks and Community Services Department Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Parks and Community Services Department 951.413.3280. The applicant is fully responsible for communicating with the Parks and Community Services Department regarding the conditions.

- PCS-1 (R) This project is required to supply a funding source for the continued maintenance, enhancement, and or retrofit of neighborhood parks, open spaces, linear parks, and/or trails systems. The Developer must notify Special Districts of intent to record the final map 70 days prior to recordation of the final map and the financial option selected to fund the continued maintenance. (California Government Code, GP Chapter 2.7)
- PCS-2 (BP) This project is required to supply a funding source for the continued maintenance, enhancement, and or retrofit of neighborhood parks, open spaces, linear parks, and/or trails systems. The Developer must notify Special Districts of intent to request building permits 70 days prior to their issuance and the financial option selected to fund the continued maintenance. (California Government Code, GP Chapter 2.7)
- PCS-3 The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services Districts Zones A (Parks and Community Services). All assessable parcels therein shall be subject to the annual Zone 'A' charge for operations and capital improvements. Proof of such shall be supplied to Parks and Community Services upon Final Map and at Building Permits.
- PCS-4 This project is subject to current Development Impact Fees.
- PCS-5 Per the Municipal Code, this project is subject to current Quimby Fees.

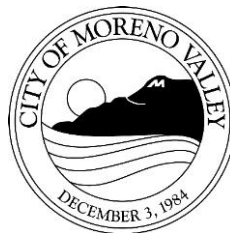
City of Moreno Valley

**MITIGATION MONITORING & REPORTING
PROGRAM**

**Projects: PA15-0002 & P15-003
(PA07-0016 & PA07-0017)**

266-unit Multiple family Residential Development

Box Springs Road at Clark Street



**Addendum August 2015
December 2007**

**MITIGATION MONITORING PROGRAM
for PA15-0002 & P15-003 (PA07-0016/0017)**

Impact Category	Mitigation Measure	Implementation Timing	Designated Monitor	Method of Verification	Compliance Verification
<p>Aesthetics</p>	<p>MM Aesthetics 1: Prior to approval of grading plans, landscape and irrigation plans shall be submitted to the Planning Division for review and approval. The plans shall be prepared in accordance with the City's Municipal Code and landscape guidelines, and include:</p> <ul style="list-style-type: none"> a. Required street trees; b. Pine trees along the Box Springs Road frontage or designated street tree; c. A meandering band of eucalyptus trees across the center of the site, reminiscent of the existing eucalyptus plantings along the natural drainage feature. The applicant may substitute an alternate tree species of similar structure and canopy form; d. Dense plantings along the State Route 60 frontage; e. A cactus/succulent garden as a reminder of the long-standing former commercial nursery operation at the site; and f. Screening plantings around the sand filter on the west site boundary with allowances made for access for filter maintenance. <p>Or similar design consistent with the above Mitigation Measures as approved by the Community Development Department – Planning Division per the City's Municipal Code Requirements and new State of California requirements for water reduced landscapes.</p>	<p>1. Prior to approval of grading plan (Plan approval)</p>	<p>1. Planning</p>	<p>1. Grading plan sign-off</p>	
		<p>2. Prior to occupancy release (confirm installation per approved plan)</p>	<p>2. Planning</p>	<p>2. Occupancy roster sign-off</p>	

Attachment: Exhibit B to Reso 2015-21 MMP (1611 : PA15-0002 Plot Plan and P15-003 Revised Tentative

Impact Category	Mitigation Measure	Implementation Timing	Designated Monitor	Method of Verification	Compliance Verification
<p>Aesthetics and Biological Resources (tree preservation)</p>	<p>MM Aesthetics 2: Prior to approval of grading plans, the developer shall obtain Community Development Department - Planning Division approval of a tree plan. The plan shall:</p> <p>a. Identify the final disposition of all trees inventoried in the “Tree Survey Report for the Box Springs Road Apartments” (PCR Services Corporation, August 21, 2007 and Professional Design Associates, June 1, 2015).</p> <p>b. The tree plan shall retain or relocate a minimum of 120 mature trees on site or within a public park site approved by the City Parks and Community Services Department.</p> <p>c. Indicate trees to be preserved in place and trees to be protected for relocation. This information shall also be included on the grading plans.</p> <p>d. The tree plan shall address temporary storage and care for trees to be relocated.</p> <p>e. For inventoried trees other than pine and eucalyptus species that are not protected or relocated, the tree plan shall identify a palette of replacement trees. Replacement trees shall be a minimum size of 24 inch box (requires 3:1 replacement ratio). A reduced replacement ratio of 1:1 with minimum 36-inch box stock may be allowed, subject to approval of the Community Development Director or designee.</p> <p>Or similar design and/or replacement consistent with the above Mitigation Measures as approved by the Community Development Department – Planning Division per the City’s Municipal Code Requirements and new State of California requirements for water reduced landscapes.</p>	<p>1. Prior to approval of grading plan (Plan approval)</p>	<p>1. Planning</p>	<p>1. Grading plan sign-off</p>	
		<p>2. Prior to approval of grading plan (field verification of flagging of protected trees)</p>	<p>2. Planning</p>	<p>2. Grading plan sign-off</p>	
		<p>3. During construction (monitoring of temporarily stored material)</p>	<p>3. Planning, with input from applicant’s landscape architect</p>	<p>3. Monthly progress reports</p>	
		<p>4. Prior to occupancy release (confirm installation per approved plan)</p>	<p>4. Planning</p>	<p>4. Occupancy roster sign-off</p>	

Impact Category	Mitigation Measure	Implementation Timing	Designated Monitor	Method of Verification	Compliance Verification
Air Quality	MM Air 1: Prior to approval of grading plans, the plans shall reflect dust control measures required under South Coast Air Quality Management District rules 401 and 403 (as detailed in VISTA letter dated October 15, 2007 and)	1. Prior to approval of grading plan	1. Planning	1. Grading plan sign-off	
		2. During construction	2. Applicant, contractor, Land Development Inspector	2. Pre-construction meeting, site inspections	
Air Quality	MM Air 2: Project design and implementation shall include the following to address impacts from air emissions from traffic on State Route 60: a. HVAC systems for Buildings 8 through 14 10 through 19 shall incorporate ASHRAE 85% supply air filters with air exchange as detailed in the project's initial study, or equivalent measures as recommended by a qualified mechanical engineer;	1. Prior to issuance of building permits (confirm design elements)	1. Planning, with input from applicant's mechanical engineer	1. Building permit roster sign-off	
		2. Prior to occupancy release (confirm installation per approved plan; obtain letter certifying ongoing maintenance)	2. Planning, with input from applicant, City building inspector and applicant's mechanical engineer	2. Occupancy roster sign-off	
	b. Disclosure to buyers of the installation of enhanced filtration equipment and instructions for proper use; and	Prior to recordation of final map	Planning (review disclosure text provided by applicant)	Final map roster sign-off	
	c. Provisions in CC&Rs for ongoing maintenance of the HVAC and filtration systems by individual owners upon conversion.	Prior to recordation of final map	Planning	Final map roster sign-off	

Attachment: Exhibit B to Reso 2015-21 MMP (1611 : PA15-0002 Plot Plan and P15-003 Revised Tentative

Impact Category	Mitigation Measure	Implementation Timing	Designated Monitor	Method of Verification	Compliance Verification
<p>Air Quality</p>	<p>MM Air 3: The air quality assessment for this project assumed use of “super-compliant” VOC-type architectural coatings. Building plans shall reflect use of qualifying products as certified by the South Coast Air Quality Management District.</p> <p>Prior to the issuance of Certificates of Occupancy or building final, the applicant shall provide evidence that architectural coating applications were completed with qualifying "super-compliant" VOC products.</p>	<p>1. Prior to issuance of building permits</p>	<p>1. Planning</p>	<p>1. Building permit roster sign-off</p>	
		<p>2. During Construction</p>	<p>2. Planning (with letters from applicant’s contractor and architect)</p>	<p>2. Periodic certifications as coatings are applied</p>	
		<p>3. Prior to occupancy release</p>	<p>3. Planning (with letters from applicant’s contractor and architect)</p>	<p>3. Occupancy roster sign-off</p>	

Impact Category	Mitigation Measure	Implementation Timing	Designated Monitor	Method of Verification	Compliance Verification
Air Quality	<p>MM Air 4: Prior to approval of grading plans, the applicant shall prepare a dust control plan to reduce PM₁₀ levels at the residential uses on the adjoining property fronting Box Springs Road (APN 291-050-002) for the duration of grading. The dust control plan shall incorporate one or more of the following approaches to reduce emissions:</p> <ul style="list-style-type: none"> • Temporary installation of portable air cleaners with ASHRAE 85% filter; • Temporary alternate housing; • Construction scheduling modifications; • Establishment of a temporary barrier (wind fence) between the active construction site and the residences; and/or • Equivalent measures subject to approval of the Community Development Director. <p>The dust control plan shall provide for reduction in estimated PM₁₀ emissions for the grading phase, so as not to exceed the 10.4 µg per m³ SCAQMD localized significance threshold at the identified sensitive receptors. The applicant shall retain an SCAQMD-qualified dust control supervisor to monitor implementation of approved reduction measures.</p>	1. Prior to issuance of grading permits (Prepare dust control plan; obtain and approve applicant's contract for dust control specialist)	1. Planning	1. Grading plan sign-off	
		2. During grading	2. Planning (with monitoring reports from applicant's dust control specialist)	2. Pre-construction meeting, site inspections	

Impact Category	Mitigation Measure	Implementation Timing	Designated Monitor	Method of Verification	Compliance Verification
Biological Resources/ Land Use Planning	MM Bio 1: The project as presently designed impacts an off-site area of riparian habitat which may require further study to fully address compliance with the riverine and riparian habitat policies of the Western Riverside County Multiple-species Habitat Conservation Plan (MSHCP). Prior to approval of grading that may impact the identified riparian habitat: a. The grading plans shall be revised to avoid the habitat as identified in the "Investigation of Jurisdictional Waters and Wetlands for the Box Springs Road Apartments" (PCR Service Corporation, August 16, 2007, Klutz Biological Consulting June 9, 2015); OR	Prior to approval of grading plan (revisions to avoid habitat)	Planning	Grading plan sign-off	
	b. The applicant shall complete focused riparian bird surveys in accordance with the riverine and riparian habitat policies under the MSHCP, and provide any other required studies necessary to complete the MSHCP review process. The review may result in the need for modifications that require subsequent environmental and Planning Commission review.	1. Prior to approval of grading plan (field surveys, report of surveys, DBESP documentation)	1. Planning with input from applicant's biological consultant	1. DBESP concurrence from MSHCP reviewing agencies (CDFG, USFWS)	
		2. Prior to approval of grading plan (Addendum or subsequent initial study and associated review, if needed)	2. Planning, with input from applicant's consultants	2. Updated CEQA determination, if needed	

Impact Category	Mitigation Measure	Implementation Timing	Designated Monitor	Method of Verification	Compliance Verification
Biological Resources	MM Bio 2: Prior to the approval of grading plans and prior to any physical disturbance of any natural drainage course or wetland determined to be subject to State, federal or local regulations governing such resources, the applicant shall obtain associated clearances/permits, or a written waiver of the requirement for such, from the California Department of Fish and Game, the California Regional Water Quality Board, the U.S. Fish and Wildlife Service, and/or the U.S. Army Corps of Engineers, as applicable. Written verification of such a permit or waiver shall be provided to the Community Development Department - Planning Division and the Public Works Department - Land Development Division. The City deems mitigation at a 1:1 ratio for on-site impacts, effected through participation in a U.S. Army Corps of Engineers approved mitigation bank or in-lieu fee program, as an adequate offset under both CEQA and the MSHCP.	Prior to approval of grading plan (applicant to provide copies of permits)	Planning	Grading plan sign-off	

Impact Category	Mitigation Measure	Implementation Timing	Designated Monitor	Method of Verification	Compliance Verification
<p>Biological Resources</p>	<p>MM Bio 3: Prior to issuance of grading permits, where initial site disturbance will occur during the nesting season (February 15th to August 31st), the developer shall conduct a nesting bird survey to demonstrate that there are no nesting birds on site prior to initiation of ground disturbing activity. If any active nests are detected, a buffer of at least 50 feet (may be expanded to 300 feet as recommended by biologist) will be delineated, flagged, and avoided until the nesting cycle is complete as determined by the biological monitor.</p>	<p>1. Prior to approval of grading plan (nest survey results if work in restricted period)</p>	<p>1. Planning, with input from applicant's biologist</p>	<p>1. Grading plan sign-off</p>	
		<p>2. During construction (if active nests)</p>	<p>2. Planning, with input from applicant's biologist</p>	<p>2. Weekly progress reports</p>	
		<p>3. Prior to issuance of building permits (if active nests)</p>	<p>3. Planning (with completion letter from applicant's biologist)</p>	<p>3. Grading plan sign-off</p>	
<p>Cultural Resources</p>	<p>MM Cultural 1: The project site has been determined to support sediments with high potential to yield paleontological resources. A Paleontological Resources Impact Mitigation Program (PRIMP) consisting of the following measures shall be implemented in conjunction with construction activities. The applicant shall be responsible for all costs associated with monitoring and recovery/curation of any resources discovered at the site.</p>	<p>Prior to approval of grading plan (Obtain and approve applicant's contract for specialist)</p>	<p>Planning</p>	<p>Grading plan sign-off</p>	

Impact Category	Mitigation Measure	Implementation Timing	Designated Monitor	Method of Verification	Compliance Verification
	<p>a. A trained paleontological monitor shall be present during ground-disturbing activities within the project area in sediments determined likely to contain paleontological resources. The monitoring for paleontological resources shall be conducted on a half-time basis during the rough-grading phase of the project. If paleontological resources are located during excavation, the monitoring program shall change to full-time.</p>	During grading	Planning, with input from applicant's specialist	Pre-construction meeting, with weekly progress reports during monitoring	
	<p>b. The monitor shall be empowered to temporarily halt or redirect construction activities to ensure avoidance of adverse impacts to paleontological resources. The monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation.</p>	During grading	Planning, with input from applicant's specialist	Pre-construction meeting, with weekly progress reports during monitoring	
	<p>c. During monitoring, samples shall be collected and processed to recover microvertebrate fossils. Processing shall include wet screen washing and microscopic examination of the residual materials to identify small vertebrate remains.</p>	During grading	Planning, with input from applicant's specialist	Weekly progress reports	
	<p>d. Upon encountering a large deposit of bone, salvage of all bone in the area shall be conducted with additional field staff and in accordance with modern paleontological techniques.</p>	During grading	Planning, with input from applicant's specialist	Weekly progress reports	

Impact Category	Mitigation Measure	Implementation Timing	Designated Monitor	Method of Verification	Compliance Verification
	e. All fossils collected during the project shall be prepared to a reasonable point of identification. Excess sediment or matrix will be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified shall be provided to the museum repository along with the specimens.	During grading and following grading (as required to identify and catalog)	Planning, with input from applicant's specialist	Weekly progress reports	
	f. A report documenting the results of the monitoring and salvage activities and the significance of the fossils shall be prepared. A copy of the report shall be submitted to the Community Development Department – Planning Division.	Upon completion of grading, identification and cataloging	Planning, with input from applicant's specialist	Approved final report	
	g. All fossils collected during this work, along with the itemized inventory of these specimens, shall be deposited in a museum repository for permanent curation and storage.	Upon completion of grading, identification and cataloging	Planning, with input from applicant's specialist	Letter of verification from repository	
Noise	<p>MM Noise 1: The following measures shall be implemented during construction to reduce noise impacts to adjoining properties:</p> <p>a. All construction vehicles and equipment (fixed or mobile) shall be equipped with properly operating and maintained mufflers.</p>	1. Prior to approval of grading plan (notes on grading plan)	1. Planning	1. Grading plan sign-off	
		2. During construction (certification letter from applicant's contractor)	2. Applicant, contractor, Land Development Inspector	2. Pre-construction meeting, certification letter	

Impact Category	Mitigation Measure	Implementation Timing	Designated Monitor	Method of Verification	Compliance Verification
	b. All construction activities shall comply with the City of Moreno Valley Municipal Code provisions that restrict construction activities to the hours between 7:00 AM and 8:00 PM.	1. Prior to approval of grading plan (notes on grading plan)	1. Planning	1. Grading plan sign-off	
		2. During construction (certification letter from applicant's contractor)	2. Applicant, contractor, Land Development Inspector	2. Pre-construction meeting, certification letter	
	c. Stockpiling and vehicle staging areas shall be located as far as practical from existing residential dwellings.	1. Prior to approval of grading plan (notes on grading plan)	1. Planning	1. Grading plan sign-off	
		2. During construction (certification letter from applicant's contractor)	2. Applicant, contractor, Land Development Inspector	2. Pre-construction meeting, site inspections	

Impact Category	Mitigation Measure	Implementation Timing	Designated Monitor	Method of Verification	Compliance Verification
Noise	<p>MM Noise 2: Building plans shall incorporate the following design standards for the indicated units to attenuate excessive noise levels resulting from traffic on Box Springs Road and State Route 60.</p> <p>a. Air ducts and vents on the north side of Buildings 1, 2, and 3 1 and 2 facing Box Springs Road, and air ducts and vents on the south side of Buildings 8, 9, 10, and 11 11 through 17 facing State Route 60 shall either: (a) incorporate sound baffle ducting, or (b) be oriented away from the respective traffic noise source and incorporate at least 6' of flexible fiberglass ducting and at least one 90 degree bend.</p> <p>b. Exterior walls shall be constructed with materials providing a minimum STC rating of 46 for all northern facing walls on Building 1, 2, and 3, 1 and 2, southern facing walls on Building 8, 9, 10, and 11 11 through 17, all western facing walls on Buildings 1, 2, 3, 9, 10 and 11 1,2 and 11 through 17, and all eastern facing walls on Buildings 1, 2, 3, 9, 10, and 11 1, 2 and 11 through 17. Typical walls with this rating will have 2x4 studs or greater (16 inches on center) with R-13 insulation, a minimum 7/8" exterior surface of cement plaster, and a minimum interior surface of 1/2" gypsum board.</p> <p>c. Exterior doors with a minimum STC rating of 26</p>	<p>1. Prior to issuance of building permits (verify plans reflect design elements)</p>	<p>1. Planning, with assistance from applicant's architect or acoustical engineer</p>	<p>1. Building permit roster sign-off</p>	

Impact Category	Mitigation Measure	Implementation Timing	Designated Monitor	Method of Verification	Compliance Verification
	<p>shall be installed on all northern facing doors on Building 1, 2, and 3 1 and 2, all southern facing doors on Building 8, 9, 10, and 11 11 through 17, all western facing doors on Buildings 1, 2, 3, 9, 10 and 11, 1, 2 and 11 through 17, and all eastern facing doors on Buildings 1, 2, 3, 9, 10, and 11. 1, 2 and 11 through 17. Typical doors with this rating will be solid core, well fitted, and weather-stripped.</p> <p>d. Dual glazed windows with a minimum STC rating of 29 shall be installed on all southern facing windows on Buildings 9, 10, and 11. All other windows installed on Buildings 9, 10, and 11, as well as all windows on Buildings 1, 2, 3, and 8, shall be dual glazed with a minimum STC rating of 26.</p> <p>e. Four-foot high sound barriers for all north facing private patios on Buildings 1, 2 and 3, 1 and 2; all eastern facing private patio areas on Buildings 1, 2, 3, 9, 10, and 11 1,2,11, 12, 13, and 14; all southern facing private patio areas on Buildings 8, 9, 10, and 11 11, 12, 13, and 14; and all western facing private patio areas on Buildings 1, 2, 3, 9, 10, and 11 1, 2, 11, 12, 13 and 14. The sound barrier weight shall be at least 3.5 pounds per square foot of face area and have no decorative cutouts or line of sight openings between the shielded area and the roadway.</p> <p>All structural modifications for noise abatement purposes shall be implemented in a manner that is architecturally compatible with the basic site architecture and in a manner that provides for compatible treatment of all elevations of individual buildings. Use of a durable transparent material on impacted balconies only is acceptable.</p>	<p>2. Prior to certificate of occupancy (verify construction per plans)</p>	<p>2. Planning, with input from City building Inspector and applicant's architect or acoustical eningeer</p>	<p>2. Prior to occupancy roster sign-off</p>	

Impact Category	Mitigation Measure	Implementation Timing	Designated Monitor	Method of Verification	Compliance Verification
Traffic	MM Traffic 1: Prior to issuance of building permits or as approved by the City Council, the developer or developer's successor-in-interest shall pay Development Impact Fees (DIF), and Transportation Uniform Mitigation Fees (TUMF). Timing of fee payment/collection per City Ordinance.	Prior to issuance of building permits (Issue invoice and verify payment)	Planning	Prior to building permit roster sign-off	

PLANNING COMMISSION RESOLUTION NO. 2015-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING APPLICATION NUMBER P15-003 (REVISED TENTATIVE TRACT MAP 35414 FOR CONDOMINIUM PURPOSES), A SINGLE LOT SUBDIVISION FOR AN APPROXIMATELY 13-ACRE SITE CONSISTING OF ASSESSOR'S PARCEL NUMBERS 291-050-003, 004, 012 AND 013.

WHEREAS, the applicant, Oak Parc Partners, LLC., has filed an application for the approval of P15-003 for Revised Tentative Tract Map 35414, a proposal to subdivide approximately 13 acres into one lot for condominium purposes in the Residential 30 (R30) Zone; and

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

WHEREAS, upon completion of a through development review process the application was appropriately agendized and noticed for a public hearing before the Planning Commission of August 27, 2015; and

WHEREAS, on August 27, 2015, the Planning Commission of the City of Moreno Valley held a public hearing to consider the subject application, the environmental documentation prepared, the conditions of approval (Exhibit A) and the mitigation measures (Exhibit B) for the project; and

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

WHEREAS, the Planning Commission confirms that the project qualifies for an Addendum to the previously adopted Mitigated Negative Declaration per the California Environmental Quality Act (CEQA), 15164 (b) as the project is within the scope of the Mitigated Negative Declaration approved for PA07-0016/PA07-0017 (Tentative Tract Map 35414 and Plot Plan);and

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and City ordinances; and

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

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

- A. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.
- B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on August 27, 2015, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

1. That the proposed land division is consistent with applicable general and specific plans;

FACT: The proposed revised tentative tract map would create a single lot for condominium purposes allowing individual sale of the residential units proposed under the concurrent plot plan application (PA15-0002). The proposed residential use is consistent with the intended uses for the Residential 30 land use. As designed and conditioned, the proposal is consistent with existing goals, objectives, policies and programs of the General Plan. The project site is not within a specific plan area.

2. That the design or improvement of the proposed land division is consistent with applicable general and specific plans;

FACT: The proposed residential product type is consistent with the variety of residential uses identified as appropriate within the Residential 30 land use designation. The proposed design is compatible with surrounding development and provides for completion of local road improvements as contemplated in the General Plan. The project site is not within a specific plan area.

3. That the site of the proposed land division is physically suitable for the type of development;

FACT: The project site was operated as a commercial nursery from approximately 1967 to the late 1970's and early 1980's and as a result is heavily planted with trees, shrubs and cacti. After the closing of the nursery, the site has been vacant but the vegetation has increased and remains in an un-kempt manner.

There are no unaddressed conditions on the site or in the surrounding area that make the site unsuitable for the proposed land division and subsequent development with multiple-family residential uses. The proposed multi-family residential development is consistent with the variety of residential uses identified as appropriate within the Residential 30 land use designation.

4. That the site of the proposed land division is physically suitable for the proposed density of the development;

FACT: The project site has direct access to and from Box Springs Road, a General Plan designated arterial, and is conveniently located in proximity to commercial uses and major transportation corridors. Surrounding properties are planned and zoned for commercial uses and a variety of residential densities, and are largely built-out in accordance with the designated uses. Technical studies completed for the proposed project evaluated both construction period and operation phase impacts related to noise and air quality on legal non-conforming residential uses currently occupying the adjacent commercial property along the Box Springs Road frontage. There are no conditions on the site or in the surrounding area that make the site unsuitable for the proposed project.

5. That the design of the proposed land division or the proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;

FACT: Based on an Initial Study, it has been determined that this project is consistent with the requirements for an Addendum to the previously approved Mitigated Negative Declaration pursuant to Section 15164 (b) of the California Environmental Quality Act Guidelines. None of the conditions described in Section 15162 of the Guidelines that call for preparation of a subsequent Negative Declaration have occurred. The Initial Study evaluated the modification of the project description which includes the addition of 26 units and minor changes to the site plan of the previously approved 240 unit multi-family project. Updated technical studies were provided to compare the original project with the description of the modified project. Based on the analysis, the propose project would not create impacts not analyzed with the original project or create any new impacts not previously considered with the original project.

The modified project as designed and conditioned is consistent with the approved 2007 project. Based on the analysis of the prior environmental review, the updated studies, the inclusion of the mitigation measures and conditions of approval, the project is consistent with the original project and Mitigated Negative Declaration and thereby qualifies for an Addendum under the provisions of the California Environmental Quality Act Section 15464(b) as described in Section 15162.

6. That the design of the proposed land division or the type of improvements are unlikely to cause serious public health problems;

FACT: Eastern Municipal Water District will provide water and sewer services to the subdivision. There is no reasonable basis to suspect that the proposed land division would cause serious public health problems.

7. That the design of the land division or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision;

FACT: The proposed land division relies on existing perimeter access along Box Springs Road and will extend Clark Street south to serve the subject site, and provides access for an Eastern Municipal Water District easement and associated water line. The project design respects the California Department of Water Resources California Aqueduct easement that crosses the southwest corner of the site.

8. That the design of the land division provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision; and

FACT: The design of the proposed land division allows the ability to incorporate design elements including solar access for passive heating or placement of shade trees and other vegetation for cooling in conjunction with future development.

9. That the effect of the proposed land division on the housing needs of the region were considered and balanced against the public service needs of the residents of Moreno Valley and available fiscal and environmental resources.

FACT: The proposed land division provides for the consolidation of four parcels into one for a 266 unit multi-family residential development. The Revised Tentative Condominium Map was approved with PA07-0016 and is being revised to accommodate a minor change to the site plan for ingress and egress of the site. The revised project results in 26 more residential units compared to the previously approved project.

C. FEES, DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

1. FEES

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

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

2. DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

The adopted Conditions of Approval for P15-003 incorporated herein by reference, may include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

3. CITY RIGHT TO MODIFY/ADJUST; PROTEST LIMITATIONS

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

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

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

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2015-22, and thereby:

1. **APPROVE** an Addendum to the previously adopted Mitigated Negative Declaration for P15-003 (Revised Tentative Tract Map 35414) pursuant to the California Environmental Quality Act (CEQA) Section 15164 (b) as only minor technical changes or additions are required to the prior Mitigated Negative Declaration approved November 26, 2007 for PA07-0016/PA07-0017 (Tentative Tract Map 35414 and Plot Plan). None of the conditions described in Section 15162 calling for preparation of a subsequent negative declaration have occurred; and,
2. **APPROVE** P15-003 (Revised Tentative Tract Map 35414) based on the findings contained in this resolution and subject to the attached conditions of approval included as Exhibit A and Mitigation Measures included as Exhibit B.

APPROVED this 27th day of August 2015.

Brian R. Lowell
Chair, Planning Commission

ATTEST:

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

APPROVED AS TO FORM:

City Attorney

**CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
P15-003 REVISED TENTATIVE TRACT MAP 35414
ASSESSOR'S PARCEL NUMBERS: 291-050-003, 004, 012 AND 013**

APPROVAL DATE: August 27, 2015
EXPIRATION DATE: December 12, 2017

- Planning (P)**
- Fire Prevention Bureau (F)**
- Public Works, Land Development (LD)**
- Public Works, Special Districts (SD)**
- Public Works – Transportation Engineering (TE)**
- Parks & Community Services (PCS)**

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

- P1. This approval shall comply with all applicable requirements of the City of Moreno Valley Municipal Code.
- P2. This tentative map shall expire December 12, 2017 unless extended as provided by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever in the event the applicant or any successor in interest fails to properly file a final map before the date of expiration. (MC 9.02.230, 9.14.050, 080)
- P3. The site shall be developed in accordance with the approved revised tentative map on file in the Community Development Department -Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. (MC 9.14.020)
- P4. A drought tolerant, low water using landscape palette shall be utilized throughout the tract to the extent feasible.

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

R - Map Recordation	GP - Grading Permits
GPA – Grading Plan Approval	BF – Building Final
BP - Building Permits	P - Any permit
MR – Map Recordation	MA – Map Approval
AOS – Acceptance of Streets	WP - Water Improvement Plans
CP – Construction Permit	IPA – Improvement Plan Approval
	SI – Street Improvements

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

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

SBM - Subdivision Map Act

**PLANNING DIVISION
CONDITIONS OF APPROVAL**

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- P5. All undeveloped portions of the site shall be maintained in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
- P6. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
- P7. All site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval.
- P8. If the proposed project requires blasting, it shall be used only as a last resort. In such cases, it shall be approved by the Fire Marshall, and the developer shall comply with the current City ordinance governing blasting. (Ord)
- P9. The project site shall be developed per the Conditions of Approval of PA15-0002 for a 266-unit multi-family project.
- P10. Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
- P11. Prior to the issuance of building permits or as approved by City Council, the developer or developer'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)
- P12. Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay the Multi-species Habitat Conservation Plan (MSHCP) mitigation fees. (Ord)

PRIOR TO RECORDATION OF FINAL MAP

- P13. (R) Prior to final map recordation, subdivision phasing (including any proposed common open space or improvement phasing, if applicable), shall be subject to the Planning Division approval. Any proposed phasing shall provide for adequate vehicular access to all lots in each phase as determined by the City Transportation Engineer or designee and shall substantially conform to all intent and purpose of the subdivision approval. (MC 9.14.080)
- P14. (R) Prior to recordation of the final subdivision map, the developer shall submit for review and approval the following documents to the Planning Division which shall demonstrate that the project will be developed and maintained in accordance with the intent and purpose of the approval:
- a. The document to convey title
 - b. Deed restrictions, easements, or Covenants, Conditions and Restrictions to be recorded, including provisions consistent

PLANNING DIVISION
CONDITIONS OF APPROVAL
Page 3

- c. with the requirements of Municipal Code Section 9.08.040.C.3.
Condominium plan

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

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

- The developer and homeowners association shall promote the use of native plants and trees and drought tolerant species to the extent feasible.
- Maintenance of any and all common facilities.

**FIRE PREVENTION DIVISION
 CONDITIONS OF APPROVAL
 Case No: P15-003 and PA15-0002
 APN: 291-050-003**

FIRE PREVENTION BUREAU

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

- F1. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in force at the time of building plan submittal.
- F2. 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 the required fire flow. 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) .
- F3. Industrial, Commercial, Multi-family, Apartment, Condominium, Townhouse or Mobile Home Parks. 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 on-site fire hydrants are (6" x 4" x 2 ½".) Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, super or enhanced fire hydrants as determined by the fire code official shall be provided at spacing not to exceed 500 feet of frontage for transportation hazards. (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3, MVMC 912.2.1)
- F3. 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 MV City Standard Engineering Plan 422 a, b, c)
- F4. 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)
- F5. 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)

- F6. Maximum cul-de-sac or dead end road length shall not exceed 660 feet. The Fire Chief, based on City street standards, shall determine minimum turning radius for fire apparatus based upon fire apparatus manufacture specifications. (CFC 503.2, MVMC 9.15.030)
- F7. 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)
- F8. Prior to construction and issuance of building permits, all locations where structures are to be built shall have an approved Fire Department emergency vehicular access road (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. (CFC 501.4 and MV City Standard Engineering Plan 108d)
- F9. Prior to construction and issuance of Building Permits, fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet when the height of a building does not exceed 35 feet. Buildings with heights in excess of 35 feet will require an unobstructed fire lane width of at least 30 feet. The building height dimension shall be measured on a vertical plane from the lowest level of vehicular access to the highest point of the roofs edge, or to the top of the parapet, whichever is higher. (MVMC 503.2.1)
- F10. Prior to construction, all roads, driveways and private roads shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
- F11. 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)
- F12. Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
- F13. 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)
- F14. 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)
- F15. Prior to construction, "private" driveways over 150 feet in length shall have a turn-around as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. Driveway grades shall not exceed 12 percent. (CFC 503 and MVMC 8.36.060, CFC 501.4)

- F16. Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of six (6) inches in height for buildings and six (6) inches in height for suite identification on a contrasting background. Unobstructed lighting of the address(s) shall be by means approved by the Fire Prevention Bureau and Police Department. In multiple suite centers (strip malls), businesses shall post the name of the business on the rear door(s). (CFC 505.1, MVMC 8.36.060[I])
- F17. Prior to issuance of Certificate of Occupancy or Building Final, all multi-family residences shall display the address in accordance with the Riverside County Fire Department Premises Identification standard 07-01. (CFC 505.1)
- F18. Prior to issuance of a Certificate of Occupancy or Building Final, a directory display monument sign shall be required for apartment, condominium, townhouse or mobile home parks. Each complex shall have an illuminated diagrammatic layout of the complex which indicates the name of the complex, all streets, building identification, unit numbers, and fire hydrant locations within the complex. Location of the sign and design specifications shall be submitted to, and approved by, the Community Development Department – Planning Division and the Fire Prevention Bureau prior to installation. (MVMC 9.12.060 [H,I])
- F19. Prior to issuance of a Certificate of Occupancy or Building Final, a “Knox Box Rapid Entry System” shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Chief. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)
- F20. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
- F21. 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])
- F22. If a fire sprinkler system riser is to be concealed by means of a wall, soffit, column, or other building construction, it shall be provided with eighteen (18) inch clearance to each side and to the front of the system riser. Access shall be provided by means of a door with the minimum dimensions two (2) feet six (6) inches in width by six (6) feet, eight (8) inches in height.
- F23. 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)

- F24. 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.

After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.

Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

- F25. Prior to Certificate of Occupancy all locations where medians are constructed and prohibit vehicular ingress/egress into or away from the site, provisions must be made to construct a median-crossover at all locations determined by the Fire Marshal and the City Engineer. Prior to the construction, design plans will be submitted for review and approval by the City Engineer and all applicable inspections conducted by Land Development Division.
- F26. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.

**PUBLIC WORKS DEPARTMENT - LAND DEVELOPMENT DIVISION
 CONDITIONS OF APPROVAL
 PA15-0002 REVISED TTM 35414 AND P15-003 PLOT PLAN
 APN 291-050-003, 004, 012, 013**

PUBLIC WORKS DEPARTMENT – LAND DEVELOPMENT DIVISION

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

General Conditions

- LD1. (G) The developer shall comply with all applicable City ordinances and resolutions including the City's Municipal Code (MC) and if subdividing land, the Government Code (GC) of the State of California, specifically Sections 66410 through 66499.58, said sections also referred to as the Subdivision Map Act (SMA). (MC 9.14.010)
- LD2. (G) If the project involves the subdivision of land, maps may be developed in phases with the approval of the City Engineer. Financial security shall be provided for all improvements associated with each phase of the map. The boundaries of any multiple map increment shall be subject to the approval of the City Engineer. The City Engineer may require the dedication and construction of necessary utilities, streets or other improvements outside the area of any particular map, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. (MC 9.14.080, GC 66412 and 66462.5) If the project does not involve the subdivision of land and it is necessary to dedicate right-of-way/easements, the developer shall make the appropriate offer of dedication by separate instrument. The City Engineer may require the construction of necessary utilities, streets or other improvements beyond the project boundary, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public.
- LD3. (G) It is understood that the tentative map/plot plan/PUD correctly shows all existing easements, traveled ways, and drainage courses, and that their omission may require the map or plans associated with this application to be resubmitted for further consideration. (MC 9.14.040)
- LD4. (G) In the event right-of-way or offsite easements are required to construct offsite improvements necessary for the orderly development of the surrounding area to meet the public health and safety needs, the developer shall make a good faith effort to acquire the needed right-of-way in accordance with the Land Development Division's administrative policy. In the event that the developer is unsuccessful, he shall enter into an agreement with the City to acquire the necessary right-of-way or offsite easements and complete the improvements at such time the City acquires

**PUBLIC WORKS DEPARTMENT - LAND DEVELOPMENT DIVISION
 CONDITIONS OF APPROVAL
 PA15-0002 REVISED TTM 35414 AND P15-003 PLOT PLAN
 APN 291-050-003, 004, 012, 013**

the right-of-way or offsite easements which will permit the improvements to be made. The developer shall be responsible for all costs associated with the right-of-way or easement acquisition. (GC 66462.5)

- LD5. (G) If improvements associated with this project are not initiated within two years of the date of approval of the Public Improvement Agreement, the City Engineer may require that the improvement cost estimate associated with the project be modified to reflect current City construction costs in effect at the time of request for an extension of time for the Public Improvement Agreement or issuance of a permit.
- LD6. (G) The developer shall monitor, supervise and control all construction and construction supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:
- (a) Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.
 - (b) Observance of working hours as stipulated on permits issued by the Public Works Department.
 - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.
 - (d) All dust control measures per South Coast Air Quality Management District (SCAQMD) requirements shall be adhered to during the grading operations.

Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code 8.14.090. In addition, the City Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.

- LD7. (G) The developer shall protect downstream properties from damage caused by alteration of drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities, including, but not limited to, modifying existing facilities or by securing a drainage easement. (MC 9.14.110)

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- LD8. (G) Public drainage easements, when required, shall be a minimum of 25 feet wide and shall be shown on the map and plan, and noted as follows: "Drainage Easement – no structures, obstructions, or encroachments by land fills are allowed." In addition, the grade within the easement area shall not exceed a 3:1 (H:V) slope, unless approved by the City Engineer.
- LD9. (G) A detailed drainage study shall be submitted to the City Engineer for review and approval at the time of any improvement or grading plan submittal. The study shall be prepared by a registered civil engineer and shall include existing and proposed hydrologic conditions. Hydraulic calculations are required for all drainage control devices and storm drain lines. (MC 9.14.110). Prior to approval of the related improvement or grading plans, the developer shall submit the approved drainage study, on compact disk, in (.pdf) digital format to the Land Development Division of the Public Works Department.
- LD10. (G) The final conditions of approval issued by the Planning Division subsequent to Planning Commission approval shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plan sets on twenty-four (24) inch by thirty-six (36) inch mylar and submitted with the plans for plan check. These conditions of approval shall become part of these plan sets and the approved plans shall be available in the field during grading and construction.
- LD11. (G) Upon approval of the tentative tract map/plot plan/PUD by the Planning Commission, the Developer shall submit the approved tentative tract map or plot plan on compact disk in (.dxf) digital format to the Land Development Division of the Public Works Department.

Prior to Grading Plan Approval or Grading Permit

- LD12. (GPA) Prior to approval of the grading plans, plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer and other registered/licensed professional as required.
- LD13. (GPA) Prior to approval of grading plans, the developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:
- 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

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otherwise approved by the City Engineer, lot lines shall be located at the top of slopes.

- b. Any grading that creates cut or fill slopes adjacent to the street shall provide erosion control, sight distance control, and slope easements as approved by the City Engineer.
- c. A grading permit shall be obtained from the Public Works Department Land Development Division prior to commencement of any grading outside of the City maintained road right-of-way.
- d. All improvement plans are substantially complete and appropriate clearances are provided to the City. (MC 9.14.030)
- e. The developer shall submit a soils and geologic report to the Public Works Department – Land Development Division. The report shall address the soil's stability and geological conditions of the site.

LD14. (GPA) Prior to any grading plan approval, the plans shall clearly show that any slope near the public right-of-way has a minimum set-back area at 2% maximum of 2 feet before the start of the top or toe of slope. If the vertical height of the slope exceeds 10 feet, this set-back area shall be 3 feet minimum. This includes but is not limited to the slopes along Clark Street along the westerly project site.

LD15. (GPA) Prior to approval of the grading plans for projects that will result in discharges of storm water associated with construction with a soil disturbance of one or more acres of land, the developer shall submit a Notice of Intent (NOI) and obtain a Waste Discharger's Identification number (WDID#) from the State Water Quality Control Board (SWQCB). The WDID# shall be noted on the grading plans prior to issuance of the first grading permit.

LD16. (GPA) Prior to the grading plan approval, or issuance of a building permit, if a grading permit is not required, the Developer shall submit two (2) copies of the final project-specific Water Quality Management Plan (WQMP) for review by the City Engineer that :

- a. Addresses Site Design Best Management Practices (BMPs) such as minimizing impervious areas, maximizing permeability, minimizes directly connected impervious areas to the City's street and storm drain systems, and conserves natural areas;

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- b. Incorporates Source Control BMPs and provides a detailed description of their implementation;
- c. Incorporates Treatment Control BMPs and provides information regarding design considerations;
- d. Describes the long-term operation and maintenance requirements for BMPs requiring maintenance; and
- e. Describes the mechanism for funding the long-term operation and maintenance of the BMPs.

A copy of the final WQMP template can be obtained on the City's Website or by contacting the Land Development Division of the Public Works Department.

- LD17. (GPA) Prior to the grading plan approval, the Developer shall record a "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant," to provide public notice of the requirement to implement the approved final project-specific WQMP and the maintenance requirements associated with the WQMP.

A boilerplate copy of the "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant," can be obtained by contacting the Land Development Division of the Public Works Department.

- LD18. (GPA) Prior to the grading plan approval, the Developer shall secure approval of the final project-specific WQMP from the City Engineer. The final project-specific WQMP shall be submitted at the same time of grading plan submittal. Upon approval, a WQMP Identification Number is issued by the Storm Water Management Section and shall be noted on the grading plans as confirmation that a project-specific F-WQMP approval has been obtained. The approved final WQMP shall be submitted to the Storm Water Program Manager on compact disk(s) in Microsoft Word format prior to grading plan approval.

- LD19. (GPA) Prior to the grading plan approval, the approved final project-specific WQMP shall be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.

- LD20. (GPA) Prior to grading plan approval, the developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP) in conformance with the state's Construction Activities Storm Water General Permit. A copy of the current SWPPP shall be kept at the project site and be available for review upon request.

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- LD21. (GPA) Prior to the approval of the grading plans, the developer shall pay applicable remaining grading plan check fees.
- LD22. (GPA/MA) Prior to the later of either grading plan or final map approval, resolution of all drainage issues shall be as approved by the City Engineer.
- LD23. (GP) Prior to issuance of a grading permit, if the fee has not already been paid prior to map approval or prior to issuance of a building permit if a grading permit is not required, the developer shall pay Area Drainage Plan (ADP) fees. The developer shall provide a receipt to the City showing that ADP fees have been paid to Riverside County Flood Control and Water Conservation District. (MC 9.14.100)
- LD24. (GP) Prior to issuance of a grading permit, security, in the form of a cash deposit (preferable), letter of credit, or performance bond shall be required to be submitted as a guarantee of the completion of the grading required as a condition of approval of the project. (MC 8.21.070)
- LD25. (GP) Prior to issuance of a grading permit, security, in the form of a cash deposit (preferable), letter of credit, or performance bond shall be required to be submitted as a guarantee of the implementation and maintenance of erosion control measures required as a condition of approval of the project. At least twenty-five (25) percent of the required security shall be in cash and shall be deposited with the City. (MC 8.21.160)
- LD26. (GP) Prior to issuance of a grading permit, the developer shall pay the applicable grading inspection fees.

Prior to Map Approval or Recordation

- LD27. (MA) Prior to approval of the map, the developer shall submit a copy of the Covenants, Conditions and Restrictions (CC&Rs) to the Land Development Division for review and approval. The CC&Rs shall include, but not be limited to, access easements, reciprocal access, private and/or public utility easements as may be relevant to the project. In addition, for single-family residential development, the developer shall submit bylaws and articles of incorporation for review and approval as part of the maintenance agreement for any water quality basin.
- LD28. (MA) Prior to approval of the map, all street dedications shall be irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City

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- Engineer. All dedications shall be free of all encumbrances as approved by the City Engineer.
- LD29. (MA) Prior to approval of the map, security shall be required to be submitted as a guarantee of the completion of the improvements required as a condition of approval of the project. A public improvement agreement will be required to be executed.
- LD30. (MA) Prior to approval of the map, the developer shall enter into an agreement with the City and Riverside County Flood Control and Water Conservation District establishing the terms and conditions covering the inspection, operation and maintenance of Master Drainage Plan facilities required to be constructed as part of the project. (MC 9.14.110)
- LD31. (MR) Prior to recordation of the map the developer shall comply with the requirements of the City Engineer based on recommendations of the Riverside County Flood Control District regarding the construction of County Master Plan Facilities. (MC 9.14.110)
- LD32. (MR) Prior to recordation of the map, if applicable, the developer shall have all street names approved by the City Engineer. (MC 9.14.090)
- LD33. (MR) Prior to recordation of the Final Map, the Grading Plan (s) and Landscape and Irrigation Plan (s) prepared for the "Water Quality Ponds/Bio-Swales" shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer or other registered/licensed professional as required. The developer, or the developer's successors or assignees shall secure the initials of the Engineering Division Manager or his designee on the mylars prior to the plans being approved by the City Engineer. (MC 9.14.100.C.2)
- LD34. (MR) Prior to recordation of the map, the developer shall submit the map, on compact disks, in (.dxf) digital format to the Land Development Division of the Public Works Department.

Prior to Improvement Plan Approval or Construction Permit

- LD35. (IPA) Prior to approval of the improvement plans, the developer shall submit clearances from all applicable agencies, and pay all outstanding plan check fees. (MC 9.14.210)
- LD36. (IPA) All public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer in order for the

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Public Improvement Agreement and accompanying security to be executed.

LD37. (IPA) The street improvement plans shall comply with all applicable City standards and the following design standards throughout this project:

- a. Corner cutbacks in conformance with City Standard MVSI-165-0 shall be shown on the final map or, if no map is to be recorded, offered for dedication by separate instrument.
- b. Lot access to major thoroughfares shall be restricted except at intersections and approved entrances and shall be so noted on the final map. (MC 9.14.100)
- c. The minimum centerline and flow line grades shall be one percent unless otherwise approved by the City Engineer. (MC 9.14.020)
- d. All street intersections shall be at ninety (90) degrees plus or minus five (5) degrees per City Standard No. MVSI-160A-0, or as approved by the City Engineer. (MC 9.14.020)
- e. All reverse curves shall include a minimum tangent of one hundred (100) feet in length.
- f. The centerline of Clark Street, south of Box Springs shall match/align with the centerline of Clark Street north of Box Springs or align as approved by the City Engineer.

LD38. (IPA) Prior to approval of the improvement plans, the plans shall be based upon a centerline profile, extending beyond the project boundaries a minimum distance of 300 feet at a grade and alignment approved by the City Engineer. Design plan and profile information shall include the minimum 300 feet beyond the project boundaries.

LD39. (IPA) Prior to approval of the improvement plans, 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 years old and recently slurry sealed streets less than one year old. Pavement cuts for trench repairs may be allowed for emergency repairs or as specifically approved in writing by the City Engineer.

LD40. (IPA) Prior to approval of the improvement plans, the developer shall pothole to determine the exact location of existing underground utilities. The improvement plans shall be designed based on the pothole field

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- investigation results. The developer shall coordinate with all affected utility companies and bear all costs of utility relocations.
- LD41. (IPA) Prior to approval of the improvement plans, all dry and wet utility crossings shall be potholed to determine actual elevations. Any conflicting utilities shall be identified and addressed on the plans. The pothole survey data shall be submitted with the street improvement plans for reference purposes.
- LD42. (IPA) Prior to approval of the improvement plans, the developer is required to bring any existing access ramps adjacent to and fronting the project to current ADA (Americans with Disabilities Act) requirements. However, when work is required in an intersection that involves or impacts existing access ramps, those access ramps in that intersection shall be retrofitted to comply with current ADA requirements, unless approved otherwise by the City Engineer.
- LD43. (IPA) Prior to approval of the improvement plans, drainage facilities with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided. (MC 9.14.110)
- LD44. (IPA) Prior to the approval of the improvement plans, the hydrology study shall show that the 10-year storm flow will be contained within the curb and the 100-year storm flow shall be contained within the street right-of-way. In addition, one lane in each direction shall not be used to carry surface flows during any storm event for street sections equal to or larger than a minor arterial. When any of these criteria is exceeded, additional drainage facilities shall be installed. (MC 9.14.110 A.2)
- LD45. (IPA) The project shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. All storm drain design and improvements shall be subject to review and approval of the City Engineer. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of the Development Code will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, as in the case where one travel lane in each direction shall not be used for drainage conveyance for emergency vehicle access on streets classified as minor arterials and greater, the developer shall provide adequate facilities as approved by the Public Works Department – Land Development Division. (MC 9.14.110)
- LD46. (CP) All work performed within the City right-of-way requires a construction permit. As determined by the City Engineer, security may be

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required for work within the right-of-way. Security shall be in the form of a cash deposit or other approved means. The City Engineer may require the execution of a public improvement agreement as a condition of the issuance of the construction permit. All inspection fees shall be paid prior to issuance of construction permit. (MC 9.14.100)

LD47. (CP) Prior to issuance of a construction permit, all public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer.

LD48. (CP) Prior to issuance of construction permits, the developer shall submit all improvement plans on compact disks, in (.dxf) digital format to the Land Development Division of the Public Works Department.

Prior to Building Permit

LD49. (BP) Prior to issuance of building permits, the map shall be recorded (excluding model homes). (MC 9.14.090)

LD50. (BP) Prior to issuance of building permits for non-subdivision projects, all street dedications shall be irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer. All dedications shall be free of all encumbrances as approved by the City Engineer.

LD51. (BP) Prior to issuance of building permits for non-subdivisions, security shall be required to be submitted as a guarantee of the completion of the improvements required as a condition of approval of the project. A public improvement agreement will be required to be executed.

LD52. (BP) Prior to issuance of building permit for a non-subdivision project, the developer shall comply with the requirements of the City Engineer based on recommendations of the Riverside County Flood Control District regarding the construction of County Master Plan Facilities. (MC 9.14.110)

LD53. (BP) Prior to issuance of a building permit for non-subdivision projects, the developer shall enter into an agreement with the City and Riverside County Flood Control and Water Conservation District establishing the terms and conditions covering the inspection, operation and maintenance of Master Drainage Plan facilities. (MC 9.14.110)

LD54. (BP) Prior to issuance of a building permit (excluding model homes), an approval by the City Engineer is required of the water quality control

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basin(s). The developer shall provide certification to the line; grade, flow test and system invert elevations.

LD55. (BP) Prior to issuance of a building permit, this project is subject to requirements under the current permit for storm water activities required as part of the National Pollutant Discharge Elimination System (**NPDES**) as mandated by the Federal Clean Water Act. Following are the requirements:

- a. Select one of the following options to meet the financial responsibility to provide storm water utilities services for the required continuous operation, maintenance, monitoring system evaluations and enhancements, remediation and/or replacement, all in accordance with Resolution No. 2002-46.
 - i. Participate in the mail ballot proceeding in compliance with Proposition 218, for the Residential NPDES Regulatory Rate Schedule and pay all associated costs with the ballot process, or
 - ii. Establish an endowment to cover future maintenance costs for the Residential NPDES Regulatory Rate Schedule.
- b. Notify the Special Districts Division of the intent to obtain a building permit 90 days prior to the City's issuance of a building permit and the financial option selected. (California Government Code & Municipal Code)

LD56. (BP) Prior to issuance of a building permit, all pads shall meet pad elevations per approved plans as noted by the setting of "Blue-top" markers installed by a registered land surveyor or licensed engineer.

Prior to Certificate of Occupancy

LD57. (CO) Prior to issuance of the last certificate of occupancy or building final, the developer shall pay all outstanding fees.

LD58. (CO) Prior to issuance of a certificate of occupancy or building final, the developer shall construct all public improvements in conformance with applicable City standards, except as noted in the Special Conditions, including but not limited to the following applicable improvements:

- a. Street improvements including, but not limited to: pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights, signing, striping, under sidewalk drains, landscaping and irrigation, medians, redwood

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header boards, pavement tapers/transitions and traffic control devices as appropriate.

- b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.
 - c. City-owned utilities.
 - d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
 - e. Under grounding of existing and proposed utility lines less than 115,000 volts.
 - f. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.
- LD59. (CO) Prior to issuance of a certificate of occupancy or building final, all existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Moreno Valley ordinances. (MC 9.14.130)
- LD60. (CO) Prior to issuance of a certificate of occupancy or building final for residential projects, the last 20% or last 5 units (whichever is greater, unless as otherwise determined by the City Engineer) of any Map Phase, punch list work for improvements and capping of streets in that phase must be completed and approved for acceptance by the City.
- LD61. (CO) Prior to issuance of a certificate of occupancy or building final, in order to treat for water quality the sub-area tributary to the basin, the Developer must comply with the following:
- a. The water quality basin and all associated treatment control BMPs and all hardware per the approved civil drawing must be constructed, certified and approved by the City Engineer including, but not limited to, piping, forebay, aftbay, trash rack, etc.) Landscape and irrigation plans are not approved for installation at this time.
 - b. Provide the City with an Engineer's Line and Grade Certification.
 - c. Perform and pass a flow test per City test procedures.

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- LD62. (CO) Prior to issuance of a certificate of occupancy or building final for any Commercial/Industrial facility, whichever occurs first, the owner may have to secure coverage under the State's General Industrial Activities Storm Water Permit as issued by the State Water Resources Control Board.
- LD63. (CO) Prior to issuance of a certificate of occupancy or building final, the applicant shall ensure the following, pursuant to Section XII. I. of the 2010 NPDES Permit:
- a. Field verification that structural Site Design, Source Control and Treatment Control BMPs are designed, constructed and functional in accordance with the approved Final Water Quality Management Plan (WQMP)
 - b. Certification of best management practices (BMPs) from a state licensed civil engineer. An original WQMP BMP Certification shall be submitted to the City for review and approval.

Prior to Acceptance of Streets into the City Maintained Road System

- LD64. (AOS) Aggregate slurry, as defined in Section 203-5 of Standard Specifications for Public Works Construction, may be required just prior to the end of the one-year warranty period of the public streets at the discretion of the City Engineer. If slurry is required, the developer/contractor must provide a slurry mix design submittal for City Engineer approval. The latex additive shall be Ultra Pave 70 (for anionic – per project geotechnical report) or Ultra Pave 65 K (for cationic – per project geotechnical report) or an approved equal. The latex shall be added at the emulsion plant after weighing the asphalt and before the addition of mixing water. The latex shall be added at a rate of two to two-and-one-half (2 to 2½) parts to one-hundred (100) parts of emulsion by volume. Any existing striping shall be removed prior to slurry application and replaced per City standards.

SPECIAL CONDITIONS

- LD65. No structures shall be located over existing utilities or within easements. Utilities must be relocated first and existing easements quitclaimed.
- LD66. The developer shall relocate fire hydrant, traffic signal poles, and all other facilities on Box Springs Rd that conflict with proposed improvements to their ultimate locations in accordance with City Standards.

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Easement

- LD67. (RG)Prior to rough grading plan approval, the plans shall clearly show the extents of all existing easements on the property. All building structures shall be constructed outside of existing easements.
- LD68. (GP)Prior to grading plan approval, written permission must be obtained from off-site property owner(s) for all off-site grading and easements. All on-site and off-site easements shall be shown on the final map.
- LD69. Prior to precise/rough grading plan approval, the Developer shall submit to the City a letter from the Department of Water Resources that provides any grading or improvement restrictions within, over, or beneath their easement.
- LD70. (BP)Prior to issuance of building permits, this project shall cause the quitclaim of all existing easements, especially those easements underneath proposed building footprints. This shall include, but not be limited to, the 60-foot wide existing EMWD easement. All utilities shall be relocated, as necessary, prior to quitclaim. All new easements shall be granted prior to utility relocations and quitclaims of existing easements.
- LD71. (MA)Prior to final map approval, the developer shall provide maintenance and access rights to the existing cell site located at the project's southeast corner. Access rights may be provided via an easement, a lease agreement or similar. This project shall install a driveway access ramp from this project's drive isle to the existing cell tower.
- LD72. (MA)Prior to final map approval, the map shall clearly show an easement in favor of Eastern Municipal Water District (EMWD) along the project's west property line, as a prolongation of Clark Street (a proposed dedicated public street) as maybe required by EMWD and approved by the City Engineer. If 20 feet of the proposed 40-foot wide easement is to be placed on APN 291-030-015, as shown on TTM 35414, this project shall secure that easement from the adjacent property owner via separate instrument. This project shall install a maintenance drive with turn-around within the easement as approved by EMWD and the City Engineer.

Drainage

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- LD73. (GP)Prior to any grading plan approval, the grading plans shall clearly demonstrate that drainage is properly collected and conveyed. The plans shall show all necessary on-site and off-site drainage improvements to properly collect and convey drainage entering, within and leaving the project. This may include, but not be limited to on-site and perimeter drainage improvements to properly convey drainage within and along the project site, and downstream off-site improvements. The developer will be required to obtain the necessary permission for offsite construction including easements.
- LD74. (GP)Prior to approval of any grading plan, the plans and the submitted final drainage study that shall clearly demonstrate this project's increased runoff mitigations. This project shall not discharge runoff at a rate greater in the post developed condition than that in the pre-developed condition, for any given storm event. The storms to be studied include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year, 10-year and 100-year return frequencies.
- LD75. (RG)Prior to rough grading plan approval, as this entire site appears to reside in FEMA flood zone designation Zone X which, by definition, could include 100 year flooding up to 1 foot, the plans shall clearly demonstrate that any building finished floor elevations shall be 1 foot minimum above the 100-year base flood elevation.
- LD76. (PG)Prior to precise grading plan approval, emergency overflow discharge path shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity. This may include, but not be limited to, sump catch basin location. The developer is responsible for securing any necessary on-site or off-site drainage easements as required for emergency overflow.
- LD77. (PG)Prior to precise grading plan approval, the plans shall show an approved concrete drainage v-ditch along the property boundary as approved by the City, especially along the easterly property boundary, and retaining walls where slopes and walls meet. There shall be a two-foot minimum bench for maintenance between the concrete drainage ditch and slope. The v-ditch shall convey off-site runoff to approved drain inlets.
- LD78. (CO) Prior to issuance of occupancy permits, all overhead utility lines less than 115,000 volts within or adjacent to the entire project site boundary shall be placed underground per Section 9.14.130C of the City Municipal Code. Show/label/legend all Power Poles with disposition notes.

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Improvements

- LD79. (BP) Prior to issuance of a building permit, the Developer shall guarantee the construction of the following improvements by entering into a public improvement agreement and posting security. The improvements shall be completed prior to occupancy of the first building or as otherwise determined by the City Engineer.
- a. Box Springs Road, Minor Arterial, City Standard MVSI-105A (88-foot RW / 64-foot CC) shall be constructed to half-width plus an additional 12 feet east of the centerline, along the entire project's east frontage. A 14-foot right-of-way dedication on the south side of the street, along the project's north property line, shall be shown on the final map. Improvements shall consist of, but not be limited to, pavement, base, redwood header, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, streetlights, pedestrian ramps, and dry and wet utilities.
 - b. Driveway approaches shall be constructed per City Standard No. MVSI-112C. The Tract Map shall show an additional 4-foot right-of-way dedication behind driveway approaches. No decorative pavers shall be placed within the public right-of-way.
 - c. Pavement core samples of existing pavement may be taken and findings submitted to the City for review and consideration of pavement improvements. The City will determine the adequacy of the existing pavement structural section. If the existing pavement structural section is found to be adequate, the developer may still be required to perform a one-tenth inch grind and overlay or slurry seal depending on the severity of existing pavement cracking, as required by the City Engineer. If the existing pavement section is found to be inadequate, the Developer shall replace the pavement to meet or exceed the City's pavement structural section standard.
 - d. The developer shall install all necessary on-site and off-site drainage improvements to properly collect and convey drainage entering, within and leaving the project. This may include, but not be limited to on-site and perimeter drainage improvements to properly convey drainage within and along the project site, and downstream off-site improvements of master plan storm drain lines. The developer shall construct/install the following storm drain lines: The ADP line V-3 within the property (and to the east and west of

**PUBLIC WORKS DEPARTMENT - LAND DEVELOPMENT DIVISION
 CONDITIONS OF APPROVAL
 PA15-0002 REVISED TTM 35414 AND P15-003 PLOT PLAN
 APN 291-050-003, 004, 012, 013**

the property as necessary). Per the ADP, line V-3 shall be 36" and 39".

- LD80. (MA) Prior to final map approval, the developer shall secure any off-site drainage easements from the off-site property owner(s) to ensure the proper drainage for this project. This includes but is not limited to the drainage easement for RCFC&WCD line V-3 west of the property.
- LD81. (BP) The developer is eligible for Development Impact Fee (DIF) credits for construction of qualifying improvements on Box Springs Road. Prior to the first building permit, and prior to DIF fee payment, the developer may enter into a DIF Improvement Credit Agreement to secure credit and reimbursement for the construction of applicable arterial street, traffic signal, and/or interchange improvements. If the developer fails to complete this agreement prior to the timing as specified above, no credits will be given. The applicant shall pay Arterial Streets, Traffic Signals, and Interchange Improvements development impact fees adopted by the City Council by resolution. (Ord. 695 § 1.1 (part), 2005) (MC 3.38.030, .040, .050)
- LD82. The developer shall construct a public cul-de-sac bulb per City Standard MVSI-163A at the south end of Clark Street and transition back to the edge of pavement, 12' from centerline, along the westerly of the street. This may require the developer to obtain additional off-site right of way for parts of the cul-de-sac construction.
- LD83. (SI) The developer shall install redwood headers at all edge-of-pavement locations in the public right-of-way. This shall include, but not be limited to, the following locations:
- a. Along the project frontage, west side of Clark Street, west of the south bound travel lane.
 - b. As required by the City Public Works Construction Inspector.

Onsite Improvements

- LD84. (PG) Prior to precise grading plan approval, the grading plans shall show any proposed trash enclosure as dual bin; one bin for trash and one bin for recyclables. The trash enclosure shall be per City Standard Plan MVGF-660, modified to include a fully covered, solid roof.
- LD85. (RG) Prior to rough grading plan approval, the plans shall show proposed mechanisms to treat onsite runoff before it enters into the

**PUBLIC WORKS DEPARTMENT - LAND DEVELOPMENT DIVISION
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public storm drain system. The plans shall show locations of proposed structural best management practices. The developer shall submit to the City for review and approval, those structural best management practices proposed onsite to control predictable pollutant runoff. The developer shall select those structural best management practices identified in Supplement A and Supplement A Attachment to the Riverside County Drainage Area Management Plans. www.floodcontrol.co.riverside.ca.us. The developer shall first maximize the use of site design and source control best management practices before selecting treatment control best management practices.

LD86. (PG) Prior to precise grading plan approval, the plans shall clearly show that the developer has made every attempt to treat runoff, prior to the runoff reaching the treatment control Best Management Practice(s) (BMPs), via maximum use of site design and source control BMPs.

LD87. (PG) Prior to precise grading plan approval, the plans shall show roof drains directed to a landscaped area rather than being routed directly to the parking lot. Alternatively, roof drain flows can be directed to private storm drains which will connect to the treatment control best management practice.

Project Plans

LD88. The following project engineering design plans (24"x36" sheet size) shall be submitted for review and approval as well as additional plans deemed necessary by the City during the plan review process:

- a. Rough Grading Plan
- b. Precise Grading Plan
- c. Street Improvement Plan
- d. Signing and Striping Plan
- e. Traffic Control Plan
- f. Final Drainage Study
- g. Final WQMP
- i. As-Built Plans of all "plans" listed above.

PUBLIC WORKS DEPARTMENT – SPECIAL DISTRICTS

CONDITIONS OF APPROVAL

P15-003

APNs: 291-050-003, -004, -012, & -013

Conditions are standard to all or most development projects. Some special conditions, modified conditions or clarification of conditions may be included. Please review conditions as listed and contact the Division at 951.413.3480 for any questions.

Acknowledgement of Conditions

The following items are the Special Districts Division's Conditions of Approval for project **P15-003**; this project shall be completed at no cost to any Government Agency. All questions regarding the following Conditions including but not limited to intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Special Districts Division of the Financial & Management Services Department 951.413.3480 or by emailing specialdistricts@moval.org.

General Conditions

- SD-1 The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services District Zone A (Parks & Community Services) and Zone C (Arterial Street Lighting). All assessable parcels therein shall be subject to annual parcel taxes for Zone A and Zone C for operations and capital improvements.
- SD-2 The Moreno Valley Community Services District Zone A (Parks & Community Services) tax is assessed per parcel or per dwelling unit until the county assigns individual parcel numbers for each condo unit. Upon the issuance of building permits, the Zone A tax will be assessed based on two hundred and seventy-three (266) dwelling units.
- SD-3 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.
- SD-4 The ongoing maintenance of any landscaping required to be installed behind the curb on Box Springs Road and/or Clark Street shall be the responsibility of the property owner.
- SD-5 Street Light Authorization forms for all street lights that are conditioned to be installed as part of this project must be submitted to the Special Districts Division for approval, prior to street light installation. The Street Light Authorization form can be obtained from the utility company providing electric service to the project, either Moreno Valley Utility or Southern California Edison. For questions, contact the Special Districts Division at 951.413.3480 or specialdistricts@moval.org.

Prior to Recordation of Final Map

SD-6 (R) This project has been conditioned to provide a funding source for the continued maintenance, enhancement, and/or retrofit of parks, open spaces, linear parks, and/or trail systems. The Developer shall satisfy this condition with one of the options below.

- a. Participate in a special election for annexation into Community Facilities District No. 1 and pay all associated costs of the special election process and formation, if any; or
- b. Establish an endowment fund to cover future maintenance costs for new neighborhood parks.

The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option prior to City Council action authorizing recordation of the final map for the development. A minimum of 90 days is needed to complete the special election process to allow adequate time to be in compliance with the provisions of Article 13C of the California Constitution for conducting a special election.

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

SD-7 (R) This project has been identified to be included in the formation of a Community Facilities District for Public Safety services including but not limited to Police, Fire Protection, Paramedic Services, Park Rangers, and Animal Control services. The property owner(s) shall not protest the formation; however, they retain the right to object to the rate and method of maximum special tax. In compliance with Proposition 218, the property owner shall agree to approve the mail ballot proceeding (special election) for either formation of the CFD or annexation into an existing district that may already be established. The Developer must notify the Special Districts Division at 951.413.3480 or specialdistricts@moval.org of its intent to record the final map for the development 90 days prior to City Council action authorizing recordation of the map to allow adequate time to be in compliance with the provisions of Article 13C of the California Constitution. (California Government Code Section 53313 et. seq.)

SD-8 (R) This project is conditioned to provide a funding source for the capital improvements, energy charges, and maintenance for street lighting. The Developer shall satisfy this condition with one of the options below.

- a. Participate in a special election (mail ballot proceeding) for street lighting and pay all associated costs of the special election and formation, if any. Financing may be structured through a Community Services District zone, Community Facilities District, Landscape and Lighting Maintenance District, or other financing structure as determined by the City; or

- b. Establish an endowment fund to cover future operation and maintenance costs for the street lights.
- c. Projects with privately maintained streets, establish a property Owner Association (POA) or Home Owner's Association (HOA) which will be responsible for any and all operation and maintenance costs associated with the street lights installed on private roadways. This does not apply to publicly accepted roadways.

The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option prior to City Council action authorizing recordation of the final map for the development. A minimum of 90 days is needed to complete the special election process to allow adequate time to be in compliance with the provisions of Article 13C of the California Constitution for conducting a special election.

The financial option selected shall be in place prior to the issuance of the first building permit.

- SD-9 (R) This project is conditioned to provide a funding source for the operation and maintenance of public improvements and/or services associated with new development in that territory. The Developer shall satisfy this condition with one of the options below.
- a. Participate in a special election for maintenance/services and pay all associated costs of the election process and formation, if any. Financing may be structured through a Community Facilities District, Landscape and Lighting Maintenance District, or other financing structure as determined by the City; or
 - b. Establish an endowment fund to cover the future maintenance and/or service costs.

The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option prior to City Council action authorizing recordation of the final map for the development. A minimum of 90 days is needed to complete the special election process to allow adequate time to be in compliance with the provisions of Article 13C of the California Constitution for conducting a special election.

The financial option selected shall be in place prior to the issuance of the first building permit.

- SD-10 *Residential* (R) If Land Development, a Division of the Public Works Department, requires this project to supply a funding source necessary to

provide for, but not limited to, stormwater utilities services for the required continuous operation, maintenance, monitoring, system evaluations and enhancements, remediation and/or replacement, a funding source needs to be established. The Developer must notify the Special Districts Division at 951.413.3480 or specialdistricts@moval.org of its selected financial option (see Land Development's related condition) 90 days prior to City Council action authorizing recordation of the final map for the development to allow adequate time to be in compliance with the provisions of Article 13D of the California Constitution. (California Health and Safety Code Sections 5473 through 5473.8 (Ord. 708 Section 3.1, 2006) & City of Moreno Valley Municipal Code Title 3, Section 3.50.050.)

Prior to Building Permit Issuance

- SD-11 (BP) Prior to the issuance of the first building permit for this project, the Developer shall pay Advanced Energy fees for all applicable Residential and Arterial Street Lights required for this development. Payment shall be made to the City of Moreno Valley and collected by the Land Development Division. Fees are based upon the Advanced Energy fee rate in place at the time of payment, as set forth in the current Listing of City Fees, Charges, and Rates adopted by City Council. The Developer shall provide a copy of the receipt to the Special Districts Division (specialdistricts@moval.org). Any change in the project which may increase the number of street lights to be installed will require payment of additional Advanced Energy fees at the then current fee. Questions may be directed to the Special Districts Division at 951.413.3480 or specialdistricts@moval.org.

**PUBLIC WORKS DEPARTMENT – TRANSPORTATION ENGINEERING DIVISION
 CONDITIONS OF APPROVAL
 P15-003/PA15-0002**

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

GENERAL CONDITIONS

- TE1. Box Springs Road is classified as a Minor Arterial (88'RW/64'CC) per City Standard Plan No. MVSI-105A-0. Any improvements to the roadway shall be per City standards or as approved by the City Engineer.
- TE2. Clark Street is classified as Local Street (56'RW/36'CC) per City Standard Plan No. MVSI-107A-0. Any improvements to the roadway shall be per City standards or as approved by the City Engineer.
- TE3. Driveways shall conform to Section 9.11.080, and Table 9.11.080-14 of the City's Development Code – Design Guidelines and City Standard Plan No. MVSI-112C-0 for commercial driveway approach. Access at the driveways shall be as follows:
- Box Springs Road driveway: emergency access and resident only entry/exit
 - Northerly Clark Street driveway: emergency access and exit only
 - Southerly Clark Street driveway: full access
- TE4. The Clark Street southerly full access gated entrance shall be provided with the following, or as approved by the City Traffic Engineer:
- A. A storage lane with a minimum of 60' provided for queuing.
 - B. A second storage lane for visitors to stop in prior to the gate to utilize a call box (or other device) to receive permission to enter the site.
 - C. Signing and striping for A. and B.
 - D. A turnaround outside the gates of 38' radius.
 - E. No Parking Signs shall be posted in the turnaround areas.
 - F. A separate pedestrian entry.
 - G. Presence loop detectors (or another device) within 1 or 2 feet of the gates that ensures that the gates remain open while any vehicle is in the queue.
- All of these features must be kept in working order.
- TE5. Conditions of approval may be modified or added if a phasing plan is submitted for this development.

PRIOR TO IMPROVEMENT PLAN APPROVAL OR CONSTRUCTION PERMIT

- TE6. Prior to the final approval of the street improvement plans, a signing and striping plan shall be prepared per City of Moreno Valley Standard Plans - Section 4 for Box Springs Road and Clark Street. The signing & striping plan shall have the proper signing and striping on Clark Street to accommodate the left-turn restriction into the northerly Clark Street driveway, including but not limited to the installation of R3-2 (No Left-Turn) and R5-1 (DO NOT ENTER) signs. A custom sign must be installed at the entrance of the Box Springs Road driveway with the following message: "Resident Access Only. Visitor Access on Clark Street."
- TE7. Prior to the final approval of the street improvement plans, a traffic signal modification plan is required for the existing traffic signal at Box Springs Road/Clark Street intersection. The roadway width for the south leg of Clark Street shall be determined based upon lane alignment with the north side of the intersection, minimum of half street width plus 12 feet. The Clark Street centerline may be offset up to a maximum of two feet through the intersection. All corners of the intersection shall be ADA compliant, including but not limited to curb ramps, pushbuttons, landing areas, etc.
- TE8. Prior to the final approval of the street improvement plans, a bus bay shall be designed along eastbound Box Springs Road, east of Clark Street per City Standard Plan No. MVSI-161-0.
- TE9. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, registered Civil or Traffic engineer may be required for plan approval or as required by the City Traffic Engineer.
- TE10. Prior to final approval of the street improvement plans, the project plans shall demonstrate that sight distance at proposed streets and driveways conforms to City Standard Plan No. MVSI-164A, B, C-0.

PRIOR TO CERTIFICATE OF OCCUPANCY OR BUILDING FINAL

- TE11. (CO) Prior to issuance of a Certificate of Occupancy, improvements identified in TE7 and TE8 shall be installed and operational per the approved plans to the satisfaction of the City Engineer.
- TE12. (CO) Prior to issuance of a Certificate of Occupancy, all approved signing and striping shall be installed per current City Standards

PRIOR TO ACCEPTANCE OF STREETS INTO THE CITY-MAINTAINED ROAD SYSTEM

- TE13. Prior to acceptance of streets into the City-maintained road system, all approved signing and striping shall be installed per current City Standards and the approved plans.

**PARKS AND COMMUNITY SERVICES DEPARTMENT
CONDITIONS OF APPROVAL
P15-003 & PA15-0002**

Acknowledgement of Conditions

The following items are Parks and Community Services Department Conditions of Approval for Case No. P15-003; this project shall be completed at no cost to any Government Agency. All questions regarding Parks and Community Services Department Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Parks and Community Services Department 951.413.3280. The applicant is fully responsible for communicating with the Parks and Community Services Department regarding the conditions.

- PCS-1 (R) This project is required to supply a funding source for the continued maintenance, enhancement, and or retrofit of neighborhood parks, open spaces, linear parks, and/or trails systems. The Developer must notify Special Districts of intent to record the final map 70 days prior to recordation of the final map and the financial option selected to fund the continued maintenance. (California Government Code, GP Chapter 2.7)
- PCS-2 (BP) This project is required to supply a funding source for the continued maintenance, enhancement, and or retrofit of neighborhood parks, open spaces, linear parks, and/or trails systems. The Developer must notify Special Districts of intent to request building permits 70 days prior to their issuance and the financial option selected to fund the continued maintenance. (California Government Code, GP Chapter 2.7)
- PCS-3 The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services Districts Zones A (Parks and Community Services). All assessable parcels therein shall be subject to the annual Zone 'A' charge for operations and capital improvements. Proof of such shall be supplied to Parks and Community Services upon Final Map and at Building Permits.
- PCS-4 This project is subject to current Development Impact Fees.
- PCS-5 Per the Municipal Code, this project is subject to current Quimby Fees.

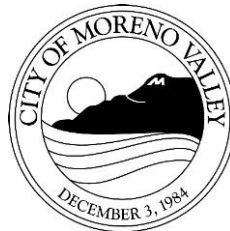
City of Moreno Valley

**MITIGATION MONITORING & REPORTING
PROGRAM**

**Projects: PA15-0002 & P15-003
(PA07-0016 & PA07-0017)**

266-unit Multiple family Residential Development

Box Springs Road at Clark Street



**Addendum August 2015
December 2007**

**MITIGATION MONITORING PROGRAM
for PA15-0002 & P15-003 (PA07-0016/0017)**

Impact Category	Mitigation Measure	Implementation Timing	Designated Monitor	Method of Verification	Compliance Verification
<p>Aesthetics</p>	<p>MM Aesthetics 1: Prior to approval of grading plans, landscape and irrigation plans shall be submitted to the Planning Division for review and approval. The plans shall be prepared in accordance with the City's Municipal Code and landscape guidelines, and include:</p> <ul style="list-style-type: none"> a. Required street trees; b. Pine trees along the Box Springs Road frontage or designated street tree; c. A meandering band of eucalyptus trees across the center of the site, reminiscent of the existing eucalyptus plantings along the natural drainage feature. The applicant may substitute an alternate tree species of similar structure and canopy form; d. Dense plantings along the State Route 60 frontage; e. A cactus/succulent garden as a reminder of the long-standing former commercial nursery operation at the site; and f. Screening plantings around the sand filter on the west site boundary with allowances made for access for filter maintenance. <p>Or similar design consistent with the above Mitigation Measures as approved by the Community Development Department – Planning Division per the City's Municipal Code Requirements and new State of California requirements for water reduced landscapes.</p>	<p>1. Prior to approval of grading plan (Plan approval)</p>	<p>1. Planning</p>	<p>1. Grading plan sign-off</p>	
		<p>2. Prior to occupancy release (confirm installation per approved plan)</p>	<p>2. Planning</p>	<p>2. Occupancy roster sign-off</p>	

Attachment: Exhibit B to Reso 2015-22 MMP (1611 : PA15-0002 Plot Plan and P15-003 Revised Tentative

Impact Category	Mitigation Measure	Implementation Timing	Designated Monitor	Method of Verification	Compliance Verification
<p>Aesthetics and Biological Resources (tree preservation)</p>	<p>MM Aesthetics 2: Prior to approval of grading plans, the developer shall obtain Community Development Department - Planning Division approval of a tree plan. The plan shall:</p> <p>a. Identify the final disposition of all trees inventoried in the “Tree Survey Report for the Box Springs Road Apartments” (PCR Services Corporation, August 21, 2007 and Professional Design Associates, June 1, 2015).</p> <p>b. The tree plan shall retain or relocate a minimum of 120 mature trees on site or within a public park site approved by the City Parks and Community Services Department.</p> <p>c. Indicate trees to be preserved in place and trees to be protected for relocation. This information shall also be included on the grading plans.</p> <p>d. The tree plan shall address temporary storage and care for trees to be relocated.</p> <p>e. For inventoried trees other than pine and eucalyptus species that are not protected or relocated, the tree plan shall identify a palette of replacement trees. Replacement trees shall be a minimum size of 24 inch box (requires 3:1 replacement ratio). A reduced replacement ratio of 1:1 with minimum 36-inch box stock may be allowed, subject to approval of the Community Development Director or designee.</p> <p>Or similar design and/or replacement consistent with the above Mitigation Measures as approved by the Community Development Department – Planning Division per the City’s Municipal Code Requirements and new State of California requirements for water reduced landscapes.</p>	<p>1. Prior to approval of grading plan (Plan approval)</p>	<p>1. Planning</p>	<p>1. Grading plan sign-off</p>	
		<p>2. Prior to approval of grading plan (field verification of flagging of protected trees)</p>	<p>2. Planning</p>	<p>2. Grading plan sign-off</p>	
		<p>3. During construction (monitoring of temporarily stored material)</p>	<p>3. Planning, with input from applicant’s landscape architect</p>	<p>3. Monthly progress reports</p>	
		<p>4. Prior to occupancy release (confirm installation per approved plan)</p>	<p>4. Planning</p>	<p>4. Occupancy roster sign-off</p>	

Impact Category	Mitigation Measure	Implementation Timing	Designated Monitor	Method of Verification	Compliance Verification
Air Quality	MM Air 1: Prior to approval of grading plans, the plans shall reflect dust control measures required under South Coast Air Quality Management District rules 401 and 403 (as detailed in VISTA letter dated October 15, 2007 and)	1. Prior to approval of grading plan	1. Planning	1. Grading plan sign-off	
		2. During construction	2. Applicant, contractor, Land Development Inspector	2. Pre-construction meeting, site inspections	
Air Quality	MM Air 2: Project design and implementation shall include the following to address impacts from air emissions from traffic on State Route 60: a. HVAC systems for Buildings 8 through 14 10 through 19 shall incorporate ASHRAE 85% supply air filters with air exchange as detailed in the project's initial study, or equivalent measures as recommended by a qualified mechanical engineer;	1. Prior to issuance of building permits (confirm design elements)	1. Planning, with input from applicant's mechanical engineer	1. Building permit roster sign-off	
		2. Prior to occupancy release (confirm installation per approved plan; obtain letter certifying ongoing maintenance)	2. Planning, with input from applicant, City building inspector and applicant's mechanical engineer	2. Occupancy roster sign-off	
	b. Disclosure to buyers of the installation of enhanced filtration equipment and instructions for proper use; and	Prior to recordation of final map	Planning (review disclosure text provided by applicant)	Final map roster sign-off	
	c. Provisions in CC&Rs for ongoing maintenance of the HVAC and filtration systems by individual owners upon conversion.	Prior to recordation of final map	Planning	Final map roster sign-off	

Attachment: Exhibit B to Reso 2015-22 MMP (1611 : PA15-0002 Plot Plan and P15-003 Revised Tentative

Impact Category	Mitigation Measure	Implementation Timing	Designated Monitor	Method of Verification	Compliance Verification
<p>Air Quality</p>	<p>MM Air 3: The air quality assessment for this project assumed use of “super-compliant” VOC-type architectural coatings. Building plans shall reflect use of qualifying products as certified by the South Coast Air Quality Management District.</p> <p>Prior to the issuance of Certificates of Occupancy or building final, the applicant shall provide evidence that architectural coating applications were completed with qualifying "super-compliant" VOC products.</p>	<p>1. Prior to issuance of building permits</p>	<p>1. Planning</p>	<p>1. Building permit roster sign-off</p>	
		<p>2. During Construction</p>	<p>2. Planning (with letters from applicant's contractor and architect)</p>	<p>2. Periodic certifications as coatings are applied</p>	
		<p>3. Prior to occupancy release</p>	<p>3. Planning (with letters from applicant's contractor and architect)</p>	<p>3. Occupancy roster sign-off</p>	

Impact Category	Mitigation Measure	Implementation Timing	Designated Monitor	Method of Verification	Compliance Verification
<p>Air Quality</p>	<p>MM Air 4: Prior to approval of grading plans, the applicant shall prepare a dust control plan to reduce PM₁₀ levels at the residential uses on the adjoining property fronting Box Springs Road (APN 291-050-002) for the duration of grading. The dust control plan shall incorporate one or more of the following approaches to reduce emissions:</p> <ul style="list-style-type: none"> • Temporary installation of portable air cleaners with ASHRAE 85% filter; • Temporary alternate housing; • Construction scheduling modifications; • Establishment of a temporary barrier (wind fence) between the active construction site and the residences; and/or • Equivalent measures subject to approval of the Community Development Director. <p>The dust control plan shall provide for reduction in estimated PM₁₀ emissions for the grading phase, so as not to exceed the 10.4 µg per m³ SCAQMD localized significance threshold at the identified sensitive receptors. The applicant shall retain an SCAQMD-qualified dust control supervisor to monitor implementation of approved reduction measures.</p>	<p>1. Prior to issuance of grading permits (Prepare dust control plan; obtain and approve applicant's contract for dust control specialist)</p>	<p>1. Planning</p>	<p>1. Grading plan sign-off</p>	
		<p>2. During grading</p>	<p>2. Planning (with monitoring reports from applicant's dust control specialist)</p>	<p>2. Pre-construction meeting, site inspections</p>	

Impact Category	Mitigation Measure	Implementation Timing	Designated Monitor	Method of Verification	Compliance Verification
Biological Resources/ Land Use Planning	MM Bio 1: The project as presently designed impacts an off-site area of riparian habitat which may require further study to fully address compliance with the riverine and riparian habitat policies of the Western Riverside County Multiple-species Habitat Conservation Plan (MSHCP). Prior to approval of grading that may impact the identified riparian habitat: a. The grading plans shall be revised to avoid the habitat as identified in the "Investigation of Jurisdictional Waters and Wetlands for the Box Springs Road Apartments" (PCR Service Corporation, August 16, 2007, Klutz Biological Consulting June 9, 2015); OR	Prior to approval of grading plan (revisions to avoid habitat)	Planning	Grading plan sign-off	
	b. The applicant shall complete focused riparian bird surveys in accordance with the riverine and riparian habitat policies under the MSHCP, and provide any other required studies necessary to complete the MSHCP review process. The review may result in the need for modifications that require subsequent environmental and Planning Commission review.	1. Prior to approval of grading plan (field surveys, report of surveys, DBESP documentation)	1. Planning with input from applicant's biological consultant	1. DBESP concurrence from MSHCP reviewing agencies (CDFG, USFWS)	
		2. Prior to approval of grading plan (Addendum or subsequent initial study and associated review, if needed)	2. Planning, with input from applicant's consultants	2. Updated CEQA determination, if needed	

Impact Category	Mitigation Measure	Implementation Timing	Designated Monitor	Method of Verification	Compliance Verification
<p>Biological Resources</p>	<p>MM Bio 2: Prior to the approval of grading plans and prior to any physical disturbance of any natural drainage course or wetland determined to be subject to State, federal or local regulations governing such resources, the applicant shall obtain associated clearances/permits, or a written waiver of the requirement for such, from the California Department of Fish and Game, the California Regional Water Quality Board, the U.S. Fish and Wildlife Service, and/or the U.S. Army Corps of Engineers, as applicable. Written verification of such a permit or waiver shall be provided to the Community Development Department - Planning Division and the Public Works Department - Land Development Division. The City deems mitigation at a 1:1 ratio for on-site impacts, effected through participation in a U.S. Army Corps of Engineers approved mitigation bank or in-lieu fee program, as an adequate offset under both CEQA and the MSHCP.</p>	<p>Prior to approval of grading plan (applicant to provide copies of permits)</p>	<p>Planning</p>	<p>Grading plan sign-off</p>	

Impact Category	Mitigation Measure	Implementation Timing	Designated Monitor	Method of Verification	Compliance Verification
<p>Biological Resources</p>	<p>MM Bio 3: Prior to issuance of grading permits, where initial site disturbance will occur during the nesting season (February 15th to August 31st), the developer shall conduct a nesting bird survey to demonstrate that there are no nesting birds on site prior to initiation of ground disturbing activity. If any active nests are detected, a buffer of at least 50 feet (may be expanded to 300 feet as recommended by biologist) will be delineated, flagged, and avoided until the nesting cycle is complete as determined by the biological monitor.</p>	<p>1. Prior to approval of grading plan (nest survey results if work in restricted period)</p>	<p>1. Planning, with input from applicant's biologist</p>	<p>1. Grading plan sign-off</p>	
		<p>2. During construction (if active nests)</p>	<p>2. Planning, with input from applicant's biologist</p>	<p>2. Weekly progress reports</p>	
		<p>3. Prior to issuance of building permits (if active nests)</p>	<p>3. Planning (with completion letter from applicant's biologist)</p>	<p>3. Grading plan sign-off</p>	
<p>Cultural Resources</p>	<p>MM Cultural 1: The project site has been determined to support sediments with high potential to yield paleontological resources. A Paleontological Resources Impact Mitigation Program (PRIMP) consisting of the following measures shall be implemented in conjunction with construction activities. The applicant shall be responsible for all costs associated with monitoring and recovery/curation of any resources discovered at the site.</p>	<p>Prior to approval of grading plan (Obtain and approve applicant's contract for specialist)</p>	<p>Planning</p>	<p>Grading plan sign-off</p>	

Impact Category	Mitigation Measure	Implementation Timing	Designated Monitor	Method of Verification	Compliance Verification
	<p>a. A trained paleontological monitor shall be present during ground-disturbing activities within the project area in sediments determined likely to contain paleontological resources. The monitoring for paleontological resources shall be conducted on a half-time basis during the rough-grading phase of the project. If paleontological resources are located during excavation, the monitoring program shall change to full-time.</p>	During grading	Planning, with input from applicant's specialist	Pre-construction meeting, with weekly progress reports during monitoring	
	<p>b. The monitor shall be empowered to temporarily halt or redirect construction activities to ensure avoidance of adverse impacts to paleontological resources. The monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation.</p>	During grading	Planning, with input from applicant's specialist	Pre-construction meeting, with weekly progress reports during monitoring	
	<p>c. During monitoring, samples shall be collected and processed to recover microvertebrate fossils. Processing shall include wet screen washing and microscopic examination of the residual materials to identify small vertebrate remains.</p>	During grading	Planning, with input from applicant's specialist	Weekly progress reports	
	<p>d. Upon encountering a large deposit of bone, salvage of all bone in the area shall be conducted with additional field staff and in accordance with modern paleontological techniques.</p>	During grading	Planning, with input from applicant's specialist	Weekly progress reports	

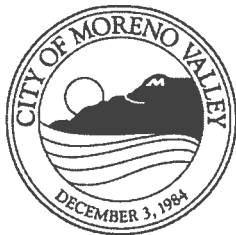
Impact Category	Mitigation Measure	Implementation Timing	Designated Monitor	Method of Verification	Compliance Verification
	<p>e. All fossils collected during the project shall be prepared to a reasonable point of identification. Excess sediment or matrix will be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified shall be provided to the museum repository along with the specimens.</p>	<p>During grading and following grading (as required to identify and catalog)</p>	<p>Planning, with input from applicant's specialist</p>	<p>Weekly progress reports</p>	
	<p>f. A report documenting the results of the monitoring and salvage activities and the significance of the fossils shall be prepared. A copy of the report shall be submitted to the Community Development Department – Planning Division.</p>	<p>Upon completion of grading, identification and cataloging</p>	<p>Planning, with input from applicant's specialist</p>	<p>Approved final report</p>	
	<p>g. All fossils collected during this work, along with the itemized inventory of these specimens, shall be deposited in a museum repository for permanent curation and storage.</p>	<p>Upon completion of grading, identification and cataloging</p>	<p>Planning, with input from applicant's specialist</p>	<p>Letter of verification from repository</p>	
<p>Noise</p>	<p>MM Noise 1: The following measures shall be implemented during construction to reduce noise impacts to adjoining properties: a. All construction vehicles and equipment (fixed or mobile) shall be equipped with properly operating and maintained mufflers.</p>	<p>1. Prior to approval of grading plan (notes on grading plan)</p>	<p>1. Planning</p>	<p>1. Grading plan sign-off</p>	
		<p>2. During construction (certification letter from applicant's contractor)</p>	<p>2. Applicant, contractor, Land Development Inspector</p>	<p>2. Pre-construction meeting, certification letter</p>	

Impact Category	Mitigation Measure	Implementation Timing	Designated Monitor	Method of Verification	Compliance Verification
	b. All construction activities shall comply with the City of Moreno Valley Municipal Code provisions that restrict construction activities to the hours between 7:00 AM and 8:00 PM.	1. Prior to approval of grading plan (notes on grading plan)	1. Planning	1. Grading plan sign-off	
		2. During construction (certification letter from applicant's contractor)	2. Applicant, contractor, Land Development Inspector	2. Pre-construction meeting, certification letter	
	c. Stockpiling and vehicle staging areas shall be located as far as practical from existing residential dwellings.	1. Prior to approval of grading plan (notes on grading plan)	1. Planning	1. Grading plan sign-off	
		2. During construction (certification letter from applicant's contractor)	2. Applicant, contractor, Land Development Inspector	2. Pre-construction meeting, site inspections	

Impact Category	Mitigation Measure	Implementation Timing	Designated Monitor	Method of Verification	Compliance Verification
Noise	<p>MM Noise 2: Building plans shall incorporate the following design standards for the indicated units to attenuate excessive noise levels resulting from traffic on Box Springs Road and State Route 60.</p> <p>a. Air ducts and vents on the north side of Buildings 1, 2, and 3 1 and 2 facing Box Springs Road, and air ducts and vents on the south side of Buildings 8, 9, 10, and 11 11 through 17 facing State Route 60 shall either: (a) incorporate sound baffle ducting, or (b) be oriented away from the respective traffic noise source and incorporate at least 6’ of flexible fiberglass ducting and at least one 90 degree bend.</p> <p>b. Exterior walls shall be constructed with materials providing a minimum STC rating of 46 for all northern facing walls on Building 1, 2, and 3, 1 and 2, southern facing walls on Building 8, 9, 10, and 11 11 through 17, all western facing walls on Buildings 1, 2, 3, 9, 10 and 11 1,2 and 11 through 17, and all eastern facing walls on Buildings 1, 2, 3, 9, 10, and 11 1, 2 and 11 through 17. Typical walls with this rating will have 2x4 studs or greater (16 inches on center) with R-13 insulation, a minimum 7/8” exterior surface of cement plaster, and a minimum interior surface of 1/2” gypsum board.</p> <p>c. Exterior doors with a minimum STC rating of 26</p>	<p>1. Prior to issuance of building permits (verify plans reflect design elements)</p>	<p>1. Planning, with assistance from applicant's architect or acoustical engineer</p>	<p>1. Building permit roster sign-off</p>	

Impact Category	Mitigation Measure	Implementation Timing	Designated Monitor	Method of Verification	Compliance Verification
	<p>shall be installed on all northern facing doors on Building 1, 2, and 3 1 and 2, all southern facing doors on Building 8, 9, 10, and 14, 11 through 17, all western facing doors on Buildings 1, 2, 3, 9, 10 and 14, 1, 2 and 11 through 17, and all eastern facing doors on Buildings 1, 2, 3, 9, 10, and 14. 1, 2 and 11 through 17. Typical doors with this rating will be solid core, well fitted, and weather-stripped.</p> <p>d. Dual glazed windows with a minimum STC rating of 29 shall be installed on all southern facing windows on Buildings 9, 10, and 11. All other windows installed on Buildings 9, 10, and 11, as well as all windows on Buildings 1, 2, 3, and 8, shall be dual glazed with a minimum STC rating of 26.</p> <p>e. Four-foot high sound barriers for all north facing private patios on Buildings 1, 2 and 3, 1 and 2; all eastern facing private patio areas on Buildings 1, 2, 3, 9, 10, and 14 1,2,11, 12, 13, and 14; all southern facing private patio areas on Buildings 8, 9, 10, and 14 11, 12, 13, and 14; and all western facing private patio areas on Buildings 1, 2, 3, 9, 10, and 14 1, 2, 11, 12, 13 and 14. The sound barrier weight shall be at least 3.5 pounds per square foot of face area and have no decorative cutouts or line of sight openings between the shielded area and the roadway.</p> <p>All structural modifications for noise abatement purposes shall be implemented in a manner that is architecturally compatible with the basic site architecture and in a manner that provides for compatible treatment of all elevations of individual buildings. Use of a durable transparent material on impacted balconies only is acceptable.</p>	<p>2. Prior to certificate of occupancy (verify construction per plans)</p>	<p>2. Planning, with input from City building Inspector and applicant's architect or acoustical eningeer</p>	<p>2. Prior to occupancy roster sign-off</p>	

Impact Category	Mitigation Measure	Implementation Timing	Designated Monitor	Method of Verification	Compliance Verification
Traffic	MM Traffic 1: Prior to issuance of building permits or as approved by the City Council, the developer or developer's successor-in-interest shall pay Development Impact Fees (DIF), and Transportation Uniform Mitigation Fees (TUMF). Timing of fee payment/collection per City Ordinance.	Prior to issuance of building permits (Issue invoice and verify payment)	Planning	Prior to building permit roster sign-off	



INITIAL STUDY/
ENVIRONMENTAL CHECKLIST FORM
CITY OF MORENO VALLEY

Addendum to Mitigated Negative Declaration SCH No. 2007101131

1. Project Title: P15-003 (Revised Tentative Tract Map 35414), PA15-0002 (Revised Plot Plan)
2. Lead Agency Name and Address: City of Moreno Valley
14177 Frederick Street
Moreno Valley, CA 92553
3. Contact Person and Phone Number: Julia Descoteaux, Associate Planner (951) 413-3209
4. Project Location: South side of Box Springs Road, east of Clark Street (extended)
5. Project Sponsor's Name and Address: Oak Parc Partners LP
Paul Reim
4102 Birch Street Suite 150
Newport Beach, CA 92660
6. General Plan Designation: Residential 30 (R30)
7. Zoning: Residential 30 (R30)
8. Description of the Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary)

Original Project Description

An Initial Study was prepared by the City of Moreno Valley for Lincoln Apartments on approximately 12 acres located on the south side of Box Springs Road at Clark Street. The project included a General Plan Amendment and a Change of Zone modifying the GPA and Zoning to a multi-family use. The City approved these entitlements on December 11, 2017 and adopted a Mitigated Negative Declaration (MND) – State Clearinghouse Number 2007101131. In accordance with Public Resource Code (PRC) 21108 and 21152, a Notice of Determination was filed with the Riverside County Recorder's Office on December 12, 2007. The project consisted of a 240-unit, 12-building apartment project with a Tentative Tract Map 35414 for Condominium Purposes.

Modified Project Description

The site consists of the same approximately 12 acres as the original project. The proposed project will be a 266-unit multi-family residential development which is an increase of 26 units and a modification to the building designs and locations. The project will include the same recreational amenities, internal circulation and both garage and carport parking.

Revised Tentative Tract Map No. 35414 is a single-lot condominium map that would allow implementation of the project as a for-sale product.

The modified project will include the same construction of storm drain systems, off-site grading improvements, drainage improvements, utility improvements and avoidance areas as the original project.

The revised tree inventory provided relatively the same results and the project will be conditioned to include removal/replacement trees per the city standards for a multi-family residential project and design the landscaping with a drought tolerant planting scheme which may include succulents and cacti plants.

All easements and the State Route 60 requirements will be retained and developed accordingly.

Mitigation Measures and Conditions of Approval from the original project will be included in the modified project and with the implementation of said measures and conditions, the modified project will be consistent with the originally approved project and therefore qualifies as an Addendum.

9. Surrounding Land Uses and Setting: (Briefly describe the project’s surroundings)

Original Project

The surrounding area is characterized by existing residential uses to the north across Box Springs Road (single-family west of Clark Street and multiple-family east of Clark Street) and SR-60 to the south, with commercial development in the City of Riverside beyond. The adjoining site to the west is currently vacant, with an existing church beyond. The land to the east includes a single-family residence with vacant land beyond along the Box Springs Road frontage and the Canyon Springs Plaza commercial center along the SR-60 frontage. Figure 3 provides a recent aerial photograph of the project site and the setting.

Modified Project

The modified project does not affect the description of the surrounding area.

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

- U.S. Army Corp of Engineers (ACOE)
- California Department of Fish and Game (CDFG)
- California Department of Water Resources
- California Regional Water Quality Control Board (RWQCB) – Santa Ana Region
- Riverside County Flood Control and Water Conservation District
- Eastern Municipal Water District (EMWD)

The modified project would require other public agency approvals or permits as required.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

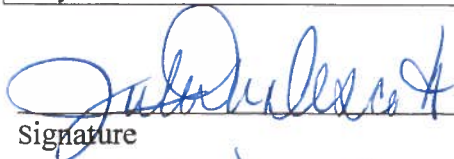
The environmental factors checked below() would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a “potential significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	
I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.	X


 Signature _____ Date August 11, 2015
Julia Descoteaux
 Printed Name _____ For _____

EVALUATION OF ENVIRONMENTAL IMPACTS

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

Issues and Supporting Information

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
<p><i>2007 MND Conclusion:</i> Less than Significant Impact. As stated in the 2007 MND, the project allows for the development of approximately 12 acres situated on the south side of Box Springs Road at Clark Street for a multi-family residential project. The project site is within the foreground of a view corridor providing views of the Box Springs Mountains, as identified in the General Plan Conservation Element (Figure 7-2, Major Scenic Resources). Considering the location of the proposed structures in the foreground of the viewshed and the nature of existing development in higher portions of the viewshed, the proposed project would not substantially alter opportunities for views of the Box Springs Mountains in this area.</p> <p><i>Discussion of 2015 Modified Project:</i> The modified project proposes to increase the number of residential units from 240 to 266 and will increase the number of buildings from 12 to 19. The number of units are within the allowable density within the R-30 zoning with the required open space. The proposed project area has not changed. The area of the project and development type remains the same and will not change the viewshed as identified in the 2007 project.</p> <p><i>Finding:</i> Therefore, the 2015 Modified Project has no potential to result in a new or more severe impact to a scenic vista than that 2007 Approved Project. The impact would remain less than significant as concluded in by the 2007 MND.</p>				
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
<p><i>2007 MND Conclusion:</i> Less than Significant Impact. As stated in 2007 MND, the project as designed and Conditioned will conform to City Standards with a quality designed visually attractive project. The segment of SR-60 adjacent to the project site is designated as a local scenic road under the City General Plan (Policy 7.7.4). The project site is an abandoned nursery that is characterized by dense cover of primarily non-native trees and ornamental vegetation. Development of the project as proposed and conditioned will conform to City standards for quality of design and construction, which are directed at compliance with the "visually attractive" development called for in such locations under General Plan Policy 7.7.5. Established City procedures for plan check, permit issuance, and construction inspection ensure implementation in accordance with the approved design and conditions of approval. See items 1c and 4e regarding existing trees.</p> <p><i>Discussion of 2015 Modified Project:</i> The project site proposes to construct a multi-family residential project which will increase the number of units from 240 to 266 and will increase the number of buildings from 12 to 19. The buildings will be two and three story similar to the original project which will include the required open space per the City's Municipal Code. The modified project will not damage the scenic resources as was previously documented with the prior project.</p> <p><i>Finding:</i> The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will not damage scenic resources. The impact would remain less than significant as concluded by the 2007 MND.</p>				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?		X		

Issues and Supporting Information

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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2007 MND Conclusion: Less than Significant with Mitigation Incorporated. As stated in the 2007 MND, the project site is an abandoned nursery that is characterized by dense cover of primarily non-native trees and ornamental vegetation. The proposed development would replace the existing naturalized condition with residential structures, associated improvements, and maintained landscaping. The project conditions of approval include requirements for landscape treatments that will repeat aspects of the existing landscape setting—a dense landscape band along the State Route 60 frontage, pines along the Box Springs Road frontage, a meandering band of eucalyptus trees across the central portion of the site, and a planting of cacti and succulents. The project conditions of approval require preparation of a tree relocation plan providing for on-site transplantation of a substantial number of the existing healthy, aesthetically sound, mature trees and new plantings of large size container stock for healthy, aesthetically sound, mature trees that are to be removed. While the post-project site conditions will clearly contrast with the current condition, compliance with project conditions of approval and City standards for quality of design and construction will result in "visually attractive" development that is compatible with the quality of existing development in the immediate area and that would not represent a substantial degradation of the visual character of the site or its surroundings. Established City procedures for plan check, permit issuance, and construction inspection ensure implementation in accordance with the approved design and conditions of approval.

Discussion of 2015 Modified Project: The modified project, an abandoned nursery with dense cover of non-native trees and ornamental vegetation is still an adequate description of the existing site. The site has deteriorated since the 2007 project due to the lack of precipitation/rainfall in the region. The project has completed a tree plan to address the remaining trees and the relocation if possible. The project will be conditioned to landscape the site based on the City and State Landscape requirements with respect to drought tolerant plantings which include succulents and cacti.

Finding: The 2015 Modified Project as designed and Conditioned is consistent with the approved 2007 project and will not degrade the existing visual character as was previously reviewed with the prior project with documentation included in the prior document 2007 MND. The impact would remain Less than Significant with the Mitigation Measures.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X
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2007 MND Conclusion: Less than Significant. As stated in the 2007 MND, the proposed project will introduce various sources of light to provide for safety and security within parking areas and around buildings. Standard City Municipal Code provisions (Sections 9.10.110 and 9.08.100) require the shielding of lighting and restrictions on the intensity of exterior lighting, reducing the potential for substantial light and glare impacts on surrounding properties. Established City procedures for plan check, permit issuance, and construction inspection ensure implementation in accordance with Municipal Code provisions.

Discussion of 2015 Modified Project: The project site proposes to construct a multi-family residential project which will increase the number of residential units from 240 to 266 and will increase the number of buildings from 12 to 19. The buildings will be two and three story buildings which increase in the number of units, the overall site condition and potential lighted areas are relatively the same.

Finding: The 2015 Modified Project as designed and Conditioned is consistent with the approved 2007 project and will not create a source of substantial light or glare which would adversely affect day or nighttime views in the area more than was previously reviewed with the prior project with documentation included in the prior document 2007 MND. The impact would remain Less than Significant.

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project?

a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?			X
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Issues and Supporting Information

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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2007 MND Conclusion: No Impact. As stated in the 2007 MND, the project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

Discussion of 2015 Modified Project: The project site proposes to construct a multi-family residential project which will increase the number of residential units from 240 to 266 and will increase the number of buildings from 12 to 19. The buildings will be two and three story buildings which and will include the required open space which includes the landscape areas per the City's Municipal Code. The location of the project has not changed and no farming is planned.

Finding: The 2015 Modified Project as designed and Conditioned is consistent with the approved 2007 project and is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide importance and therefore the project would remain with no impact.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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2007 MND Conclusion: No Impact. As stated in the 2007 MND , the site is not currently in agricultural use, or under Williamson Act control. There is no existing surrounding zoning for agricultural use, or sites under Williamson Act contract.

Discussion of 2015 Modified Project: The project site proposes to construct a multi-family residential project which will increase the number of residential units from 240 to 266 and will increase the number of buildings from 12 to 19. The buildings will be two and three story buildings which and will include the required open space which includes the landscape areas per the City's Municipal Code. The location of the project has not changed and no farming is planned.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007. The site is not currently in agricultural use, or under Williamson Act control. There is no existing surrounding zoning for agricultural use, or sites under Williamson Act contract and therefore the project would remain with no impact.

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X
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2007 MND Conclusion: No Impact. As stated in the 2007 MND, the project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Neither the site, nor any of the surrounding properties are in agricultural use.

Discussion of 2015 Modified Project: The project site proposes to construct a multi-family residential project which will increase the number of residential units from 240 to 266 and will increase the number of buildings from 12 to 19. The buildings will be two and three story buildings which and will include the required open space which includes the landscape areas per the City's Municipal Code. The location of the project has not changed and the site is not an agricultural use, designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and no farming is planned.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project as the site is not currently in agricultural use, or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. There is no existing surrounding zoning for agricultural use or farming and therefore the project would remain with no impact.

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

a) Conflict with or obstruct implementation of the applicable air quality plan?				X
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Issues and Supporting Information

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No impact
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2007 MND Conclusion: No Impact. As stated in the 2007 MND, the Air Quality Management Plan (AQMP) for the South Coast Air Basin sets forth a comprehensive program that will lead the air basin into compliance with all federal and state air quality standards. The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project. The SCAQMD AQMP relies on land use designations of the City of Moreno Valley General Plan. The project site is currently designated as Residential 30 (R30) with a maximum density of 30 units to the acre. The proposed project is consistent with the current land use and would not require a General Plan Amendment or a Zone Change and the project would not result in an inconsistency with the current land use designation. The proposed project is not anticipated to exceed the AQMP assumptions for the project and is found to be consistent with the AQMP. Additionally, based on the analysis, with the inclusion of the same conditions of approval from the 2007 project and Mitigation Measures including compliance with Rules 401 & 403 as provided by AQMP, the project is consistent and there will be no impact. An updated Air Quality and Greenhouse Gas Analysis were completed for the project in January 2015. The report was updated to include Greenhouse Gas which was not originally addressed in the original project. The analysis included mitigation measures which were included in the original project and will be included in the modified project with no new Mitigation required. With the inclusion of all mitigation measures, the potential impacts will be less than significant. As stated in the original project, the South Coast Air Basin sets forth a comprehensive program that will lead the air basin into compliance with all federal and state air quality standards. The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections and therefore there would be no impact.

Finding: The 2015 Modified Project as designed and Conditioned is consistent with the approved 2007 project and will have no impact, however, Mitigation Measures will be implemented as conditioned with the original project which are industry standards and applicable to all projects. (SCAQMD Rules 402, 403, 445, 1113, 1143)

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.			X	
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2007 MND Conclusion: Less than Significant Impact. As stated in the 2007 MND, the South Coast Air Basin is in non-attainment status for the following criteria pollutants: ozone, carbon monoxide (CO), and particulate matter (PM_{2.5} and PM₁₀). The 2007 proposed project will contribute emissions of criteria pollutants during both the construction and operation phases. Pollutants will be emitted by construction equipment and fugitive dust will be generated during site preparation and construction activities. Long-term operational emissions generated by the proposed project will be primarily from motor vehicles, with additional sources of operation phase emissions including combustion of natural gas for space heating, operation of landscaping equipment, and use of household consumer products. With Mitigation and Conditions of Approval, the project impacts would be less than significant.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project. The project site proposes to construct a multi-family residential project which will increase the number of residential units from 240 to 266. The 2015 Modified project completed an Air Quality and Greenhouse Gas Emissions Analysis dated January 8, 2015 to review the revised project and determine the air quality and greenhouse gas emissions impacts associated with the proposed project. The information was updated and current practices and thresholds were used in the evaluation. Based on the analysis, the proposed project would not violate an air quality standard or contribute substantially to an existing or projected air quality violation. The modified project will include the same conditions of approval from the 2007 project and Mitigation Measures and compliance with Rules 401 & 403 as provided by AQMD.

Finding: The 2015 Modified Project as designed and Conditioned is consistent with the approved 2007 project. The 2015 Modified project completed an Air Quality and Greenhouse Gas Emissions Analysis dated January 8, 2015 to review the revised project and determine the air quality and greenhouse gas emissions impacts associated with the proposed project. Based on the analysis, the proposed project would not violate an air quality standard or contribute substantially to an existing or projected air quality violation. However, with the inclusion of the same conditions of approval from the 2007 project and Mitigation Measures and required compliance with Rules 401 & 403 as provided by AQMD, the project is consistent and the impacts will be less than significant.

Issues and Supporting Information

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
<p>c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</p> <p><i>2007 MND Conclusion:</i> Less than Significant Impact. As stated in the 2007 MND, the South Coast Air Basin is in non-attainment status for ozone, carbon monoxide (CO), and particulate matter (PM_{2.5} and PM₁₀). CEQA Section 21100 (e) addresses evaluation of cumulative effects, allowing the use of approved land use documents in a cumulative impact analysis. CEQA Guidelines Section 15064 (h)(3) further stipulates that for an impact involving a resource that is addressed by an approved plan or mitigation program, the lead agency may determine that a project's incremental contribution is not cumulatively considerable if the project complies with the adopted plan or program. In addressing cumulative effects for air quality, the AQMP is the most appropriate document to use because the AQMP sets forth a comprehensive program that will lead the air basin, including the project area, into compliance with all federal and state air quality standards. The AQMP compliance program includes control measures and related emission reduction estimates based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments.</p> <p><i>Discussion of 2015 Modified Project:</i> The project site proposes to construct a multi-family residential project which will increase the number of residential units from 240 to 266. The buildings will be two and three story buildings and will include the required open space which includes the landscape areas per the City's Municipal Code. The site is consistent with the current zoning which allows for multi-family residential units at a density of thirty (30) units to the acre (R30). The 2015 Modified project completed an Air Quality and Greenhouse Gas Emissions Analysis dated January 8, 2015 to review the revised project and determine the air quality and greenhouse gas emissions impacts associated with the proposed project. The information was updated and current practices and thresholds were used in the evaluation. The evaluation was completed using a 273 unit count which is more than the proposed project being 266 units.</p> <p><i>Finding:</i> The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project. The 2015 Modified project completed an Air Quality and Greenhouse Gas Emissions Analysis dated January 8, 2015 to review the revised project and determine the air quality and greenhouse gas emissions impacts associated with the proposed project. Based on the analysis, with the inclusion of the same conditions of approval from the 2007 project, the project is consistent and the impacts will be less than significant.</p>			X	
<p>d) Expose sensitive receptors to substantial pollutant concentrations?</p>		X		

Issues and Supporting Information

Potentially
Significant
ImpactLess than
Significant
With
Mitigation
IncorporatedLess than
Significant
Impact

No impact

2007 MND Conclusion: Less than Significant Impact with Mitigation incorporated. As stated in the 2007 MND, the project site is located on the north side of State Route 60, immediately east of the east junction with Interstate 215. Implementation of the project as proposed may expose future residents to pollution generated by vehicles utilizing these freeways.

SCAQMD has conducted a regional air quality monitoring program known as the Multiple Air Toxic Emissions Study, or MATES. The most recent published information is for the MATES-II study (March 2000). The MATES-II study correlated monitored air quality with the risk of contracting cancer, finding an average risk of 1,400 in one million for the Basin on the whole. For Riverside County, the average was identified as 619 in one million and for the study zone encompassing the project site, the risk was identified as between 800 and 1,000 in one million.

Part of the difficulty in dealing with this potential impact is the lack of adopted thresholds and a generally accepted means for quantifying the proposed impacts of this existing condition upon a proposed project. Guidance is provided by the California Air Resources Board (ARB) in a publication entitled "Air Quality and Land Use Handbook: A Community Health Perspective". Acknowledging the emissions from vehicles utilizing the freeways as a substantial source of pollutants, the California Air Resources Board recommends location of sensitive land uses, including residential uses, at least 500 feet from freeways. The ARB guidance document acknowledges that this is a general guideline that must be considered individually by each local agency. Based upon the monitoring data ARB relied on in developing the recommendation, the ARB noted the recommended 500-foot separation would result in an approximate 70 percent reduction in the estimated health risk due to exposure to pollutants. The ARB publication (page 8) also acknowledges the results of air quality modeling and risk assessments performed by ARB staff, with a consistent finding that "relative exposure and health risk dropped substantially in the first 300 feet".

The SCAQMD also addresses this subject in their "Guidance Document for Addressing Air Quality in General Plans and Local Planning" (May 6, 2005), but does not provide specific recommendations for thresholds, assessment techniques, or mitigating site design elements. Both the ARB and SCAQMD guidance documents recognize there may be situations where separation of sensitive receptors and pollutant sources is not possible and note that, in these situations, site design features should be evaluated as an alternative to physical separation. Barriers, landscaping and ventilation systems are noted as site design features that may reduce exposure.

In evaluating the SCAQMD and ARB guidance, the City has determined that a 300 foot setback from the freeway represents a reasonable threshold beyond which impacts would not be considered significant. Evaluating the proposed site layout in this context, Buildings 1 through 7, Building 12 and the recreation center are all beyond this setback line and potential impacts for these interior portions of the site are considered less than significant.

For the balance of the site, the proposed layout places parking and circulation elements along the immediate freeway frontage, with Buildings 9, 10 and 11 completely within the 300-foot zone and Building 8 partially within this zone. Building 11 is placed closest to the freeway frontage, with the near edge of the building approximately 70 feet from the edge of the freeway right-of-way, and approximately 100 feet from the outside edge of the nearest travel lane. Based upon the findings in a study conducted by the City and County of San Francisco Department of Public Health ("Assessment and Mitigation of Air-Quality-Land Use Conflicts in Urban Infill Development: A Technical Review", June 12, 2007), installation of enhanced heating, ventilation and air conditioning (HVAC) systems would remove 80% of pollutants of fine particulate matter (the primary pollutant of concern) and mitigate impacts of potential pollutant exposure from the adjoining freeway source to a level less than significant. The following specific requirements for the HVAC system and ongoing operation are reflected in the recommended conditions of approval:

- HVAC systems for Buildings 8 through 11 shall incorporate ASHRAE 85% supply air filters with at least one air exchange per hour of outside filtered air, at least 4 air exchanges per hour for recirculation, and less than 0.25 air exchanges per hour in unfiltered infiltration. Air intake locations shall be placed to minimize freeway air pollution sources. System design shall be certified by a licensed mechanical engineer as providing best available technology to minimize outdoor to indoor transmission of air pollution.
- Disclosure to buyers of the installation of enhanced filtration equipment and instructions for proper use.
- Provisions in CC&Rs for ongoing maintenance of the HVAC and filtration systems.

Established City procedures for plan check, permit issuance, and construction inspection ensure implementation in accordance with the approved design and conditions of approval.

The project-level air quality impact assessment evaluated the potential for project emissions for both the construction and operation phases to impact sensitive receptors on adjoining properties. Evaluation focused upon the existing residence situated along the east site boundary. Considering the dust control measures noted in 3b, above, the analysis concluded that the proposed project does not present the potential to expose sensitive receptors to substantial pollutant concentrations.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project. The building setbacks are similar to the approved project and will be subject to the same conditions and Mitigation Measures that were included with the approved project. The 2015 Modified project completed an Air Quality and Greenhouse Gas Emissions Analysis dated January 8, 2015 to review the revised project and determine the air quality and greenhouse gas emissions impacts associated with the proposed project. The information was updated and current practices and thresholds were used in the evaluation.

Finding: The 2015 Modified Project as designed and Conditioned is consistent with the approved 2007 project. The 2015 Modified project completed an Air Quality and Greenhouse Gas Emissions Analysis dated January 8, 2015 to review the revised project and determine the air quality and greenhouse gas emissions impacts associated with the proposed project. Based on the analysis, the same Mitigation Measures (modified to accommodate the buildings impacted per the revised site design) will be included to reduce the level of impact to less than significant.

Issues and Supporting Information

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Create objectionable odors affecting a substantial number of people?				X
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2007 MND Conclusion: No Impact. As stated in the 2007 MND, the construction of the proposed project would involve activities and the use of equipment typical of development projects of a similar size and type. Although some construction activities utilize materials that produce odors that would have a localized effect on a short-term basis, the proposed project does not present the opportunity for creation of objectionable odors affecting a substantial number of people.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.

Finding: The 2015 Modified Project as designed and Conditioned is consistent with the approved 2007 project. Based on the analysis construction related and operations related odor impacts would not result in objectionable odors affecting a substantial number of people, the project and there would be no impact.

IV. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?			X	
b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Wildlife Service?			X	

(a and b.) 2007 MND Conclusion: Less than Significant Impact. As stated in the 2007 MND, (a and b) Biological resources surveys conducted in support of the City's obligations under the Western Riverside County Multiple-species Habitat Conservation Plan (MSHCP) recognize prior use of the project site as a commercial nursery as contributing to the limited biological resource value of the project site. The project site includes isolated patches of coastal sage scrub vegetation and a non-riparian stream feature that have been characterized as non-sensitive considering their limited extent, degraded condition and isolated/disturbed setting.

The project site was evaluated with respect to the various species and habitat resources that are protected under the MSHCP. The proposed site is not within any of the MSHCP-defined areas requiring surveys for criteria area plant species, narrow endemic plant species, amphibians, small mammals, or burrowing owl. No sensitive wildlife species were observed within the project site or are expected to be present due to the lack of suitable habitat.

An off-site area of riparian habitat has been identified as potentially impacted by project drainage and utility improvements. The project conditions of approval require avoidance of these riparian areas, unless further resource evaluation, and MSHCP consultation, demonstrates that sensitive species that may be associated with the riparian habitat are absent. As conditioned, the proposed project would avoid the potential for significant impacts. Established City procedures for plan check, permit issuance, and construction inspection ensure that required improvements are implemented in accordance with the approved conditions.

Vegetation on the project site provides suitable nesting habitat for a variety common bird species that are protected under federal Migratory Bird Treaty Act and California Fish and Game Code provisions that prohibit destruction of active nests. A standard City condition of approval requires vegetation removal outside the nesting season, or pre-construction surveys to determine nesting status and ensure avoidance of active nests prior to initiation of grading. City procedures for plan check and permit issuance provide an established mechanism for compliance with this condition.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project. A new Biological Letter Report (PCR) for the Box Springs Apartment Project was completed on June 9, 2015 to review the site and the prior survey from 2007 (PCR) to determine if the site conditions are currently the same as previously identified. The survey results determined that the site conditions in 2015 are consistent with the general description of the site in 2007. Based on that, the analysis provided in 2007 still applies.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and the impacts will be less than significant.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or			X	
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Issues and Supporting Information

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
other means?				
<p><i>2007 MND Conclusion:</i> Less than Significant Impact. As stated in the 2007 MND A jurisdictional delineation was conducted and no wetlands were identified.</p> <p>Non-wetland jurisdictional features were mapped within the project site, including one ephemeral drainage feature and one ephemeral tributary. The vegetation within and adjacent to the drainage does not constitute a native, riparian community and is dominated by eucalyptus. While impacts to these ephemeral features are characterized as less than significant, encroachments into these features will be subject to established State and federal permitting programs. The project conditions of approval and established City permit issuance procedures provide a mechanism to ensure that required permits are obtained prior to issuance of a grading permit.</p> <p>As noted above under item 4b, the project has been conditioned to avoid impacts to off-site riparian resources, pending evidence of absence of potentially-associated sensitive species. In the event encroachment into these off-site resources is reintroduced as an element of the proposed project, the project biologist has recommended mitigation in the form of contribution to an established in-lieu fee program or mitigation bank. The project conditions of approval recognize this conditional requirement. Established City permit issuance procedures provide a mechanism to ensure that required permits are obtained prior to issuance of a grading permit.</p> <p><i>Discussion of 2015 Modified Project:</i> <i>Discussion of 2015 Modified Project:</i> The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.</p> <p><i>Finding:</i> The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and the impacts will be less than significant.</p>				
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
<p><i>2007 MND Conclusion:</i> No Impact. As stated in the 2007 MND, the project site is isolated by existing development and does not support these functions.</p> <p><i>Discussion of 2015 Modified Project:</i> The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.</p> <p><i>Finding:</i> The 2015 Modified Project as designed and Conditioned is consistent with the approved 2007 project. The project site is isolated by existing development and the project will have no impact.</p>				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X		

Issues and Supporting Information

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No impact
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2007 MND Conclusion: Less than Significant with Mitigation. As stated in the 2007 MND, an inventory of trees (covering both on-site and off-site impact areas) was conducted in support of City of Moreno Valley Municipal Code provisions addressing preservation and replacement of existing mature trees. A total of 595 trees meeting the City definition of "mature" (over 4-inch diameter at breast height) were identified, primarily reflecting the substantial plantings and subsequent recruitments occurring due to the former commercial nursery operation. Typical eucalyptus, pine, and palm species comprise approximately 70 percent of the total number of trees. Other species identified include olive, sycamore, cottonwood, oak, willow, walnut, ash, silk oak, Jerusalem thorn, pistache, pepper, and giant yucca. The tree survey characterized trees by health and aesthetic appearance, with approximately 40 percent of the trees survey characterized as better than "fair" (i.e., "good" or "excellent").

A variety of site design considerations constrain the ability to retain existing trees in place. Based upon the current preliminary grading plan, it appears that there may be limited opportunity to retain existing plantings along the State Route 60 frontage (within the 14-foot Caltrans reservation area). Taking into account the nature and origin of the existing trees and considering the characteristics of the various tree species identified (for instance logistics of transplantation, adaptability to transplantation, rapid growth), it is reasonable to first limit the replacement obligation to the approximately 40 percent of trees that are in a condition worth retaining, and to further exclude the eucalyptus and pine species from the replacement obligation. On this basis, the project would be responsible for preservation, transplantation or replacement of 120 trees.

The project conditions of approval require preparation of a tree replacement plan prior to issuance of grading permits. The plan will provide for flagging of trees identified for preservation or transplantation prior to initiation of grading, protection of preserved trees during active construction, and replacement plantings (with oversize container stock and/or at a ratio of 3:1 for smaller stock. Established City permit issuance procedures provide a mechanism to ensure that required permits are obtained prior to issuance of a grading permit.

Discussion of 2015 Modified Project: Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project. A updated Tree Report was done and was consistent with the original project Tree Survey Report both which indicate that all or most of the existing trees will need to be removed and if feasible, transplanted. If not, trees will be included in the Landscape Plan and will be reviewed per the City's Landscape Requirements.

Finding: The 2015 Modified Project as designed and Conditioned is consistent with the approved 2007 project. The project will include the Mitigation Measures related to the original revised to accommodate the new site design and with the inclusion of the measures the impacts will be less than significant.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?			X	
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Issues and Supporting Information

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is within the plan area for the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project site is outside the plan Criteria Area, and is not within the special survey areas designated under the plan for burrowing owl, narrow endemic plants, small mammals, or amphibians. Areas subject to MSHCP provisions for the protection of riverine and riparian resources occur within and adjacent to the project site. Under the current project design (as conditioned), only the onsite resources would be impacted. The on-site resources do not directly support riparian habitat, but do contribute to the functions and values of downstream riparian areas. As required under the MSHCP, a Determination of Biologically Equivalent or Superior Preservation (DBESP) has been prepared and circulated to the California Department of Fish and Game and United States Fish and Wildlife Service (resource agencies). For impacts to the on-site resources, the proposed project design is deemed equivalent or superior to avoidance on the basis of project design features that provide for continued delivery of site discharges to downstream natural drainage features, with provisions for moderation of flows consistent with existing conditions and filtration for improved water quality.

In support of region-wide MSHCP implementation, standard City conditions of approval provide for collection of MSHCP fees prior to issuance of building permits. These fees provide for general support of MSHCP conservation and management programs.

The project site is also within the plan area for the Stephens' Kangaroo Rat Habitat Conservation Plan. Plan implementation is at a stage where all reserve lands have been acquired. Project obligations under this plan are now limited to a simple fee payment that funds long-term reserve management. Payment of SKR fees is a standard City condition of approval and must be complied with prior to issuance of grading permits.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.

Finding: The 2015 Modified Project as designed and Conditioned is consistent with the approved 2007 project and will have a less than significant impact.

V. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5?				X

(a. and b.) 2007 MND Conclusion: No Impact. As stated in the 2007 MND, a site-specific cultural resources assessment was conducted, including both research of recorded sites and physical examination of the project site. No historical or archaeological resources have been previously documented within the project site and none were identified in the course of the site survey. A standard City condition of approval addresses the possibility that unknown buried resources could be unearthed during project construction, requiring cessation of construction activities and evaluation by a qualified expert.

Consultation in the course of preparing this initial study included contacts with the Native American Heritage Commission and local tribes as required under Government Code Section 65352.3 (often referred to as SB18 consultation). To date, avoidance of site disturbance or monitoring of construction activity has not been requested.

Discussion of 2015 Modified Project: The project site proposes to construct a multi-family residential project which will increase the number of residential units from 240 to 266 and will increase the number of buildings from 12 to 19. The buildings will be two and three story buildings and will include the required open space which includes the landscape areas per the City's Municipal Code. The site is consistent with the current zoning which allows for multi-family residential units at a density of thirty (30) units to the acre (R30). Consistent with the 2007 approval, no historical or archaeological resources have been previously documented within the project site. Conditions of Approval are in place to address any resources that may be unearthed.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project. A standard City condition of approval addresses the possibility that unknown buried resources could be unearthed during project construction, requiring cessation of construction activities and evaluation by a qualified expert. The modified project is consistent with the original findings and will have no impact.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
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Issues and Supporting Information

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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2007 MND Conclusion: Less than Significant Impact with Mitigation Incorporated. As stated in the 2007 MND, The site-specific paleontological resource literature review and field survey determined that there is high potential for encountering significant paleontological resources during site excavation. The applicant's paleontologist has recommended monitoring of construction activity and a program for collection and curation of any fossils that might be discovered. The details of the specialist's recommendations are contained in the project conditions of approval and would reduce impacts to a less than significant level. Standard City procedures for plan check, permit issuance, and inspection provide an established mechanism to ensure implementation of the recommended measures.

Discussion of 2015 Modified Project: The project site proposes to construct a multi-family residential project which will increase the number of residential units from 240 to 266 and will increase the number of buildings from 12 to 19. The buildings will be two and three story buildings and will include the required open space which includes the landscape areas per the City's Municipal Code. The site is consistent with the current zoning which allows for multi-family residential units at a density of thirty (30) units to the acre (R30).

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project. Based on the analysis the project is consistent and the project will have a less than significant impact with the inclusion of the Mitigation Measure placed on the 2007 MND project which includes the monitoring of the project during the grading process. The monitoring of the project will halt any grading activity in the event any paleontological items are unearthed. With the proposed mitigation and Conditions of Approval, the impact would be less than significant.

d) Disturb any human remains, including those interred outside of formal cemeteries?				X
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2007 MND Conclusion: No Impact. As stated in the 2007 MND, there is no reasonable basis to suspect that project activities will disturb human remains. (Source 6)

Discussion of 2015 Modified Project: The project site proposes to construct a multi-family residential project which will increase the number of residential units from 240 to 266 and will increase the number of buildings from 12 to 19. The buildings will be two and three story buildings and will include the required open space which includes the landscape areas per the City's Municipal Code. The site is consistent with the current zoning which allows for multi-family residential.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project. There are no known human remains or cemeteries located on or near the project site. The project site is isolated by existing development and the project will have no impact.

VI. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
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2007 MND Conclusion: No Impact. As stated in the 2007 MND The project site is not located within an Alquist Priolo Earthquake Fault Zone. No active or potentially active faults have been previously mapped across the site. The potential for fault ground rupture at the site is considered very low.

Discussion of 2015 Modified Project: The project site proposes to construct a multi-family residential project which will increase the number of residential units from 240 to 266 and will increase the number of buildings from 12 to 19. The buildings will be two and three story buildings and will include the required open space which includes the landscape areas per the City's Municipal Code. The site is consistent with the current zoning which allows for multi-family residential.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project. There is no new information that the project is in the proximity of a fault and no new faults have been identified. The project is consistent with the original findings and will have no impact.

(ii) Strong seismic ground shaking?			X	
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Issues and Supporting Information

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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2007 MND Conclusion: Less than Significant. As stated in the 2007 MND, the project site is within a region that is susceptible to strong seismic ground shaking. The nearest known fault is the San Jacinto fault system, which is located about 5 miles to the east. The San Andreas fault system is located approximately 13 miles to the northeast of the site, and the Elsinore fault zone is located approximately 22 miles to the southwest of the site. Standard building code regulations require investigation of ground shaking hazards and incorporation of known engineering practices in project design to address any ground shaking hazards identified in the investigation. Established City procedures for plan check, permit issuance, and building inspection ensure incorporation of engineering recommendations in project design and construction.

Discussion of 2015 Modified Project: The project site proposes to construct a multi-family residential project which will increase the number of residential units from 240 to 266 and will increase the number of buildings from 12 to 19. The buildings will be two and three story buildings and will include the required open space which includes the landscape areas per the City's Municipal Code. The site is consistent with the current zoning which allows for multi-family residential. The modified project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project findings and will have a less than significant impact

(iii) Seismic-related ground failure, including liquefaction?				X
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2007 MND Conclusion: No Impact. As stated in the 2007 MND, the project site is located in an area of deep groundwater with sediment types that have low to very low susceptibility to ground failure, including liquefaction. (Source: 12)

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project. There is no new information that would indicate the existence of a liquefaction potential on the site.

Finding: The 2015 Modified Project as designed and Conditioned is consistent with the approved 2007 project and will have no impact.

(iv) Landslides?				X
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2007 MND Conclusion: No Impact. As stated in the 2007 MND, Environmental conditions presenting the potential for landslide hazard are absent at the project site.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project. The modified project is consistent with the original findings and will have a no impact.

(b) Result in substantial soil erosion or the loss of topsoil?			X	
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Issues and Supporting Information

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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2007 MND Conclusion: Less than Significant. As stated in the 2007 MND, in the construction phase, exposed soils on the project site may be prone to erosion as a result of exposure to both wind and rain. Established regulatory programs of the South Coast Air Quality Management District (SCAQMD) and the California Regional Water Quality Control Board (RWQCB) require implementation of known best management practices during construction. The Stormwater Pollution Prevention Plan required for compliance with RWQCB regulations details the applicable measures, the location of application, the timing of application, and responsibility for monitoring and maintenance of erosion control measures. Established City programs for grading permit issuance and construction inspection ensure that the erosion control plans are implemented during construction and that erosion impacts during project construction are less than significant.

Once completed, the buildings, paving, landscaping, and water quality filter that will occupy the site will establish a condition presenting negligible potential for soil erosion.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project. The project will comply with current regulations established by the South Coast Air Quality Management District (SCAQMD), California Regional Water Quality Control Board (RWQCB), NPDES, Best Management Practices (BMP's) and prepare a Final Water Quality Management Plan.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project. The modified project is consistent with the original findings and will have a less than significant impact.

(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
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2007 MND Conclusion: No Impact. As stated in the 2007 MND, the project site is not known to be exposed to any unstable geologic or soil conditions. Standard building code requirements establish standards for investigation of potential stability hazards and engineering design to address any identified stability issues. Established City procedures for plan check, permit issuance, and building inspection ensure incorporation of engineering recommendations in project design and construction.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project. The project site proposes to construct a multi-family residential project which will increase the number of residential units from 240 to 266 and will increase the number of buildings from 12 to 19.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project. The modified project is consistent with the original findings and will have a no impact.

(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
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2007 MND Conclusion: Less than Significant. As stated in the 2007 MND, the preliminary geotechnical investigation indicates that expansive soils may be encountered during project construction. As provided for in the conditions of approval, the applicant must provide a soils and geologic report to the City Public Works Department prior to issuance of grading permits. In the event expansive soils are encountered, known engineering design practices will be recommended to alleviate the potential for substantial risks to life or property. Established City plan check and permit procedures provide for incorporation of engineering recommendations in project design and construction. (Source: 12)

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project. The project site proposes to construct a multi-family residential project which will increase the number of residential units from 240 to 266 and will increase the number of buildings from 12 to 19.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project. The modified project is consistent with the original findings and will have a no impact.

(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
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Issues and Supporting Information

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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2007 MND Conclusion: No Impact. As stated in the 2007 MND, the proposed project will be served by the regional sewer system operated by Eastern Municipal Water District. The proposed project will not introduce septic tanks or alternative water disposal systems. (Source: 16)

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project. The project site proposes to construct a multi-family residential project which will connect to the sewer system provided by Eastern Municipal Water District.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project. The modified project is consistent with the original findings and will have a no impact.

VII. GREENHOUSE GAS EMISSIONS. Would this project?

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
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2007 MND Conclusion: Greenhouse Gas Emissions (GHG) was not fully addressed in the prior MND, as it was not an identified topic in the Initial Study Checklist until 2009.

Discussion of 2015 Modified Project: The project site proposes to construct a multi-family residential project with 266 units. The modified project included a GHG analysis in the Air Quality report dated January 8, 2015, and it was determined that the project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. The proposed project will develop 266 units which is less than the 273 analyzed in the GHG report. The proposed project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing GHG emissions. The applicable plans are the *City of Moreno Valley Greenhouse Gas Analysis, adopted February 2012* and the *City of Moreno Valley Energy Efficiency and Climate Action Strategy, adopted October 2012*. The City of Moreno Valley adopted the City of Moreno Valley Greenhouse Gas Analysis that requires a 15 percent reduction to GHG emissions between 2007 and 2020. With the State enacted laws to reduce GHG, reductions can be accounted for from the State measures.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have a less than significant effect on the environment.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	
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2007 MND Conclusion: Greenhouse Gas Emissions (GHG) was not fully addressed in the prior MND, as it was not an identified topic in the Initial Study Checklist until 2009.

Discussion of 2015 Modified Project: The project site proposes to construct a multi-family residential project with 266 units. The modified project included a GHG analysis in the Air Quality report dated January 8, 2015, and it was determined that the project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. The proposed project will develop 266 units which is less than the 273 analyzed in the GHG report. The proposed project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing GHG emissions. The applicable plans are the *City of Moreno Valley Greenhouse Gas Analysis, adopted February 2012* and the *City of Moreno Valley Energy Efficiency and Climate Action Strategy, adopted October 2012*. The City has adopted these plans in order to assist the City in conforming to the GHG emissions reductions as mandated under AB-32.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have a less than significant effect on the environment.

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project?

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?				X
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
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c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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Issues and Supporting Information

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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<p>(a through c) <i>2007 MND Conclusion:</i> No Impact. As stated in the 2007 MND, the proposed residential use will not involve the routine transport, use or disposal of hazardous materials.</p> <p><i>Discussion of 2015 Modified Project:</i> The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project. The project site proposes to construct a multi-family residential project and will not involve the routine transport, use or disposal of hazardous materials.</p> <p><i>Finding:</i> The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project. The modified project is consistent with the original findings and will have a no impact.</p>							
<p>d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?</p>							X
<p><i>2007 MND Conclusion:</i> No Impact. The project site is not listed as a hazardous materials site pursuant to Government Code Section 65962.5. (Source: 11)</p> <p><i>Discussion of 2015 Modified Project:</i> The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.</p> <p><i>Finding:</i> The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project. The modified project is consistent with the original findings and will have a no impact.</p>							
<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?</p>							X
<p><i>2007 MND Conclusion:</i> No Impact. The project site is not within the planning area for an adopted airport land use plan and is more than two miles from the joint-use airfield at March Air Reserve Base/March Inland Port.</p> <p><i>Discussion of 2015 Modified Project:</i> Based on new requirements, the project is within the Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone D, land use is not restricted.</p> <p><i>Finding:</i> The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project. The project will have no impact.</p>							
<p>f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</p>							X
<p><i>2007 MND Conclusion:</i> No Impact. There are no private airstrips in the project area.</p> <p><i>Discussion of 2015 Modified Project:</i> The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.</p> <p><i>Finding:</i> The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project. The modified project is consistent with the original findings and will have no impact.</p>							
<p>g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>							X

Issues and Supporting Information

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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2007 MND Conclusion: No Impact. The proposed project would not have any direct effect on an adopted emergency response plan or emergency evacuation plan. The City's project review process includes routing of project plans to City Fire and Police representatives for consideration of emergency access requirements before development proposals are presented for decision-making body consideration. Access and circulation aspects of the proposed project design meet City standards for required emergency vehicle access and emergency egress of residents. Established City procedures for plan check, permit issuance, and construction inspection, ensure project implementation is consistent with the approved design.

Discussion of 2015 Modified Project: The project is consistent with the originally-proposed project and will still be designed and conditioned to provide required circulation and required fire access to allow for the ingress and egress of all emergency vehicles.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project. The modified project is consistent with the original findings and will have no impact.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X
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2007 MND Conclusion: No Impact. The project site is not located within or adjacent to an area subject to wildland fires.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project. The modified project is consistent with the original findings and will have no impact.

IX. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?			X
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2007 MND Conclusion: Less than Significant. Both project construction and operation are subject to established regulatory programs directed at avoiding violations of water quality standards and waste discharge requirements. Project construction activities are subject to implementation of known best management practices (BMPs) as detailed in the required Storm Water Pollution Prevention Plan (SWPPP). The SWPPP details the applicable measures, the location and timing of application, and responsibility for monitoring and maintenance. Established City programs for grading permit issuance and construction inspection ensure that the SWPPP BMPs are implemented during construction and that erosion impacts during project construction are less than significant.

For the operation phase, compliance with water quality standards is addressed through the Austin sand filter and other source control features incorporated in project design and detailed in the water quality management plan. Established City programs for plan check, permit issuance and construction inspection ensure that water quality features are implemented in accordance with the approved design. Project conditions of approval and established City programs provide for ongoing maintenance of water quality features.

Discussion of 2015 Modified Project: The modified project proposes no additional discharges and will still be required to comply with all permits and development guidelines associated with urban water runoff and discharge set forth by the City of Moreno Valley and the Regional Water Quality Control Board.

Finding: The 2015 Modified Project, with the approval of the Preliminary Water Quality Management Plan as well as complying with all applicable storm water discharge permits, impacts would be less than significant.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X
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Issues and Supporting Information

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>2007 MND Conclusion:</i> Less than Significant Impact. Eastern Municipal Water District (EMWD) will provide water to the proposed project. EMWD sources of supply consist of a combination of local groundwater resources and imported surface water. Existing water supplies are adequate to serve the proposed project. Although the project would cover much of the site with impervious surfaces, landscaped areas and water quality basins will provide a means for continued groundwater recharge.</p> <p><i>Discussion of 2015 Modified Project:</i> The modified project will still be provided with water services from EMWD and will not utilize water wells.</p> <p><i>Finding:</i> The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project. The modified project is consistent with the original findings and will have a less than significant impact.</p>				
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?</p>			X	
<p><i>2007 MND Conclusion:</i> Less than Significant Impact. Project design incorporates features to collect site runoff and moderate discharges at the downstream outlet into the existing natural drainage feature. Although, the proposed project would alter existing drainage patterns, it would not result in substantial erosion or siltation on- or off-site. Project conditions of approval and established City procedures for plan check, permit issuance, and construction inspection ensure that improvements are implemented in accordance with the approved design.</p> <p><i>Discussion of 2015 Modified Project:</i> The existing drainage patterns of the site have not changed since the original project.</p> <p><i>Finding:</i> The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have impacts similar to the original project findings with a less than significant impact.</p>				
<p>d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?</p>			X	
<p><i>P2007 MND Conclusion:</i> Less than Significant Impact. Project design incorporates features to collect site runoff and moderate discharges at the downstream outlet into the existing natural drainage feature. Although, the proposed project would alter existing drainage patterns within the site, it would not result in flooding on- or off-site. Project conditions of approval and established City procedures for plan check, permit issuance, and construction inspection ensure that improvements are implemented in accordance with the approved design.</p> <p><i>Discussion of 2015 Modified Project:</i> The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.</p> <p><i>Finding:</i> The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will not cause a change in the existing drainage patterns that would substantially increase the rate or surface runoff in a manner which would result in flooding on site or off site. Therefore there will be a less than significant impact.</p>				
<p>e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?</p>			X	

Issues and Supporting Information

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>2007 MND Conclusion:</i> Less than Significant Impact. Project design incorporates on-site features to collect site runoff and moderate discharges at the downstream outlet into the existing natural drainage feature. The post-project peak rate of discharge will be unchanged from the current condition.</p> <p>As with any urban project, site runoff can be expected to contain minor amounts of pollutants (including pesticides, fertilizers and motor oil). As noted under item 8.a, above, project design incorporates water quality control features to control the quality of site runoff in accordance with established State and regional programs.</p> <p><i>Discussion of 2015 Modified Project:</i> The modified project proposes no additional discharges and will still be required to comply with all permits and development guidelines associated with urban water runoff and discharge set forth by the City of Moreno Valley and the Regional Water Quality Control Board.</p> <p><i>Finding:</i> The 2015 Modified Project, with the approval of the Preliminary Water Quality Management Plan as well as complying with all applicable storm water discharge permits, impacts would be less than significant.</p>				
f) Otherwise substantially degrade water quality?			X	
<p><i>2007 MND Conclusion:</i> Less than Significant Impact. Established programs to protect water quality are discussed above under items 6.b and 8.a. The project location and proposed residential use do not present the potential for conditions that would otherwise substantially degrade water quality.</p> <p><i>Discussion of 2015 Modified Project:</i> The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.</p> <p><i>Finding:</i> The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have a less than significant impact.</p>				
g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
<p><i>(g. through i.) 2007 MND Conclusion:</i> No Impact. The project site is not located in a mapped floodplain. There are no sources of potential flooding in the project area that present the potential for impacts upon the proposed residential development. The proposed project does not include any sources of flooding that present the potential for impacts upon downstream properties.</p> <p><i>Discussion of 2015 Modified Project:</i> <i>Discussion of 2015 Modified Project:</i> The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.</p> <p><i>Finding:</i> The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have no impact.</p>				
j) Inundation by seiche, tsunami, or mudflow?				X
<p><i>2007 MND Conclusion:</i> No Impact. Due to the distance of the project site from the Pacific Ocean or from any lakes or water bodies of significant size, the development of the proposed project would not result in the exposure of people or structures to hazards due to a seiche or tsunami. The environmental factors presenting the risk of these hazards are not present in the project vicinity.</p> <p><i>Discussion of 2015 Modified Project:</i> <i>Discussion of 2015 Modified Project:</i> The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.</p> <p><i>Finding:</i> The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have no impact.</p>				
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				X

Issues and Supporting Information

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>2007 MND Conclusion:</i> No Impact. The proposed project will establish residential uses at an infill location. With an arterial road on the north site boundary, freeway improvements on the south site boundary, and an established commercial center on the east site boundary, the physical setting of the site does not present the potential for significant impacts in this regard.</p> <p><i>Discussion of 2015 Modified Project:</i> <i>Discussion of 2015 Modified Project:</i> The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.</p> <p><i>Finding:</i> The 2015 Modified Project as designed and Conditioned is consistent with the approved 2007 project and will have no impact.</p>				
b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
<p><i>2007 MND Conclusion:</i> No Impact. The proposed project included a General Plan Amendment and Change of Zone that would provide for establishment of residential uses where commercial uses were currently envisioned. The nature and intensity of the proposed multiple-family residential use is not inconsistent or incompatible with existing or proposed uses in the surrounding area and does not present the potential for conflict with land use policies directed at avoiding or mitigating environmental effects. Discussion under items 1 (Aesthetics), 3 (Air), 4 (Biological Resources), 5 (Cultural Resources), 11 (Noise), and 15 (Transportation/Traffic) address site design features and conditions of approval that have been applied to address site-specific influences so as to achieve consistency with the City General Plan, Municipal Code, and the Western Riverside Multiple Species Habitat Conservation Plan.</p> <p><i>Discussion of 2015 Modified Project:</i> The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project. The Modified project does not include the General Plan Amendment (GPA) or Change of Zone (CZ) both which were approved with the original project and subsequent GPA and CZ approved in December 2014 providing for the increase in density to 30 units per acre.</p> <p><i>Finding:</i> The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project does not conflict with any land use plan or policy and will have no impact.</p>				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?		X		
<p><i>2007 MND Conclusion:</i> Less than Significant with Mitigation Incorporated. The project site is within the plan area for the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project site is outside the plan Criteria Area, and is not within the special survey areas designated under the plan for burrowing owl, narrow endemic plants, small mammals, or amphibians. Project conformance to MSHCP provisions for riverine and riparian areas is addressed under item 4.b, above. Standard City conditions of approval provide for collection of MSHCP fees prior to issuance of building permits. These fees provide for general support of MSHCP conservation and management programs.</p> <p>The project site is also within the plan area for the Stephens' Kangaroo Rat Habitat Conservation Plan. Plan implementation is at a stage where all reserve lands have been acquired. Project obligations under this plan are now limited to a simple fee payment that funds long-term reserve management. Payment of SKR fees is a standard City condition of approval and must be complied with prior to issuance of grading permits.</p> <p><i>Discussion of 2015 Modified Project:</i> The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project. The modified project will maintain all of the original project's mitigation measures and as mitigated is consistent with the policies of the MSHCP.</p> <p><i>Finding:</i> The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have a less than significant impact with the mitigation incorporated.</p>				
XI. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Issues and Supporting Information

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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(a and b) 2007 MND Conclusion: No Impact. There are no designated mineral resources, active mines, or active mineral recovery programs at the site or in the surrounding area.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have no impact.

XII. NOISE. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
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2007 MND Conclusion: Less than Significant Impact with Mitigation Incorporated. Considering the existing noise environment in the project area and the nature of the proposed residential use, the project does not present the potential for substantial permanent increases in noise levels.

The project site is exposed to noise from transportation sources, both from Box Springs Road and State Route 60. Project-specific modeling was conducted to predict future noise levels and to address site design features necessary to meet City requirements for noise levels both for residential unit interiors and individual unit patios and balconies (useable private open space). Future noise levels up to 75.6 decibels (dBA, CNEL) are predicted at building exterior locations. Buildings 1, 2, 3, 8, 9, 10, and 11 are within portions of the site that would be exposed to noise levels in excess of the 65 dBA level that is considered to represent the upper range of acceptable noise levels for residential uses (and to provide for reasonable enjoyment of the private decks and patios). The applicant's noise consultant has recommended specific building design features for affected locations, including mechanical ventilation with fresh air intake, orientation and baffling of air ducts and vents, exterior wall construction to meet a minimum STC rating of 46, exterior doors with a minimum STC rating of 26, dual glazed windows with specified minimum STC ratings of from 26 to 29, and sound barriers on patio and deck areas.

The recommended design features for noise attenuation would meet the City standards for a maximum 45 dBA interior noise level and a maximum 65 dBA noise level (for a seated receiver) in the private patio and deck areas. The recommended measures can be accomplished with use of standard building materials and in a manner that is compatible with the project architectural design. The required design features and corresponding locations are detailed in the project conditions of approval. Established City procedures for plan check, permit issuance, and construction inspection ensure project implementation consistent with the conditions of approval.

See item 12d, below regarding construction-period noise.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project. The recommended design features for noise attenuation would meet the City standards for a maximum 45 dBA interior noise level and a maximum 65 dBA noise level (for a seated receiver) in the private patio and deck areas. The recommended measures can be accomplished with use of standard building materials and in a manner that is compatible with the project architectural design. The modified project will maintain all of the original project's mitigation measures.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have a less than significant impact with the mitigation incorporated.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
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Issues and Supporting Information

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>2007 MND Conclusion:</i> No Impact. The project was evaluated with respect to potential for generation of vibration impacts in the construction phase, as well as potential exposure of project residents to vibration from truck traffic on State Route 60 in the operation phase. For the construction period, a maximum vibration level of 87 Vdb was predicted at the adjoining single-family residence, below the applicable threshold of 100 Vdb. For the operation phase, the separation between the buildings and the nearest freeway travel lane (greater than 90 feet) was determined to support the less than significant finding.</p> <p><i>Discussion of 2015 Modified Project:</i> The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.</p> <p><i>Finding:</i> The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have no impact.</p>				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
<p><i>2007 MND Conclusion:</i> Less than Significant Impact. Considering the existing noise environment in the project area and the nature of the proposed residential use, the project does not present the potential for substantial permanent increases in noise levels.</p> <p><i>Discussion of 2015 Modified Project:</i> The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.</p> <p><i>Finding:</i> The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have a less than significant impact.</p>				
d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
<p><i>2007 MND Conclusion:</i> Less than Significant Impact with Mitigation Incorporated. The proposed project would result in increases in the existing noise levels during project construction. The project conditions of approval reflect standard City Municipal Code provisions for limits on construction hours, as well as the applicant's proposed measures to muffle construction equipment and to locate storage and staging areas away from the adjoining residence. Established City procedures for plan check, permit issuance, and construction inspection, ensure project implementation consistent with the conditions of approval.</p> <p><i>Discussion of 2015 Modified Project:</i> The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project. The modified project will maintain all of the original project's mitigation measures and as mitigated is consistent with the policies of the MSHCP.</p> <p><i>Finding:</i> The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have a less than significant impact with the mitigation incorporated.</p>				
e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
<p><i>2007 MND Conclusion:</i> No Impact. The project site is not within the planning area for an adopted airport land use plan and is more than two miles from the joint-use airfield at March Air Reserve Base/March Inland Port.</p> <p><i>Discussion of 2015 Modified Project:</i> The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.</p> <p><i>Finding:</i> The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have no impact.</p>				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Issues and Supporting Information

Potentially
Significant
ImpactLess than
Significant
With
Mitigation
IncorporatedLess Than
Significant
Impact

No Impact

2007 MND Conclusion: No Impact. There are no private airstrips in the project area.

Discussion of 2015 Modified Project: *Discussion of 2015 Modified Project:* The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.

Finding: The 2015 Modified Project as designed and Conditioned is consistent with the approved 2007 project and will have no impact.

XIII. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

X

T2007 MND Conclusion: No Impact. The proposed project involves a General Plan Amendment that would alter the designated land use from commercial to residential. The project site is an infill location in an area developed with a mix of residential, commercial and office uses. Roads and other infrastructure are in place and are adequate to support the proposed development. Considering the existing setting, the proposed project does not present the potential to induce substantial growth in the area.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have no impact.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

X

2007 MND Conclusion: No Impact. There is no existing residential use on the subject site.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have no impact.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

X

2007 MND Conclusion: No Impact. There is no existing residential use on the subject site.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have no impact.

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

a) Fire protection?

X

b) Police protection?

X

c) Schools?

X

d) Parks?

X

e) Other public facilities?

X

Issues and Supporting Information

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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(a through e) *2007 MND Conclusion:* Less than Significant Impact. The various City departments and responsible outside agencies have participated in the project review process and have determined that the proposed project will not result in substantial adverse physical impacts associated with the provision of public services for the site. Standard conditions of approval include City Development Impact Fees and Moreno Valley Unified School District (MVUSD) fees to address individual and cumulative impacts of development upon public services. Established City and MVUSD plan check and permit issuance procedures ensure payment of fees prior to issuance of building permits.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have a less than significant impact.

XV. RECREATION.

a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
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2007 MND Conclusion: Less than Significant Impact. The proposed project includes private recreational facilities for project residents. While it is likely that future residents will also utilize public park and recreational facilities, the additional demand would not increase use to the extent that substantial physical deterioration of facilities would occur or be accelerated. As noted above under item 13, the project will be subject to the City’s development impact fees, which include components for City-wide park construction and operation at a rate that has been determined to be commensurate with the burden upon such facilities.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have a less than significant impact.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
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2007 MND Conclusion: No Impact. The proposed project includes a central recreation area with a clubhouse with indoor recreational facilities and an outdoor pool area. The proposed recreational facilities are located in the interior of the site, are typical for this type of use, and do not present the potential for adverse physical effects on the environment.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have no impact.

XVI. TRANSPORTATION/TRAFFIC. Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		X		
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b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?		X		
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Issues and Supporting Information

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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(a and b) *2007 MND Conclusion:* Less than Significant Impact with Mitigation Incorporated. Based on information provided in the project-specific traffic impact study, the proposed project is expected to generate 1,613 trips per day, with 122 in the morning peak and 149 in the evening peak. The evaluation of traffic impacts considered eight intersections in the project area—Box Springs Road/I-215 northbound ramps, Box Springs Road/I-215 southbound ramps, Sycamore Canyon Road/Box Springs Road, Clark Street/Box Springs Road, Day Street/Box Springs Road-Ironwood Avenue, Day Street/SR 60 westbound ramps, Day Street/SR 60 eastbound ramps, Box Springs Road/east project driveway. All study area intersections operate at acceptable levels under current conditions (LOS D or better).

The evaluation of traffic impacts considered existing conditions, project opening year (2012), and General Plan build-out scenarios, determining that study area intersections are projected to continue to operate at acceptable levels following implementation of the proposed project (LOS D or better), except for the intersection of Day Street and Box Springs Road (which is projected to fall to LOS F in the PM peak for the General Plan Build-out scenario as a result of the project's contribution to cumulative traffic impacts). The City Traffic Engineering Division has determined that the project's contribution to cumulative impacts to the Day Street/Box Springs Road intersection can be reduced to below a level of significance through the established Development Impact Fee (DIF) and Transportation Uniform Mitigation Fee (TUMF) programs. Standard City conditions of approval require payment of DIF and TUMF fees and established City permit issuance procedures ensure payment of fees prior to issuance of building permits.

Based upon the results of the project-specific traffic study, the east project driveway on Box Springs Road will be restricted to left-in, left-out, and right-out. This requirement is reflected in the project conditions of approval and standard City plan check procedures provide an established mechanism to ensure implementation.

In comparison to the approximately 9,300 trips per day that would be expected from a typical development under the current commercial land use designation, the proposed General Plan Amendment and Change of Zone would result in an overall reduction in traffic capacity demand in the project area.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project. The proposed project completed an update to the Traffic Study prepared for the 2007 project. The results of the study conclude that the modified project is anticipated to operate at the same LOS D as the 2007 project. The modified site plan provides for emergency entrance (Emergency vehicles) and exit only (exit for residents and emergency vehicles) at the Box Springs Road driveway eliminating the left-in for safety.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have a less than significant impact with the mitigation incorporated.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
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2007 MND Conclusion: No Impact. The proposed project would have no direct or indirect effect on air traffic patterns.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have no impact.

d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?			X	
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2007 MND Conclusion: Less than Significant Impact. The proposed project will establish new driveways on Box Springs Road. The project conditions of approval stipulate the improvements to be completed at each driveway, including any turn movement restrictions, to provide for safe intersection operations. Established City procedures for plan check and permit issuance ensure implementation of recommended improvements prior to building permit issuance or occupancy.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have a less than significant impact.

e) Result in inadequate emergency access?				X
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Issues and Supporting Information

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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2007 MND Conclusion: No Impact. The project as designed and conditioned is consistent with City standards. The site will be readily accessible for emergency access.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have no impact.

f) Conflict with adopted policies or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
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2007 MND Conclusion: No Impact. The project as designed provides off-street parking in accordance with City standards. The proposed project would not conflict with adopted policies or programs supporting alternative transportation, including bicycle use and transit facilities. Project improvements include a bus turnout on Box Springs Road. Project conditions of approval and established City procedures for plan check, permit issuance, and construction inspection ensure that required improvements are implemented in accordance with the approved design.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have no impact.

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
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2007 MND Conclusion: No Impact. Eastern Municipal Water District has been advised of the proposed project and has not provided any indication of inadequate treatment capacity at the Moreno Valley Water Reclamation Facility.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have no impact.

b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
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2007 MND Conclusion: Less than Significant Impact. Eastern Municipal Water District has been advised of the proposed project and has not provided any indication of inadequate water or wastewater treatment capacity.

An existing EMWD water line and associated easement run along the west site boundary. Project improvements include protection/relocation of the water line and improvement of the easement to meet EMWD requirements. As presently indicated on the proposed improvement plans activities related to the waterline and easement improvements could impact riparian resources that may provide suitable habitat for sensitive species. The project conditions of approval require avoidance of these riparian areas, pending further resource evaluation and consultation to address the City's obligations under the Western Riverside Multiple Species Habitat Conservation Plan. As conditioned, the proposed project would avoid the potential for significant impacts. Established City procedures for plan check, permit issuance, and construction inspection ensure that required improvements are implemented in accordance with the approved conditions.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have a less than significant impact.

c) Require or result in the construction of new storm water drainage facilities or			X	
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Issues and Supporting Information

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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expansion of existing facilities, the construction of which could cause significant environmental effects?				
<p>The proposed project includes construction of a storm drain system to handle on-site flows consisting of curbs, gutters, and area drains, with the terminal feature being a sand filter to address water quality regulations. The on-site system is designed to control peak flows at the downstream discharge point so as not to exceed the existing condition. A buried storm drain (Moreno West End Master Drainage Plan Line V-3) will collect off-site flows at the east site boundary that are currently conveyed in a surface feature through the site and convey them directly to a downstream segment of the same drainage feature at the west site boundary.</p> <p>Improvements involving an earthen channel to outlet both on-site and through flows were determined to present the potential for significant impacts to off-site riparian resources. The project conditions of approval require avoidance of these off-site riparian areas, pending further resource evaluation and consultation to address the City's obligations under the Western Riverside Multiple Species Habitat Conservation Plan. As conditioned, the proposed project would avoid significant impacts. Established City procedures for plan check, permit issuance, and construction inspection ensure that required improvements are implemented in accordance with the approved conditions.</p> <p><i>Discussion of 2015 Modified Project:</i> The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.</p> <p><i>Finding:</i> The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have a less than significant impact.</p>				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
<p><i>2007 MND Conclusion:</i> No Impact. The project site is within an area with existing water infrastructure and supplies. The water purveyor, Eastern Municipal Water District (EMWD), prepared an Urban Water Master Plan demonstrating that it has or will have sufficient water supplies available to serve urban development on the property. EMWD has been advised of the proposed project and has not provided any indication of inadequate water supplies.</p> <p><i>Discussion of 2015 Modified Project:</i> The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.</p> <p><i>Finding:</i> The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have no impact.</p>				
e) Result in a determination by the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
<p><i>2007 MND Conclusion:</i> No Impact. The project site is within an area with existing wastewater infrastructure and treatment capacity. The development of the proposed project would result in an increase in the demand for wastewater conveyance and treatment capacity. The wastewater treatment provider, Eastern Municipal Water District, has been advised of the proposed project and has not provided any indication of inadequate wastewater treatment capacity.</p> <p><i>Discussion of 2015 Modified Project:</i> The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.</p> <p><i>Finding:</i> The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have no impact.</p>				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X

Issues and Supporting Information

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The needs of the project for solid waste capacity would be negligible. The project will be served by a landfill in the Badlands with sufficient permitted capacity to accommodate the project's solid waste disposal needs.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have no impact.

g) Comply with federal, state, and local statues and regulations related to solid waste?				X
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The project does not conflict with federal, state, and local statues and regulations related to solid waste. Waste collection services in City of Moreno Valley incorporate waste reduction provisions directed at compliance with State waste stream diversion regulations.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have no impact.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X	
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2007 MND Conclusion: Less than Significant Impact. The project is a residential development at a density consistent with the requested General Plan land use designation and zoning; the proposed residential development density is less intense than the currently permitted commercial uses. As conditioned to avoid the off-site riparian resources, the project site does not present the potential to impact sensitive wildlife resources. The nature and scale of the proposed project do not present the potential to substantially degrade the environmental setting for existing development in the project vicinity.

The project as conditioned is consistent with provisions of the Western Riverside County Multiple Species Habitat Conservation Plan and the Stephens' Kangaroo Rat Habitat Conservation Plan.

The project site is not known to contain important archaeological or historical resources. Project conditions of approval address the possibility of resources being encountered during project construction.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project. The modified project did not require the GPA or CZ.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have a less than significant impact.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
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Issues and Supporting Information

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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2007 MND Conclusion: Less than Significant Impact. The project is a residential development of limited scale at an intensity below that envisioned under the current General Plan land use designation and zoning. As designed and conditioned, the proposed project will not disturb sensitive resources, will not exceed the capacity of service systems, and is consistent with applicable local, regional and State environmental programs and regulations.

The issue of a project's contribution of greenhouse gases and the connection to global warming has become a controversial aspect of the CEQA documentation process. Recognizing that the proposed project's emissions of criteria air pollutants are below recommended South Coast Air Quality Management District thresholds, the proposed project would not represent a cumulatively considerable contribution to pollutant emissions contributing to this phenomenon.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have a less than significant impact.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
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2007 MND Conclusion: Less than Significant Impact. The proposed project, by its basic nature and scale, would not create impacts that would cause substantial adverse effects on human beings, either directly or indirectly.

Impacts of the project setting upon future residents, specifically proximity to State Route 60 and Interstate 215, have also been considered. As conditioned to address potential impacts of associated noise and air pollutant emissions, the proposed project would not expose future residents to substantial adverse effects.

Discussion of 2015 Modified Project: The project is consistent with the original project findings, as it does not expand the area examined for this purpose under the originally-proposed project.

Finding: The 2015 Modified Project as designed and conditioned is consistent with the approved 2007 project and will have a less than significant impact.

Issues and Supporting Information

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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2015 MODIFIED PROJECT SOURCES CONSULTED

- 1M. 2007 Mitigated Negative Declaration
- 2M. City of Moreno Valley General Plan.
- 3M. Air Quality and Greenhouse Gas Emissions Impact Analysis, Vista Environmental January 8, 2015.
- 4M. Biological Letter Report, Korey Klutz, June 9, 2015
- 4M. Phase 1 Environmental Site Assessment HEI, January 17, 2015
- 5M. Focused Traffic Assessment, Urban Crossroads, March 15, 2015
- 6M. Tree Inventory Arborist Report, Professional Design Associates, June 1, 2015

2007 PROJECT SOURCES

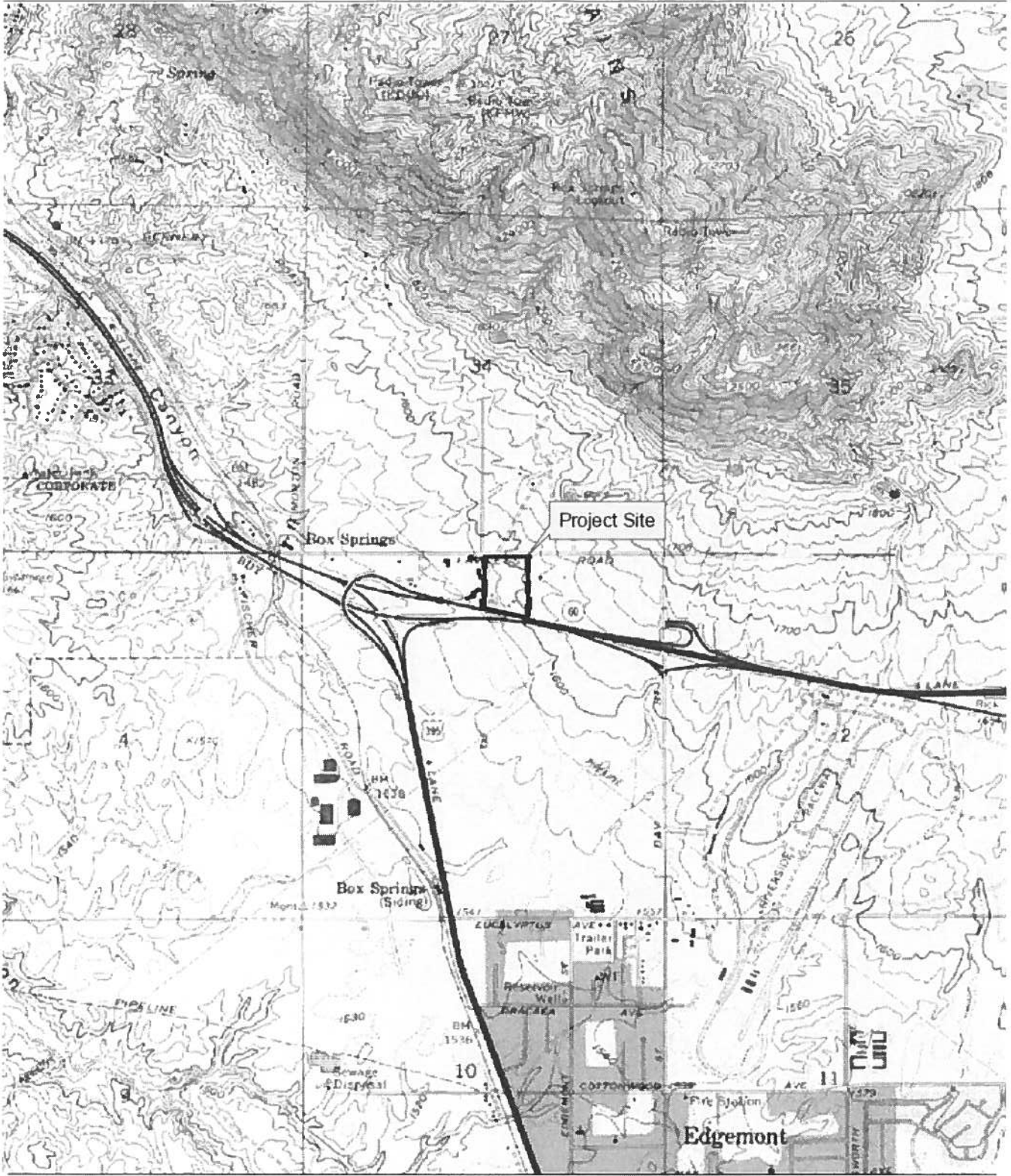
- 1. Air Quality Analysis, Tentative Tract Map No. 35414, VISTA Environmental, March 27, 2007
 - 2. MSHCP Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation for the Box Springs Road Apartments Project, PCR, October 15, 2007 and accompanying City transmittal letter of October 17, 2007
 - 3. Biological Resources Assessment, Box Springs Road Apartments, PCR, October 15, 2007
 - 4. City of Moreno Valley, Municipal Code, Title 9
 - 5. City of Moreno Valley, General Plan and EIR, adopted July 11, 2006
 - 6. Cultural Resources Assessment, Box Springs Road Apartment Project, LSA, March 22, 2007
 - 7. Federal Emergency Management Agency, Flood Insurance Rate Map, City of Moreno Valley Index (Site is within Panel 0650740005A, which is unprinted due to lack of mapped hazards)
 - 8. Investigation of Jurisdictional Waters and Wetlands, Box Springs Road Apartments, PCR, August 16, 2007
 - 9. Noise Impact Analysis, TTM 35414, Vista Environmental, March 26, 2007 and Response to Comments letter dated October 15, 2007
 - 10. Paleontological Resources Assessment, Box Springs Road Apartment Project, LSA, March 22, 2007
 - 11. Phase I, Environmental Site Assessment, The SI Group, August 7, 2006
 - 12. Preliminary Geotechnical Investigation, APNs 291-050-003, -004, -012, and -013, Leighton and Associates, Inc., August 31, 2006
 - 13. Traffic Impact Study, TTM 35414, DKS Associates, May 25, 2007 and City of Moreno Valley Transportation Engineering Division Memorandum dated July 2, 2007
 - 14. Tree Survey Report, Box Springs Road Apartments, PCR, August 21, 2007
 - 15. Riverside Important Farmland 2004, California Department of Conservation, November 2005
 - 16. Water Quality Management Plan, Box Spring Road Apartments, C&V Consulting, August 2007
 - 17. Air Quality and Land Use Handbook: A Community Health Perspective, California Air Resources Board, April 2005
- Proposed Fire Hazard Severity Zones, Western Riverside County, Cal FIRE, May 10, 2007

Issues and Supporting Information

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 18. Preliminary Hydrology & Hydraulics Study, Box Springs Road Apartments, C&V Consulting, July 2007
- 19. Multiple Air Toxics Exposure Study (MATES-II), South Coast Air Quality Management District, Final Report, Second Printing July 2000
- 20. Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning, South Coast Air Quality Management District, May 6, 2005.

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**City of Moreno Valley
Addendum Initial Study for
P15-003 and PA15-002**



INITIAL STUDY/
ENVIRONMENTAL CHECKLIST FORM
CITY OF MORENO VALLEY

- 1. **Project Title:** PA07-0016 (Tentative Tract Map 35414), PA07-0017 (Plot Plan), PA07-0018 (General Plan Amendment), and PA07-0019 (Change of Zone)
- 2. **Lead Agency Name and Address:** City of Moreno Valley
14177 Frederick Street
Moreno Valley, CA 92553
- 3. **Contact Person and Phone Number:** Kathleen Dale, Associate Planner
(951) 413-3228
- 4. **Project Location:** South side of Box Springs Road, east of Clark Street (extended)
- 5. **Project Sponsor's Name and Address:** Lincoln Property Company Southwest, Inc.
Jay Greenwood, V.P. of Development
19600 Fairchild Road
Irvine, California 92612
Phone: (949) 756-2525, Fax: (949) 756-2594
- 6. **General Plan Designation:** Existing – Commercial (C)
Proposed – Residential 20 (R20)
- 7. **Zoning:** Existing - Community Commercial (CC)
Proposed – Residential 20 (R20)

8. Description of the Project:

The proposed project consists of a General Plan Amendment and Change of Zone for approximately 12 acres situated on the south side of Box Springs Road at Clark Street. The proposed amendments would change the designated land use from commercial to residential to allow the proposed development of a 240-unit multiple-family residential development consisting of twelve two- and three-story buildings, a leasing office, central recreational amenities, internal circulation and parking. The proposed unit mix would provide 144 one-bedroom units ranging from approximately 700 to 940 square feet in living area and 96 two-bedroom units ranging from approximately 1,090 to 1,150 square feet in living area. Tentative Tract Map No. 35414 is a single-lot condominium map that would allow implementation of the project as a for-sale product.

The proposed project would involve off-site grading for transition of the Box Springs Road improvements and for the construction of the entrance to the proposed apartment complex. The preliminary grading plan indicates a requirement for import of approximately 6,000 cubic yards of fill. While various exhibits and reports indicate additional off-site improvements associated with off-site drainage and utility improvements, the project conditions of approval require revision of the project plans to avoid these areas pending further studies and consultation to address the City's obligations under the Western Riverside County Multiple Species Habitat Conservation Plan.

The proposed project would include the construction of a storm drain system to handle on-site flows consisting of curbs, gutters, and area drains, with the terminal feature being a sand filter to address water quality regulations. The on-site system is designed to control peak flows at the downstream discharge point so as not to exceed the existing condition. A buried storm drain (Moreno West End Master Drainage Plan Line V-3) will collect off-site flows at the east site boundary

Attachment: PA07-0016-0017 Initial Study (1611 : PA15-0002 Plot Plan and P15-003 Revised Tentative Tract Map 35414)

that are currently conveyed in a surface feature through the site and convey them directly to a downstream segment of the same drainage feature at the west site boundary.

The project site is heavily planted as a result of the prior use as a commercial nursery. An inventory of the existing on-site plantings identified a total of 595 mature trees, with approximately 50 percent characterized in good health and approximately 40 percent characterized as in good to excellent aesthetic condition. The project conditions of approval require that the landscaping plan incorporate elements to repeat aspects of the existing landscape setting—a dense landscape band along the State Route 60 frontage, pines along the Box Springs Road frontage, a meandering band of eucalyptus trees across the central portion of the site, and a planting of cacti and succulents. The project conditions of approval require efforts to retain existing plantings, as well as preparation of a tree relocation plan providing for on-site transplantation of a substantial number of the existing healthy, aesthetically sound, mature trees and new plantings of large size container stock for healthy, aesthetically sound, mature trees that are to be removed.

The major utility easement for the Department of Water Resources California Aqueduct East Branch pipeline crosses the southwest corner of the site. The proposed development layout has been designed to avoid conflicting improvements in this area. The site plan also incorporates a 14-foot setback along the State Route 60 frontage under the provisions of an agreement between the City and Caltrans to provide flexibility for future freeway improvements and landscaping.

Figure 1 provides a general location map and Figure 2 presents the proposed project layout.

9. Surrounding Land Uses and Setting:

The surrounding area is characterized by existing residential uses to the north across Box Springs Road (single-family west of Clark Street and multiple-family east of Clark Street) and SR-60 to the south, with commercial development in the City of Riverside beyond. The adjoining site the west is currently vacant, with an existing church beyond. The land to the east includes a single-family residence with vacant land beyond along the Box Springs Road frontage and the Canyon Springs Plaza commercial center along the SR-60 frontage. Figure 3 provides a recent aerial photograph of the project site and the setting.

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

- U.S. Army Corp of Engineers (ACOE)
- California Department of Fish and Game (CDFG)
- California Department of Water Resources
- California Regional Water Quality Control Board (RWQCB) – Santa Ana Region
- Riverside County Flood Control and Water Conservation District
- Eastern Municipal Water District (EMWD)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Kathleen Dale
 Kathleen Dale, Associate Planner

October 29, 2007
 Date

Attachment: PA07-0016-0017 Initial Study (1611 : PA15-0002 Plot Plan and P15-003 Revised Tentative Tract Map 35414)

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, “Earlier Analysis,” may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
 - (a) Earlier Analysis Used. Identify and state where they are available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

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

a) **Have a substantial adverse effect on a scenic vista?** (Source: 5)

		X	
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The project site is within the foreground of a view corridor providing views of the Box Springs Mountains, as identified in the General Plan Conservation Element (Figure 7-2, Major Scenic Resources). Considering the location of the proposed structures in the foreground of the viewshed and the nature of existing development in higher portions of the viewshed, the proposed project would not substantially alter opportunities for views of the Box Springs Mountains in this area.

b) **Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?** (Sources: 4, 5)

		X	
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The segment of SR-60 adjacent to the project site is designated as a local scenic road under the City General Plan (Policy 7.7.4). The project site is an abandoned nursery that is characterized by dense cover of primarily non-native trees and ornamental vegetation. Development of the project as proposed and conditioned will conform to City standards for quality of design and construction, which are directed at compliance with the "visually attractive" development called for in such locations under General Plan Policy 7.7.5. Established City procedures for plan check, permit issuance, and construction inspection ensure implementation in accordance with the approved design and conditions of approval. See items 1c and 4e regarding existing trees.

c) **Substantially degrade the existing visual character or quality of the site and its surroundings?** (Sources: 4, 5)

	X		
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The project site is an abandoned nursery that is characterized by dense cover of primarily non-native trees and ornamental vegetation. The proposed development would replace the existing naturalized condition with residential structures, associated improvements, and maintained landscaping. The project conditions of approval include requirements for landscape treatments that will repeat aspects of the existing landscape setting—a dense landscape band along the State Route 60 frontage, pines along the Box Springs Road frontage, a meandering band of eucalyptus trees across the central portion of the site, and a planting of cacti and succulents. The project conditions of approval require preparation of a tree relocation plan providing for on-site transplantation of a substantial number of the existing healthy, aesthetically sound, mature trees and new plantings of large size container stock for healthy, aesthetically sound, mature trees that are to be removed. While the post-project site conditions will clearly contrast with the current condition, compliance with project conditions of approval and City standards for quality of design and construction will result in "visually attractive" development that is compatible with the quality of existing development in the immediate area and that would not represent a substantial degradation of the visual character of the site or its surroundings. Established City procedures for plan check, permit issuance, and construction inspection ensure implementation in accordance with the approved design and conditions of approval.

d) **Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?** (Source: 4)

		X	
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The proposed project will introduce various sources of light to provide for safety and security within parking areas and around buildings. Standard City Municipal Code provisions (Sections 9.10.110 and 9.08.100) require the shielding of lighting and restrictions on the intensity of exterior lighting, reducing the potential for substantial light and glare impacts on surrounding properties. Established City procedures for plan check, permit issuance, and construction inspection ensure implementation in accordance with Municipal Code provisions.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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2. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project?

a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use? (Source: 15)

X

The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

X

The site is not currently in agricultural use, or under Williamson Act control. There is no existing surrounding zoning for agricultural use, or sites under Williamson Act contract.

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use? (Source: Figure 3, 15)

X

The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Neither the site, nor any of the surrounding properties are in agricultural use.

3. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: 1)

X

The Air Quality Management Plan (AQMP) for the South Coast Air Basin sets forth a comprehensive program that will lead the air basin into compliance with all federal and state air quality standards. The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections.

The proposed project involves a change in land use designation from commercial to residential. Considering mobile sources as the primary component of project emissions, the change to residential would represent a less intense use and does not represent an intensification of the regional development scenario considered in the AQMP. Further, estimated project emissions for both the construction and operation phases are below SCAQMD recommended project-level thresholds. For these reasons, the project would not conflict with or obstruct implementation of the AQMP.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 1)			X	
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The South Coast Air Basin is in non-attainment status for the following criteria pollutants: ozone, carbon monoxide (CO), and particulate matter (PM_{2.5} and PM₁₀). The proposed project will contribute emissions of criteria pollutants during both the construction and operation phases. Pollutants will be emitted by construction equipment and fugitive dust will be generated during site preparation and construction activities. Long-term operational emissions generated by the proposed project will be primarily from motor vehicles, with additional sources of operation phase emissions including combustion of natural gas for space heating, operation of landscaping equipment, and use of household consumer products.

The project-level air quality assessment evaluated project emissions for both the construction and operation phases and considered both regional and localized thresholds as recommended by SCAQMD. The estimated emissions for both the construction and operation phases are below SCAQMD recommended thresholds of significance. Estimates for construction-period impacts assume application of typical dust control measures (frequent watering of disturbed surfaces, application of soil stabilizers, and establishment of ground cover on exposed surfaces) that are also governed by SCAQMD Rules 401 and 403. Construction-period emissions estimates also assume use of "super-compliant" VOC architectural coatings. The project conditions of approval include requirements to reflect the dust control measures on the project grading plans and to provide evidence of use of super-compliant architectural coatings. Established City procedures for plan check, permit issuance, and construction inspection ensure implementation in accordance with the approved design and conditions of approval.

For the operation phase, estimated emissions are below the SCAQMD recommended thresholds, with no exceptions to default modeling assumptions. Accordingly, long-term operation of the proposed project does not present the potential to violate any air quality standard or contribute substantially to an existing or projected violation.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 1)			X	
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The South Coast Air Basin is in non-attainment status for ozone, carbon monoxide (CO), and particulate matter (PM_{2.5} and PM₁₀). CEQA Section 21100 (e) addresses evaluation of cumulative effects, allowing the use of approved land use documents in a cumulative impact analysis. CEQA Guidelines Section 15064 (h)(3) further stipulates that for an impact involving a resource that is addressed by an approved plan or mitigation program, the lead agency may determine that a project's incremental contribution is not cumulatively considerable if the project complies with the adopted plan or program. In addressing cumulative effects for air quality, the AQMP is the most appropriate document to use because the AQMP sets forth a comprehensive program that will lead the air basin, including the project area, into compliance with all federal and state air quality standards. The AQMP compliance program includes control measures and related emission reduction estimates based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments.

Since the proposed General Plan amendment and zone change represent a less intense scenario when compared to the underlying assumptions of the most recent AQMP and the project would not generate significant pollutant levels on an individual basis, it is appropriate to conclude that the proposed project would not result in a cumulatively considerable increase in criteria pollutant emissions for which the basin is in non-attainment status.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 17, 20, 21)		X		
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The project site is located on the north side of State Route 60, immediately east of the east junction with Interstate 215. Implementation of the project as proposed may expose future residents to pollution generated by vehicles utilizing these freeways.

SCAQMD has conducted a regional air quality monitoring program known as the Multiple Air Toxic Emissions Study, or MATES. The most recent published information is for the MATES-II study (March 2000). The MATES-II study correlated monitored air quality with the risk of contracting cancer, finding an average risk of 1,400 in one million for the Basin on the whole. For Riverside County, the average was identified as 619 in one million and for the study zone encompassing the project site, the risk was identified as between 800 and 1,000 in one million.

Part of the difficulty in dealing with this potential impact is the lack of adopted thresholds and a generally accepted means for quantifying the proposed impacts of this existing condition upon a proposed project. Guidance is provided by the California Air Resources Board (ARB) in a publication entitled "Air Quality and Land Use Handbook: A Community Health Perspective". Acknowledging the emissions from vehicles utilizing the freeways as a substantial source of pollutants, the California Air Resources Board recommends location of sensitive land uses, including residential uses, at least 500 feet from freeways. The ARB guidance document acknowledges that this is a general guideline that must be considered individually by each local agency. Based upon the monitoring data ARB relied on in developing the recommendation, the ARB noted the recommended 500-foot separation would result in an approximate 70 percent reduction in the estimated health risk due to exposure to pollutants. The ARB publication (page 8) also acknowledges the results of air quality modeling and risk assessments performed by ARB staff, with a consistent finding that "relative exposure and health risk dropped substantially in the first 300 feet".

The SCAQMD also addresses this subject in their "Guidance Document for Addressing Air Quality in General Plans and Local Planning" (May 6, 2005), but does not provide specific recommendations for thresholds, assessment techniques, or mitigating site design elements. Both the ARB and SCAQMD guidance documents recognize there may be situations where separation of sensitive receptors and pollutant sources is not possible and note that, in these situations, site design features should be evaluated as an alternative to physical separation. Barriers, landscaping and ventilation systems are noted as site design features that may reduce exposure.

In evaluating the SCAQMD and ARB guidance, the City has determined that a 300 foot setback from the freeway represents a reasonable threshold beyond which impacts would not be considered significant. Evaluating the proposed site layout in this context, Buildings 1 through 7, Building 12 and the recreation center are all beyond this setback line and potential impacts for these interior portions of the site are considered less than significant.

For the balance of the site, the proposed layout places parking and circulation elements along the immediate freeway frontage, with Buildings 9, 10 and 11 completely within the 300-foot zone and Building 8 partially within this zone. Building 11 is placed closest to the freeway frontage, with the near edge of the building approximately 70 feet from the edge of the freeway right-of-way, and approximately 100 feet from the outside edge of the nearest travel lane. Based upon the findings in a study conducted by the City and County of San Francisco Department of Public Health ("Assessment and Mitigation of Air-Quality-Land Use Conflicts in Urban Infill Development: A Technical Review", June 12, 2007), installation of enhanced heating, ventilation and air conditioning (HVAC) systems would remove 80% of pollutants of fine particulate matter (the primary pollutant of concern) and mitigate impacts of potential pollutant exposure from the adjoining freeway source to a level less than significant. The following specific requirements for the HVAC system and ongoing operation are reflected in the recommended conditions of approval:

- HVAC systems for Buildings 8 through 11 shall incorporate ASHRAE 85% supply air filters with at least one air exchange per hour of outside filtered air, at least 4 air exchanges per hour for recirculation, and less than 0.25 air exchanges per hour in unfiltered infiltration. Air intake locations shall be placed to minimize freeway air pollution sources. System design shall be certified by a licensed mechanical engineer as providing best available technology to minimize outdoor to indoor transmission of air pollution.

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- Disclosure to buyers of the installation of enhanced filtration equipment and instructions for proper use.
- Provisions in CC&Rs for ongoing maintenance of the HVAC and filtration systems.

Established City procedures for plan check, permit issuance, and construction inspection ensure implementation in accordance with the approved design and conditions of approval.

The project-level air quality impact assessment evaluated the potential for project emissions for both the construction and operation phases to impact sensitive receptors on adjoining properties. Evaluation focused upon the existing residence situated along the east site boundary. Considering the dust control measures noted in 3b, above, the analysis concluded that the proposed project does not present the potential to expose sensitive receptors to substantial pollutant concentrations.

e) Create objectionable odors affecting a substantial number of people? (Source: 1)

X

The construction of the proposed project would involve activities and the use of equipment typical of development projects of a similar size and type. Although some construction activities utilize materials that produce odors that would have a localized effect on a short-term basis, the proposed project does not present the opportunity for creation of objectionable odors affecting a substantial number of people.

4. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: 2, 3, 8)

X

b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? (Source: 2, 3, 8)

X

(a and b) Biological resources surveys conducted in support of the City's obligations under the Western Riverside County Multiple-species Habitat Conservation Plan (MSHCP) recognize prior use of the project site as a commercial nursery as contributing to the limited biological resource value of the project site. The project site includes isolated patches of coastal sage scrub vegetation and a non-riparian stream feature that have been characterized as non-sensitive considering their limited extent, degraded condition and isolated/disturbed setting.

The project site was evaluated with respect to the various species and habitat resources that are protected under the MSHCP. The proposed site is not within any of the MSHCP-defined areas requiring surveys for criteria area plant species, narrow endemic plant species, amphibians, small mammals, or burrowing owl. No sensitive wildlife species were observed within the project site or are expected to be present due to the lack of suitable habitat.

An off-site area of riparian habitat has been identified as potentially impacted by project drainage and utility improvements. The project conditions of approval require avoidance of these riparian areas, unless further resource evaluation, and MSHCP consultation, demonstrates that sensitive species that may be associated with the riparian habitat are absent. As conditioned, the proposed project would avoid the potential for significant impacts. Established City procedures for plan check, permit issuance, and construction inspection ensure that required improvements are implemented in accordance with the approved conditions.

Vegetation on the project site provides suitable nesting habitat for a variety common bird species that are protected under federal Migratory Bird Treaty Act and California Fish and Game Code provisions that prohibit destruction of active

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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ests. A standard City condition of approval requires vegetation removal outside the nesting season, or pre-construction surveys to determine nesting status and ensure avoidance of active nests prior to initiation of grading. City procedures for plan check and permit issuance provide an established mechanism for compliance with this condition.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 8)

X

A jurisdictional delineation was conducted and no wetlands were identified.

Non-wetland jurisdictional features were mapped within the project site, including one ephemeral drainage feature and one ephemeral tributary. The vegetation within and adjacent to the drainage does not constitute a native, riparian community and is dominated by eucalyptus. While impacts to these ephemeral features are characterized as less than significant, encroachments into these features will be subject to established State and federal permitting programs. The project conditions of approval and established City permit issuance procedures provide a mechanism to ensure that required permits are obtained prior to issuance of a grading permit.

As noted above under item 4b, the project has been conditioned to avoid impacts to off-site riparian resources, pending evidence of absence of potentially-associated sensitive species. In the event encroachment into these off-site resources is reintroduced as an element of the proposed project, the project biologist has recommended mitigation in the form of contribution to an established in-lieu fee program or mitigation bank. The project conditions of approval recognize this conditional requirement. Established City permit issuance procedures provide a mechanism to ensure that required permits are obtained prior to issuance of a grading permit.

d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 3)

X

The project site is isolated by existing development and does not support these functions.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 14)

X

An inventory of trees (covering both on-site and off-site impact areas) was conducted in support of City of Moreno Valley Municipal Code provisions addressing preservation and replacement of existing mature trees. A total of 595 trees meeting the City definition of "mature" (over 4-inch diameter at breast height) were identified, primarily reflecting the substantial plantings and subsequent recruitments occurring due to the former commercial nursery operation. Typical eucalyptus, pine, and palm species comprise approximately 70 percent of the total number of trees. Other species identified include olive, sycamore, cottonwood, oak, willow, walnut, ash, silk oak, Jerusalem thorn, pistache, pepper, and giant yucca. The tree survey characterized trees by health and aesthetic appearance, with approximately 40 percent of the trees survey characterized as better than "fair" (i.e., "good" or "excellent").

A variety of site design considerations constrain the ability to retain existing trees in place. Based upon the current preliminary grading plan, it appears that there may be limited opportunity to retain existing plantings along the State Route 60 frontage (within the 14-foot Caltrans reservation area). Taking into account the nature and origin of the existing trees and considering the characteristics of the various tree species identified (for instance logistics of transplantation, adaptability to transplantation, rapid growth), it is reasonable to first limit the replacement obligation to the approximately 40 percent of trees that are in a condition worth retaining, and to further exclude the eucalyptus and pine species from the replacement obligation. On this basis, the project would be responsible for preservation, transplantation or replacement of 120 trees.

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The project conditions of approval require preparation of a tree replacement plan prior to issuance of grading permits. The plan will provide for flagging of trees identified for preservation or transplantation prior to initiation of grading, protection of preserved trees during active construction, and replacement plantings (with oversize container stock and/or at a ratio of 3:1 for smaller stock). Established City permit issuance procedures provide a mechanism to ensure that required permits are obtained prior to issuance of a grading permit.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan? (Source: 2, 3 & 8)

X

The project site is within the plan area for the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project site is outside the plan Criteria Area, and is not within the special survey areas designated under the plan for burrowing owl, narrow endemic plants, small mammals, or amphibians. Areas subject to MSHCP provisions for the protection of riverine and riparian resources occur within and adjacent to the project site. Under the current project design (as conditioned), only the onsite resources would be impacted. The on-site resources do not directly support riparian habitat, but do contribute to the functions and values of downstream riparian areas. As required under the MSHCP, a Determination of Biologically Equivalent or Superior Preservation (DBESP) has been prepared and circulated to the California Department of Fish and Game and United States Fish and Wildlife Service (resource agencies). For impacts to the on-site resources, the proposed project design is deemed equivalent or superior to avoidance on the basis of project design features that provide for continued delivery of site discharges to downstream natural drainage features, with provisions for moderation of flows consistent with existing conditions and filtration for improved water quality. Before impacts to off-site riparian resources, an amended DBESP will be required, including resource agency review. This requirement is reflected in the project conditions of approval and established City permit issuance procedures provide a means to ensure implementation.

In support of region-wide MSHCP implementation, standard City conditions of approval provide for collection of MSHCP fees prior to issuance of building permits. These fees provide for general support of MSHCP conservation and management programs.

The project site is also within the plan area for the Stephens' Kangaroo Rat Habitat Conservation Plan. Plan implementation is at a stage where all reserve lands have been acquired. Project obligations under this plan are now limited to a simple fee payment that funds long-term reserve management. Payment of SKR fees is a standard City condition of approval and must be complied with prior to issuance of grading permits.

5. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? (Source: 6)				X
b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5? (Source: 6)				X

A site-specific cultural resources assessment was conducted, including both research of recorded sites and physical examination of the project site. No historical or archaeological resources have been previously documented within the project site and none were identified in the course of the site survey. A standard City condition of approval addresses the possibility that unknown buried resources could be unearthed during project construction, requiring cessation of construction activities and evaluation by a qualified expert.

Consultation in the course of preparing this initial study included contacts with the Native American Heritage Commission and local tribes as required under Government Code Section 65352.3 (often referred to as SB18 consultation). To date, avoidance of site disturbance or monitoring of construction activity has not been requested.

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c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 10)		X		
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The site-specific paleontological resource literature review and field survey determined that there is high potential for encountering significant paleontological resources during site excavation. The applicant's paleontologist has recommended monitoring of construction activity and a program for collection and curation of any fossils that might be discovered. The details of the specialist's recommendations are contained in the project conditions of approval and would reduce impacts to a less than significant level. Standard City procedures for plan check, permit issuance, and inspection provide an established mechanism to ensure implementation of the recommended measures.

d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: 6)				X
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There is no reasonable basis to suspect that project activities will disturb human remains.

6. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Source: 12)				X
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The project site is not located within an Alquist Priolo Earthquake Fault Zone. No active or potentially active faults have been previously mapped across the site. The potential for fault ground rupture at the site is considered very low.

(ii) Strong seismic ground shaking? (Source: 12)			X	
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The project site is within a region that is susceptible to strong seismic ground shaking. The nearest known fault is the San Jacinto fault system, which is located about 5 miles to the east. The San Andreas fault system is located approximately 13 miles to the northeast of the site, and the Elsinore fault zone is located approximately 22 miles to the southwest of the site. Standard building code regulations require investigation of ground shaking hazards and incorporation of known engineering practices in project design to address any ground shaking hazards identified in the investigation. Established City procedures for plan check, permit issuance, and building inspection ensure incorporation of engineering recommendations in project design and construction.

(iii) Seismic-related ground failure, including liquefaction? (Source: 12)				X
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The project site is located in an area of deep groundwater with sediment types that have low to very low susceptibility to ground failure, including liquefaction.

(iv) Landslides? (Source: 12)				X
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Environmental conditions presenting the potential for landslide hazard are absent at the project site.

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(b) Result in substantial soil erosion or the loss of topsoil? (Source: 12)			X	
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In the construction phase, exposed soils on the project site may be prone to erosion as a result of exposure to both wind and rain. Established regulatory programs of the South Coast Air Quality Management District (SCAQMD) and the California Regional Water Quality Control Board (RWQCB) require implementation of known best management practices during construction. The Stormwater Pollution Prevention Plan required for compliance with RWQCB regulations details the applicable measures, the location of application, the timing of application, and responsibility for monitoring and maintenance of erosion control measures. Established City programs for grading permit issuance and construction inspection ensure that the erosion control plans are implemented during construction and that erosion impacts during project construction are less than significant.

Once completed, the buildings, paving, landscaping, and water quality filter that will occupy the site will establish a condition presenting negligible potential for soil erosion.

(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? (Source: 12)				X
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The project site is not known to be exposed to any unstable geologic or soil conditions. Standard building code requirements establish standards for investigation of potential stability hazards and engineering design to address any identified stability issues. Established City procedures for plan check, permit issuance, and building inspection ensure incorporation of engineering recommendations in project design and construction.

(d) Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Source: 12)			X	
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The preliminary geotechnical investigation indicates that expansive soils may be encountered during project construction. As provided for in the conditions of approval, the applicant must provide a soils and geologic report to the City Public Works Department prior to issuance of grading permits. In the event expansive soils are encountered, known engineering design practices will be recommended to alleviate the potential for substantial risks to life or property. Established City plan check and permit procedures provide for incorporation of engineering recommendations in project design and construction.

(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (Source: 16)				X
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The proposed project will be served by the regional sewer system operated by Eastern Municipal Water District. The proposed project will not introduce septic tanks or alternative water disposal systems.

7. HAZARDS AND HAZARDOUS MATERIALS. Would the project?

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?				X
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?				X
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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
(a through c) The proposed residential use will not involve the routine transport, use or disposal of hazardous materials.				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment? (Source: 11)				X
The project site is not listed as a hazardous materials site pursuant to Government Code Section 65962.5.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
The project site is not within the planning area for an adopted airport land use plan and is more than two miles from the joint-use airfield at March Air Reserve Base/March Inland Port.				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
There are no private airstrips in the project area.				
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
The proposed project would not have any direct effect on an adopted emergency response plan or emergency evacuation plan. The City's project review process includes routing of project plans to City Fire and Police representatives for consideration of emergency access requirements before development proposals are presented for decision-making body consideration. Access and circulation aspects of the proposed project design meet City standards for required emergency vehicle access and emergency egress of residents. Established City procedures for plan check, permit issuance, and construction inspection, ensure project implementation is consistent with the approved design.				
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: 18)				X
The project site is not located within or adjacent to an area subject to wildland fires.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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8. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements? (Source: 16)			X	
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Both project construction and operation are subject to established regulatory programs directed at avoiding violations of water quality standards and waste discharge requirements. Project construction activities are subject to implementation of known best management practices (BMPs) as detailed in the required Storm Water Pollution Prevention Plan (SWPPP). The SWPPP details the applicable measures, the location and timing of application, and responsibility for monitoring and maintenance. Established City programs for grading permit issuance and construction inspection ensure that the SWPPP BMPs are implemented during construction and that erosion impacts during project construction are less than significant.

For the operation phase, compliance with water quality standards is addressed through the Austin sand filter and other source control features incorporated in project design and detailed in the water quality management plan. Established City programs for plan check, permit issuance and construction inspection ensure that water quality features are implemented in accordance with the approved design. Project conditions of approval and established City programs provide for ongoing maintenance of water quality features.

b) Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
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Eastern Municipal Water District (EMWD) will provide water to the proposed project. EMWD sources of supply consist of a combination of local groundwater resources and imported surface water. Existing water supplies are adequate to serve the proposed project. Although the project would cover much of the site with impervious surfaces, landscaped areas and water quality basins will provide a means for continued groundwater recharge.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: 19)			X	
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Project design incorporates features to collect site runoff and moderate discharges at the downstream outlet into the existing natural drainage feature. Although, the proposed project would alter existing drainage patterns, it would not result in substantial erosion or siltation on- or off-site. Project conditions of approval and established City procedures for plan check, permit issuance, and construction inspection ensure that improvements are implemented in accordance with the approved design

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site? (Source: 19)</p>			X	
<p>Project design incorporates features to collect site runoff and moderate discharges at the downstream outlet into the existing natural drainage feature. Although, the proposed project would alter existing drainage patterns within the site, it would not result in flooding on- or off-site. Project conditions of approval and established City procedures for plan check, permit issuance, and construction inspection ensure that improvements are implemented in accordance with the approved design</p>				
<p>e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 19)</p>			X	
<p>Project design incorporates on-site features to collect site runoff and moderate discharges at the downstream outlet into the existing natural drainage feature. The post-project peak rate of discharge will be unchanged from the current condition.</p> <p>As with any urban project, site runoff can be expected to contain minor amounts of pollutants (including pesticides, fertilizers and motor oil). As noted under item 8.a, above, project design incorporates water quality control features to control the quality of site runoff in accordance with established State and regional programs.</p>				
<p>f) Otherwise substantially degrade water quality? (Source: 16)</p>			X	
<p>Established programs to protect water quality are discussed above under items 6.b and 8.a. The project location and proposed residential use do not present the potential for conditions that would otherwise substantially degrade water quality.</p>				
<p>g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: 7)</p>				X
<p>h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: 7)</p>				X
<p>i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</p>				X
<p>The project site is not located in a mapped floodplain. There are no sources of potential flooding in the project area that present the potential for impacts upon the proposed residential development. The proposed project does not include any sources of flooding that present the potential for impacts upon downstream properties.</p>				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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j) Inundation by seiche, tsunami, or mudflow?				X
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Due to the distance of the project site from the Pacific Ocean or from any lakes or water bodies of significant size, the development of the proposed project would not result in the exposure of people or structures to hazards due to a seiche or tsunami. The environmental factors presenting the risk of these hazards are not present in the project vicinity.

9. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?				X
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The proposed project will establish residential uses at an infill location. With an arterial road on the north site boundary, freeway improvements on the south site boundary, and an established commercial center on the east site boundary, the physical setting of the site does not present the potential for significant impacts in this regard.

b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
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The proposed project includes a General Plan Amendment and Change of Zone that would provide for establishment of residential uses where commercial uses are currently envisioned. The nature and intensity of the proposed multiple-family residential use is not inconsistent or incompatible with existing or proposed uses in the surrounding area and does not present the potential for conflict with land use policies directed at avoiding or mitigating environmental effects. Discussion under items 1 (Aesthetics), 3 (Air), 4 (Biological Resources), 5 (Cultural Resources), 11 (Noise), and 15 (Transportation/Traffic) address site design features and conditions of approval that have been applied to address site-specific influences so as to achieve consistency with the City General Plan, Municipal Code, and the Western Riverside Multiple Species Habitat Conservation Plan.

c) Conflict with any applicable habitat conservation plan or natural communities conservation plan? (Source: 2)		X		
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The project site is within the plan area for the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project site is outside the plan Criteria Area, and is not within the special survey areas designated under the plan for burrowing owl, narrow endemic plants, small mammals, or amphibians. Project conformance to MSHCP provisions for riverine and riparian areas is addressed under item 4.b, above. Standard City conditions of approval provide for collection of MSHCP fees prior to issuance of building permits. These fees provide for general support of MSHCP conservation and management programs.

The project site is also within the plan area for the Stephens' Kangaroo Rat Habitat Conservation Plan. Plan implementation is at a stage where all reserve lands have been acquired. Project obligations under this plan are now limited to a simple fee payment that funds long-term reserve management. Payment of SKR fees is a standard City condition of approval and must be complied with prior to issuance of grading permits.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. **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? (Source: 5)				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 5)				X

(a and b) There are no designated mineral resources, active mines, or active mineral recovery programs at the site or in the surrounding area.

11. **NOISE.** Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 5, 9)		X		
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Considering the existing noise environment in the project area and the nature of the proposed residential use, the project does not present the potential for substantial permanent increases in noise levels.

The project site is exposed to noise from transportation sources, both from Box Springs Boulevard and State Route 60. Project-specific modeling was conducted to predict future noise levels and to address site design features necessary to meet City requirements for noise levels both for residential unit interiors and individual unit patios and balconies (useable private open space). Future noise levels up to 75.6 decibels (dBA, CNEL) are predicted at building exterior locations. Buildings 1, 2, 3, 8, 9, 10, and 11 are within portions of the site that would be exposed to noise levels in excess of the 65 dBA level that is considered to represent the upper range of acceptable noise levels for residential uses (and to provide for reasonable enjoyment of the private decks and patios). The applicant's noise consultant has recommended specific building design features for affected locations, including mechanical ventilation with fresh air intake, orientation and baffling of air ducts and vents, exterior wall construction to meet a minimum STC rating of 46, exterior doors with a minimum STC rating of 26, dual glazed windows with specified minimum STC ratings of from 26 to 29, and sound barriers on patio and deck areas.

The recommended design features for noise attenuation would meet the City standards for a maximum 45 dBA interior noise level and a maximum 65 dBA noise level (for a seated receiver) in the private patio and deck areas. The recommended measures can be accomplished with use of standard building materials and in a manner that is compatible with the project architectural design. The required design features and corresponding locations are detailed in the project conditions of approval. Established City procedures for plan check, permit issuance, and construction inspection ensure project implementation consistent with the conditions of approval.

See item 11d, below regarding construction-period noise.

b) Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels? (Source: 9)				X
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The project was evaluated with respect to potential for generation of vibration impacts in the construction phase, as well as potential exposure of project residents to vibration from truck traffic on State Route 60 in the operation phase. For the construction period, a maximum vibration level of 87 Vdb was predicted at the adjoining single-family residence, below the applicable threshold of 100 Vdb. For the operation phase, the separation between the buildings and the nearest freeway travel lane (greater than 90 feet) was determined to support the less than significant finding.

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 9)</p>			X	
<p>Considering the existing noise environment in the project area and the nature of the proposed residential use, the project does not present the potential for substantial permanent increases in noise levels.</p>				
<p>d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 9)</p>		X		
<p>The proposed project would result in increases in the existing noise levels during project construction. The project conditions of approval reflect standard City Municipal Code provisions for limits on construction hours, as well as the applicant's proposed measures to muffle construction equipment and to locate storage and staging areas away from the adjoining residence. Established City procedures for plan check, permit issuance, and construction inspection, ensure project implementation consistent with the conditions of approval.</p>				
<p>e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</p>				X
<p>The project site is not within the planning area for an adopted airport land use plan and is more than two miles from the joint-use airfield at March Air Reserve Base/March Inland Port.</p>				
<p>f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</p>				X
<p>There are no private airstrips in the project area.</p>				
<p>12. POPULATION AND HOUSING. Would the project:</p>				
<p>a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source:5)</p>				X
<p>The proposed project involves a General Plan Amendment that would alter the designated land use from commercial to residential. The project site is an infill location in an area developed with a mix of residential, commercial and office uses. Roads and other infrastructure are in place and are adequate to support the proposed development. Considering the existing setting, the proposed project does not present the potential to induce substantial growth in the area.</p>				
<p>b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source:5)</p>				X
<p>There is no existing residential use on the subject site.</p>				

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source:5)				X
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There is no existing residential use on the subject site.

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

a) Fire protection? (Source:5)			X	
b) Police protection? (Source:5)			X	
c) Schools? (Source:5)			X	
d) Parks? (Source:5)			X	
e) Other public facilities? (Source:5)			X	

(a through e) The various City departments and responsible outside agencies have participated in the project review process and have determined that the proposed project will not result in substantial adverse physical impacts associated with the provision of public services for the site. Standard conditions of approval include City Development Impact Fees and Moreno Valley Unified School District (MVUSD) fees to address individual and cumulative impacts of development upon public services. Established City and MVUSD plan check and permit issuance procedures ensure payment of fees prior to issuance of building permits.

14. 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? (Source: 5)			X	
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The proposed project includes private recreational facilities for project residents. While it is likely that future residents will also utilize public park and recreational facilities, the additional demand would not increase use to the extent that substantial physical deterioration of facilities would occur or be accelerated. As noted above under item 13, the project will be subject to the City's development impact fees, which include components for City-wide park construction and operation at a rate that has been determined to be commensurate with the burden upon such facilities.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 5)				X
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The proposed project includes a central recreation area with a clubhouse with indoor recreational facilities and an outdoor pool area. The proposed recreational facilities are located in the interior of the site, are typical for this type of use, and do not present the potential for adverse physical effects on the environment.

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15. TRANSPORTATION/TRAFFIC. Would the project:

<p>a) Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? <i>(Source:13)</i></p>		X		
<p>b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? <i>(Source:13)</i></p>		X		

(a and b) Based on information provided in the project-specific traffic impact study, the proposed project is expected to generate 1,613 trips per day, with 122 in the morning peak and 149 in the evening peak. The evaluation of traffic impacts considered eight intersections in the project area—Box Springs Road/I-215 northbound ramps, Box Springs Road/I-215 southbound ramps, Sycamore Canyon Road/Box Springs Road, Clark Street/Box Springs Road, Day Street/Box Springs Road-Ironwood Avenue, Day Street/SR 60 westbound ramps, Day Street/SR 60 eastbound ramps, Box Springs Road/east project driveway. All study area intersections operate at acceptable levels under current conditions (LOS D or better).

The evaluation of traffic impacts considered existing conditions, project opening year (2012), and General Plan build-out scenarios, determining that study area intersections are projected to continue to operate at acceptable levels following implementation of the proposed project (LOS D or better), except for the intersection of Day Street and Box Springs Road (which is projected to fall to LOS F in the PM peak for the General Plan Build-out scenario as a result of the project's contribution to cumulative traffic impacts). The City Traffic Engineering Division has determined that the project's contribution to cumulative impacts to the Day Street/Box Springs Road intersection can be reduced to below a level of significance through the established Development Impact Fee (DIF) and Transportation Uniform Mitigation Fee (TUMF) programs. Standard City conditions of approval require payment of DIF and TUMF fees and established City permit issuance procedures ensure payment of fees prior to issuance of building permits.

Based upon the results of the project-specific traffic study, the east project driveway on Box Springs Road will be restricted to left-in, left-out, and right-out. This requirement is reflected in the project conditions of approval and standard City plan check procedures provide an established mechanism to ensure implementation.

In comparison to the approximately 9,300 trips per day that would be expected from a typical development under the current commercial land use designation, the proposed General Plan Amendment and Change of Zone would result in an overall reduction in traffic capacity demand in the project area.

<p>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p>				X
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The proposed project would have no direct or indirect effect on air traffic patterns.

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? (Source:13)			X	
<p>The proposed project will establish new driveways on Box Springs Road. The project conditions of approval stipulate the improvements to be completed at each driveway, including any turn movement restrictions, to provide for safe intersection operations. Established City procedures for plan check and permit issuance ensure implementation of recommended improvements prior to building permit issuance or occupancy.</p>				
e) Result in inadequate emergency access?				X
<p>The project as designed and conditioned is consistent with City standards. The site will be readily accessible for emergency access.</p>				
f) Result in inadequate parking capacity?				X
<p>The project as designed provides off-street parking in accordance with City standards. Project conditions of approval and established City procedures for plan check, permit issuance, and construction inspection ensure that required improvements are implemented in accordance with the approved design.</p>				
g) Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
<p>The proposed project would not conflict with adopted policies or programs supporting alternative transportation, including bicycle use and transit facilities. Project improvements include a bus turnout on Box Springs Road.</p>				
<p>16. UTILITIES AND SERVICE SYSTEMS. Would the project:</p>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
<p>Eastern Municipal Water District has been advised of the proposed project and has not provided any indication of inadequate treatment capacity at the Moreno Valley Water Reclamation Facility.</p>				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
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Eastern Municipal Water District has been advised of the proposed project and has not provided any indication of inadequate water or wastewater treatment capacity.

An existing EMWD water line and associated easement run along the west site boundary. Project improvements include protection/relocation of the water line and improvement of the easement to meet EMWD requirements. As presently indicated on the proposed improvement plans activities related to the waterline and easement improvements could impact riparian resources that may provide suitable habitat for sensitive species. The project conditions of approval require avoidance of these riparian areas, pending further resource evaluation and consultation to address the City's obligations under the Western Riverside Multiple Species Habitat Conservation Plan. As conditioned, the proposed project would avoid the potential for significant impacts. Established City procedures for plan check, permit issuance, and construction inspection ensure that required improvements are implemented in accordance with the approved conditions.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
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The proposed project includes construction of a storm drain system to handle on-site flows consisting of curbs, gutters, and area drains, with the terminal feature being a sand filter to address water quality regulations. The on-site system is designed to control peak flows at the downstream discharge point so as not to exceed the existing condition. A buried storm drain (Moreno West End Master Drainage Plan Line V-3) will collect off-site flows at the east site boundary that are currently conveyed in a surface feature through the site and convey them directly to a downstream segment of the same drainage feature at the west site boundary.

Improvements involving an earthen channel to outlet both on-site and through flows were determined to present the potential for significant impacts to off-site riparian resources. The project conditions of approval require avoidance of these off-site riparian areas, pending further resource evaluation and consultation to address the City's obligations under the Western Riverside Multiple Species Habitat Conservation Plan. As conditioned, the proposed project would avoid significant impacts. Established City procedures for plan check, permit issuance, and construction inspection ensure that required improvements are implemented in accordance with the approved conditions.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
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The project site is within an area with existing water infrastructure and supplies. The water purveyor, Eastern Municipal Water District (EMWD), prepared an Urban Water Master Plan demonstrating that it has or will have sufficient water supplies available to serve urban development on the property. EMWD has been advised of the proposed project and has not provided any indication of inadequate water supplies.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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<p>e) Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?</p>				X
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The project site is within an area with existing wastewater infrastructure and treatment capacity. The development of the proposed project would result in an increase in the demand for wastewater conveyance and treatment capacity. The wastewater treatment provider, Eastern Municipal Water District, has been advised of the proposed project and has not provided any indication of inadequate wastewater treatment capacity.

<p>f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: 5)</p>				X
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The needs of the project for solid waste capacity would be negligible. The project will be served by a landfill in the Badlands with sufficient permitted capacity to accommodate the project's solid waste disposal needs.

<p>g) Comply with federal, state, and local statues and regulations related to solid waste? (Source: 5)</p>				X
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The project does not conflict with federal, state, and local statues and regulations related to solid waste. Waste collection services in City of Moreno Valley incorporate waste reduction provisions directed at compliance with State waste stream diversion regulations.

17. MANDATORY FINDINGS OF SIGNIFICANCE.

<p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p>			X	
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The project is a residential development at a density consistent with the requested General Plan land use designation and zoning; the proposed residential development density is less intense than the currently permitted commercial uses. As conditioned to avoid the off-site riparian resources, the project site does not present the potential to impact sensitive wildlife resources. The nature and scale of the proposed project do not present the potential to substantially degrade the environmental setting for existing development in the project vicinity.

The project as conditioned is consistent with provisions of the Western Riverside County Multiple Species Habitat Conservation Plan and the Stephens' Kangaroo Rat Habitat Conservation Plan.

The project site is not known to contain important archaeological or historical resources. Project conditions of approval address the possibility of resources being encountered during project construction.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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<p>b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?</p>			X	
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The project is a residential development of limited scale at an intensity below that envisioned under the current General Plan land use designation and zoning. As designed and conditioned, the proposed project will not disturb sensitive resources, will not exceed the capacity of service systems, and is consistent with applicable local, regional and State environmental programs and regulations.

The issue of a project's contribution of greenhouse gases and the connection to global warming has become a controversial aspect of the CEQA documentation process. Recognizing that the proposed project's emissions of criteria air pollutants are below recommended South Coast Air Quality Management District thresholds, the proposed project would not represent a cumulatively considerable contribution to pollutant emissions contributing to this phenomenon.

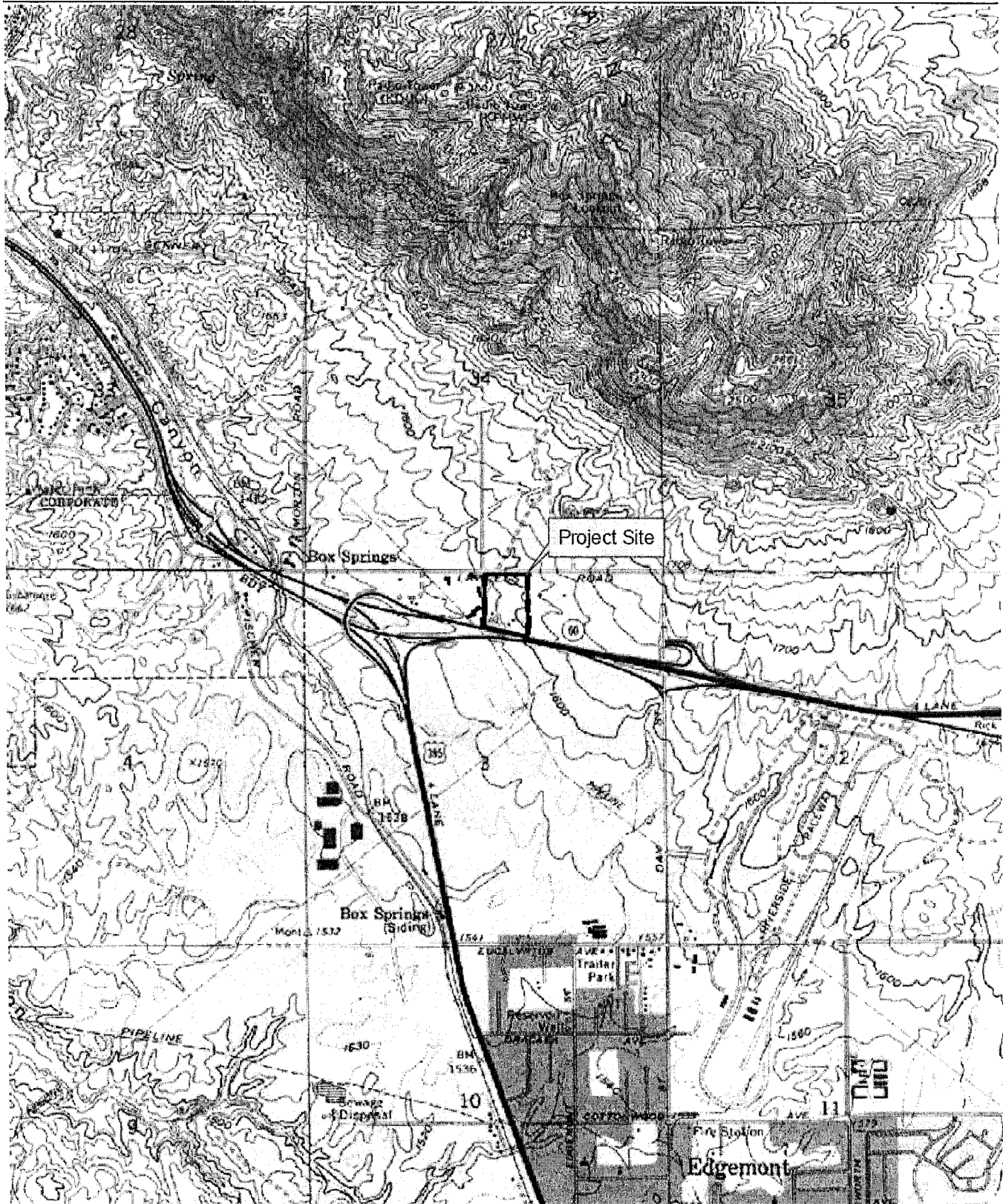
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>			X	
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The proposed project, by its basic nature and scale, would not create impacts that would cause substantial adverse effects on human beings, either directly or indirectly.

Impacts of the project setting upon future residents, specifically proximity to State Route 60 and Interstate 215, have also been considered. As conditioned to address potential impacts of associated noise and air pollutant emissions, the proposed project would not expose future residents to substantial adverse effects.

SOURCES CONSULTED

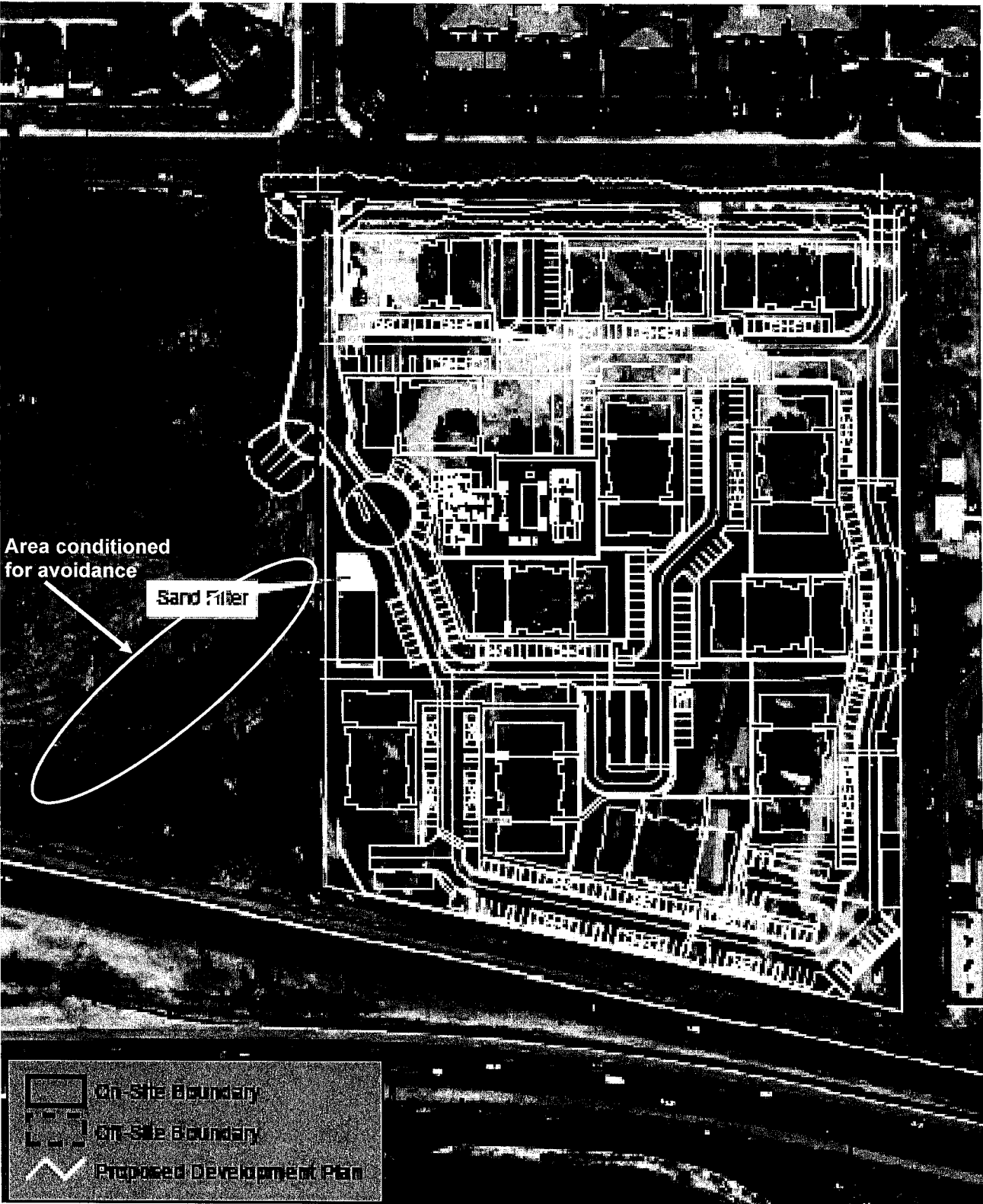
1. Air Quality Analysis, Tentative Tract Map No. 35414, VISTA Environmental, March 27, 2007
2. MSHCP Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation for the Box Springs Road Apartments Project, PCR, October 15, 2007 and accompanying City transmittal letter of October 17, 2007
3. Biological Resources Assessment, Box Springs Road Apartments, PCR, October 15, 2007
4. City of Moreno Valley, Municipal Code, Title 9
5. City of Moreno Valley, General Plan and EIR, adopted July 11, 2006
6. Cultural Resources Assessment, Box Springs Road Apartment Project, LSA, March 22, 2007
7. Federal Emergency Management Agency, Flood Insurance Rate Map, City of Moreno Valley Index (Site is within Panel 0650740005A, which is unprinted due to lack of mapped hazards)
8. Investigation of Jurisdictional Waters and Wetlands, Box Springs Road Apartments, PCR, August 16, 2007
9. Noise Impact Analysis, TTM 35414, Vista Environmental, March 26, 2007 and Response to Comments letter dated October 15, 2007
10. Paleontological Resources Assessment, Box Springs Road Apartment Project, LSA, March 22, 2007
11. Phase I, Environmental Site Assessment, The SI Group, August 7, 2006
12. Preliminary Geotechnical Investigation, APNs 291-050-003, -004, -012, and -013, Leighton and Associates, Inc., August 31, 2006
13. Traffic Impact Study, TTM 35414, DKS Associates, May 25, 2007 and City of Moreno Valley Transportation Engineering Division Memorandum dated July 2, 2007
14. Tree Survey Report, Box Springs Road Apartments, PCR, August 21, 2007
15. Riverside Important Farmland 2004, California Department of Conservation, November 2005
16. Water Quality Management Plan, Box Spring Road Apartments, C&V Consulting, August 2007
17. Air Quality and Land Use Handbook: A Community Health Perspective, California Air Resources Board, April 2005
18. Proposed Fire Hazard Severity Zones, Western Riverside County, Cal FIRE, May 10, 2007
19. Preliminary Hydrology & Hydraulics Study, Box Springs Road Apartments, C&V Consulting, July 2007
20. Multiple Air Toxics Exposure Study (MATES-II), South Coast Air Quality Management District, Final Report, Second Printing July 2000
21. Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning, South Coast Air Quality Management District, May 6, 2005



City of Moreno Valley
 Initial Study for PA07-0016
 through PA07-0019

Figure 1 – Location

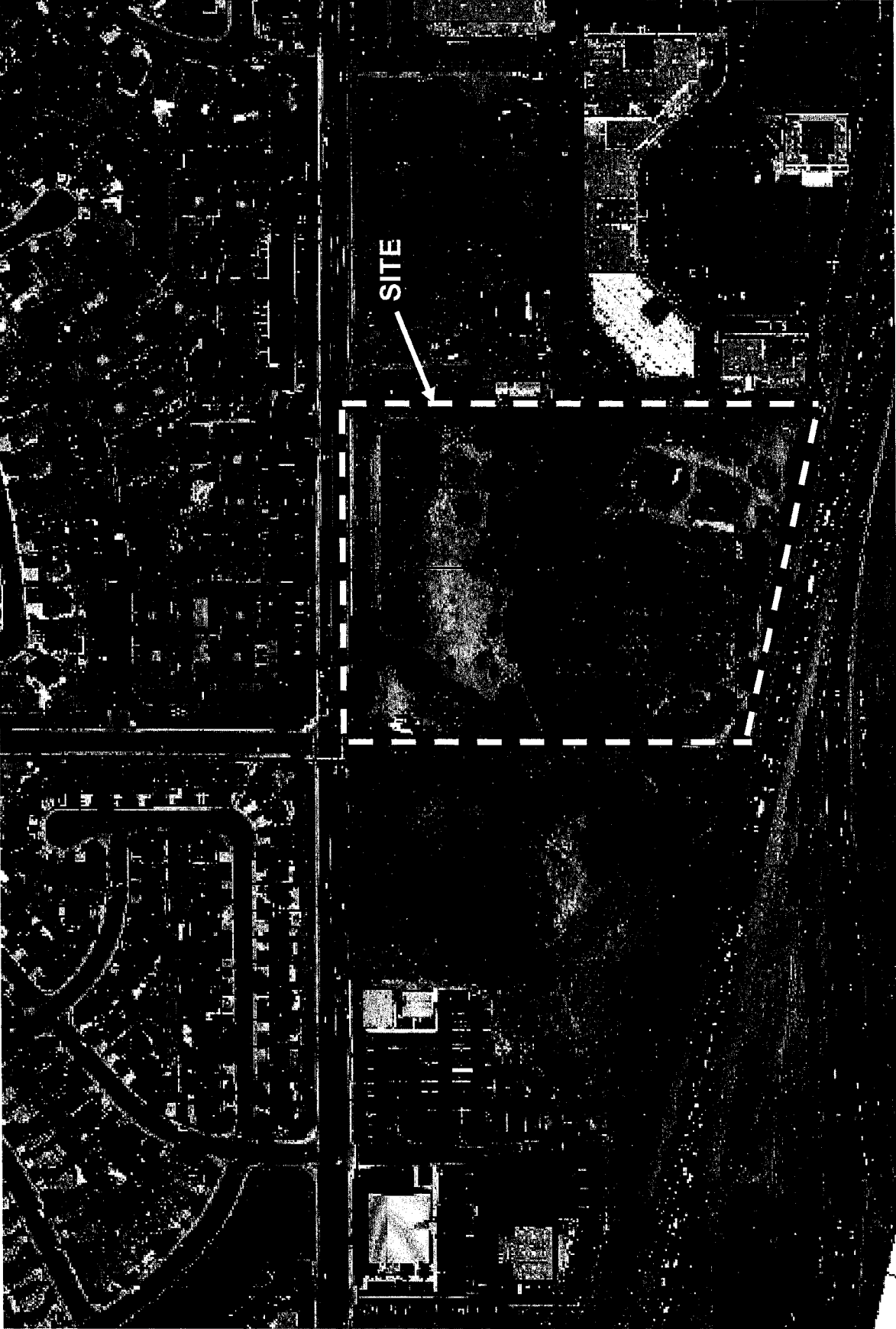
Attachment: PA07-0016-0017 Initial Study (1611 : PA15-0002 Plot Plan and P15-003 Revised Tentative Tract Map 35414)



City of Moreno Valley
Initial Study for PA07-0016
through PA07-0019

Figure 2 – Project Layout

Attachment: PA07-0016-0017 Initial Study (1611 : PA15-0002 Plot Plan and P15-003 Revised Tentative Tract Map 35414)

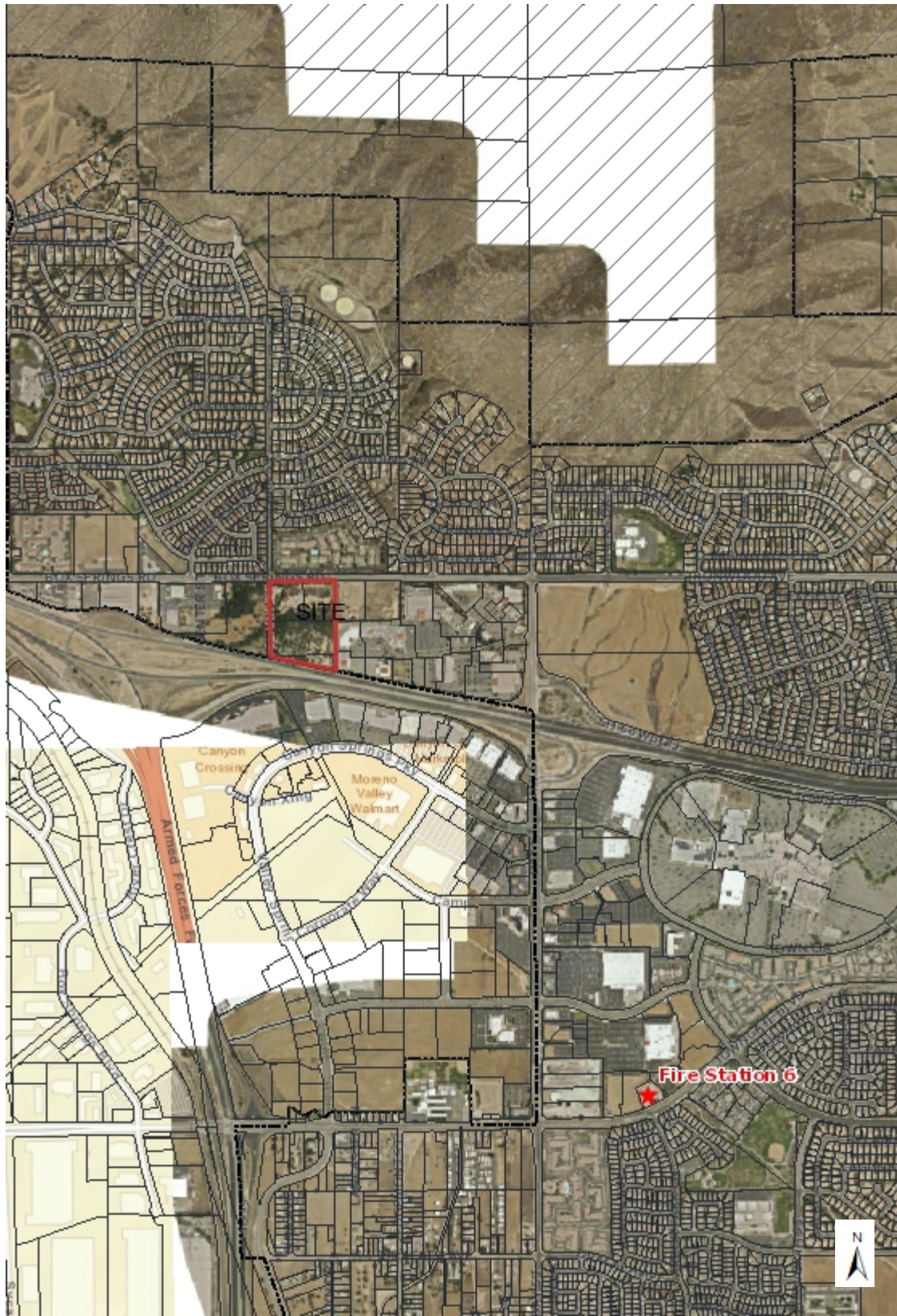


**City of Moreno Valley
Initial Study for PA07-0016
through PA07-0019**

Attachment: PA07-0016-0017 Initial Study (1611 : PA15-0002 Plot Plan and P15-003 Revised Tentative Tract Map 35414)



PA15-0002 Plot Plan & P15-003 Revised TTM



Legend

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

Attachment: Aerial (1611 : PA15-0002 Plot Plan and P15-003 Revised Tentative Tract Map 35414)

Notes

21595 Box Springs Road
291-050-003, 004, 012 & 013

3,153.5 0 1,576.77 3,153.5 Feet

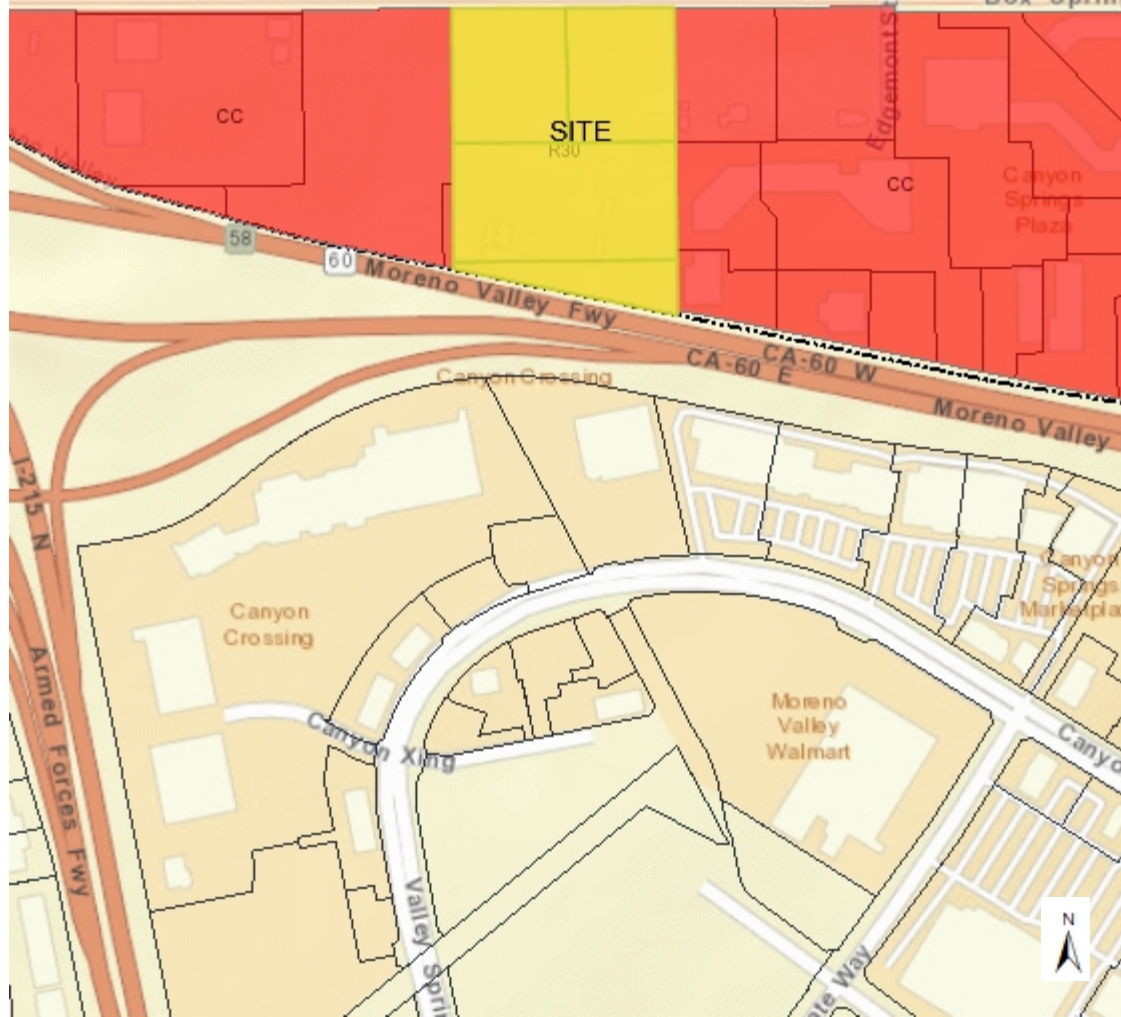
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Print Date: 7/28/2015

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



PA15-0002 Plot Plan & P15-003 Revised TTM



Legend

Zoning

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

Master Plan of Trails

- Bridge
- Improved
- Multiuse
- Proposed
- Regional
- State

- Parcels
- City Boundary
- Sphere of Influence

Notes

21595 Box Springs Road
291-050-003, 004, 012 & 013

1,150.7 0 575.36 1,150.7 Feet

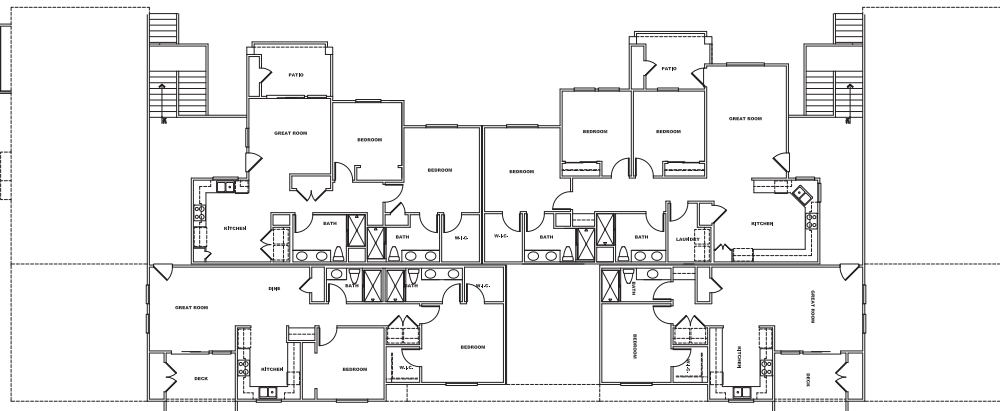
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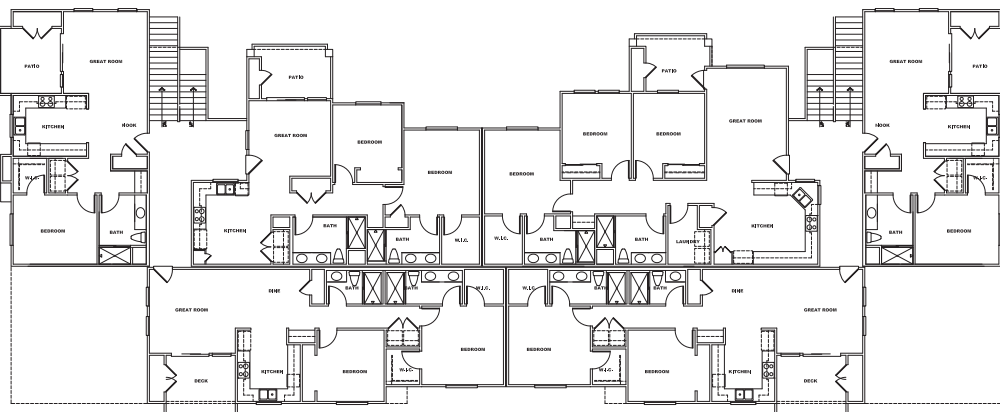
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Attachment: Zoning (1611 : PA15-0002 Plot Plan and P15-003 Revised Tentative Tract Map 35414)

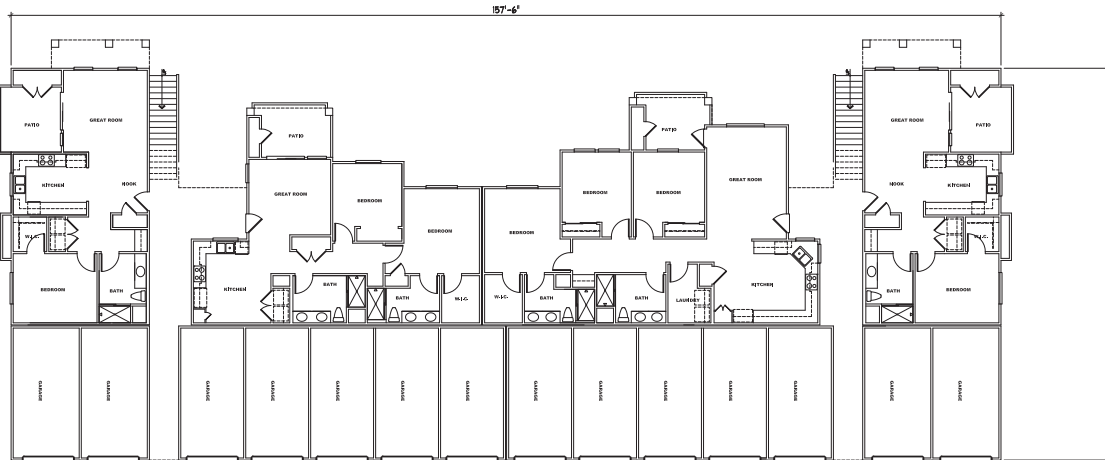
THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

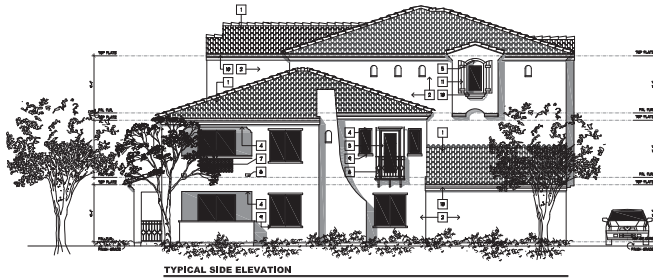


- SUMMARY**
- 1 BEDROOM - 1 UNIT
 - 2 BEDROOM - 2 UNIT
 - 3 BEDROOM - 1 UNIT

- SUMMARY**
- 1 BEDROOM - 1 UNIT
 - 2 BEDROOM - 1 UNIT
 - 3 BEDROOM - 1 UNIT

- SUMMARY**
- 1 BEDROOM - 2 UNIT
 - 2 BEDROOM - 1 UNIT
 - 3 BEDROOM - 1 UNIT





TYPICAL SIDE ELEVATION

TYPICAL ELEVATION NOTES :

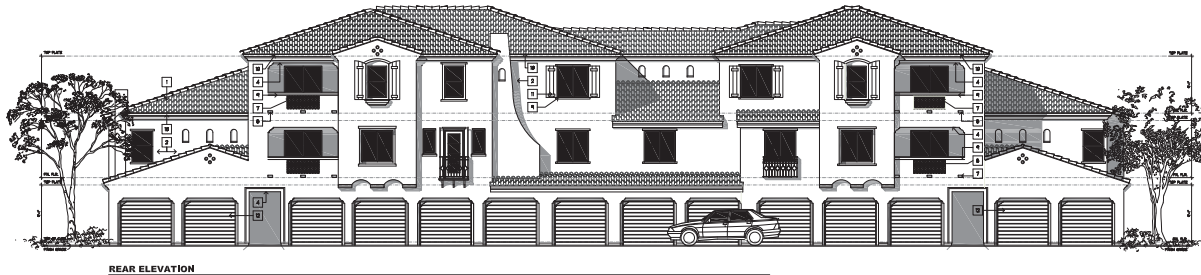
1. CONCRETE W/ TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. STUCCO SOFFIT
5. STUCCO ARCH
6. M.I. RAILING
7. STACKED MISSION TILES OPEN THRU
8. DECK SCUPPERS
9. 2X TREX WITH STUCCO OVER
10. BUILT UP TREX WITH STUCCO OVER
11. PAUX SHUTTER
12. GARAGE DOOR

COLOR ELEVATION DESCRIPTION :

- STUCCO - LIGHT CREAM - WHITE
- TILE - MISSION 1/2" TILE TERRAZZOTA BLEND
- SHUTTERS & DOOR ACCENT COLORS
- VERY PER BUILDING
- WROUGHT IRON BLACK



FRONT ELEVATION



REAR ELEVATION

MR. PAUL REIM
 OAK PARC PARTNERS, L.P.
 4101 BIRCH ST. STE. 150
 NEWPORT BEACH, CA 92669

CONCEPT EXTERIOR ELEVATIONS



Architecture

301 E. Santa Ana Canyon Road
 Suite 100-101
 Anaheim, CA 92808
 949-432-5118

Job No. XXX

Revisions:

Drawn:

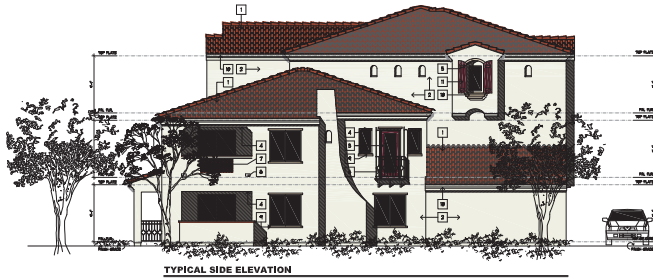
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TYPICAL SIDE ELEVATION

TYPICAL ELEVATION NOTES :

1. CONCRETE W/ TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. STUCCO SOFFIT
5. STUCCO ARCH
6. M.I. RAILING
7. STACKED MISSION TILES OPEN THRU
8. DECK SCUPPERS
9. 2X TREX WITH STUCCO OVER
10. BUILT UP TREX WITH STUCCO OVER
11. PAUX SHUTTER
12. GARAGE DOOR

COLOR ELEVATION DESCRIPTION :

- STUCCO - LIGHT CREAM - WHITE
- TILE - MISSION 18" TILE TERRAZZOTA BLEND
- SHUTTERS & DOOR ACCENT COLORS
- VERY PER BUILDING
- WROUGHT IRON BLACK



FRONT ELEVATION



REAR ELEVATION

MR. PAUL REIM
 OAK PARC PARTNERS, L.P.
 4101 BIRCH ST. STE. 150
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CONCEPT EXTERIOR ELEVATIONS



Architecture

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Job No. XXX

Revisions:

Drawn:

Date:

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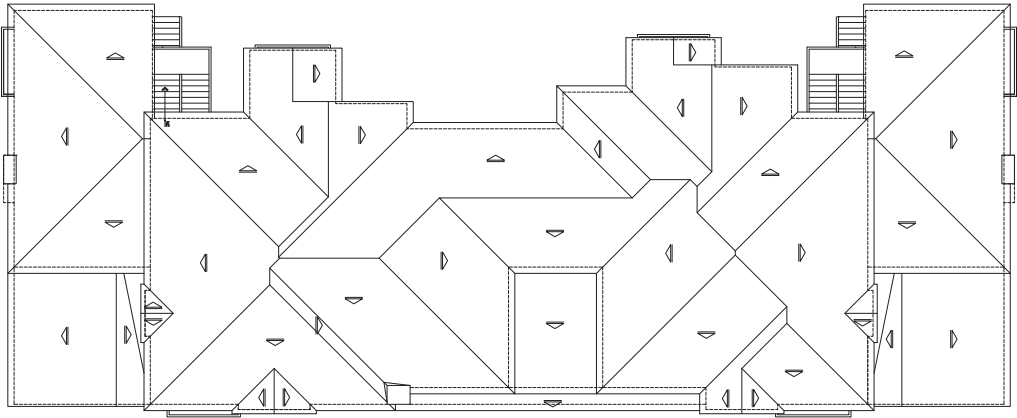
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ROOF PLAN

NOTES:

- TILE - HERRING BONE TILE TRANSCORPORA BRAND
- TYPICAL PITCH 4/12



Attachment: A4 - Roof Plan (reduced) (Revision 41) (16244 - RA15-0002 Blast Plan and RA15-0002 Revised Tentative Tract Map 25444A)

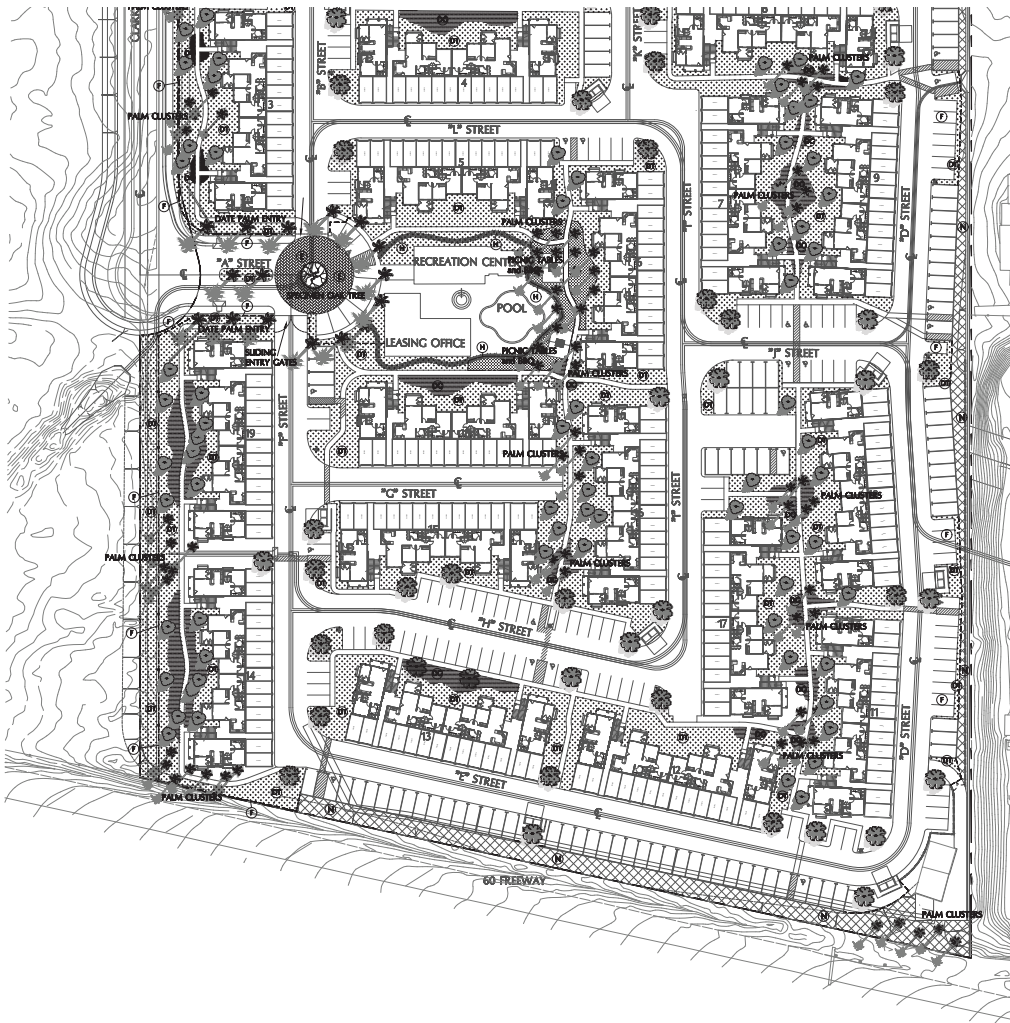
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By:
Title:
Revision: XXV
JOB No. XXX



CONCEPT BUILDING ROOF PLAN

MR. PAUL REIM
OAK PARC PARTNERS, L.P.
 4101 BIRCH ST. STE.
 NEWPORT BEACH, CA 92



- INTERIOR SHADE/ACCENT PLANTINGS**
 Elaeagnus (African Sunset) (low water use)
 Eriobotrya japonica (Loquat) (moderate water use)
 Citrus (pink flower) low water use
 Adiantum (Crested Fern) (low water use)
 Ceanothus (Blueberry) (low water use)
 Cedrela (Mexican Honey Locust)
 Tibetia (Bottle Tree) (moderate water use)
- INTERIOR STREETScape**
 Ulmus parvifolia 'True Green'
 Koeleria bipinnata (Chinese Flame Tree)
 Agave (Fountain) (Peppercorn Tree)
 Citrus parvifolia (Australian Willow) (low water use)
- DC ACCENT ZONES**
 Some areas will have colored or non colored DC as a groundcover
 Within these areas there will be rock outcroppings and individual planting clusters to complement the natural desert look.
- SUGGESTED LIST OF DROUGHT TOLERANT**
 with some CALIFORNIA NATIVE PLANTINGS
 - L ALICE 'BLUE ELF'
 - M AGAVE 'THUNDERBOLT'
 - L BOUTANVILLE ROSEOLA
 - M LOROP MISCAR (BIG BLUE SILK BUNT)
 - M CARISSA 'GREEN CARPET' (NATAL PLUM)
 - M CARPENTERIA CALIFORNICA (BIRD ANDRONE)
 - M GREVILLE 'BANKS' (RED SILK GARD)
 - M LANTANA 'SOL' RED'
 - M LOROP SPICATA 'SILVER DRAGON'
 - M NEMEROCALUS AURANTIACA (DAY LILY)
 - L LIGULOPHYLLUM PROTENSUM (TEXAS RANGER)
 - M MAHONIA ROBINSONII (OREGON GRAPE)
 - L MAHONIA LOMANIFOLIA
 - M MAHONIA ROBINSONII (OREGON GRAPE)
 - L NANNARIA DOMESTICA (DEAKENLY BAMBOO)
 - M PRODRUM TENAX (NEW ZEALAND FLAX)
 - M RHAPISLEPIDIS BAIARDII 'CANYON PINK'
 - L RUSSELLIA EQUISSETIFORMIS (PINEAPPLE PLANT)
 - M TETRARDIA CHAMAEDRIS (GERMANDER)
 - M TRACHELOPODIUM JAPONICUM (STAR JASMINE)
 - M WESTRINGIA 'MORNING LIGHT' (COAST ROSEMARY)
 - M CYRTOCHEILUM HAWAIIANUM (LEATH BARBARA DANCY)
- L= LOW WATER USE
 M= MODERATE WATER USE
- NOTE:**
 ALL WALLS AND TRASH ENCLOSURES TO BE FINISHED WITH SIBOTON BYV AND BOLDUANVILLE.
- HEDGE SCREEN**
 Ligustrum texanum (Texas Privet)
 Provide a visual buffer between units and the Rec Center
- ENHANCED ENTRY PAVING**
 including Concrete Pavers
 Color and Pattern by Owner
- AREA LEFT NATURAL**
 Area to be left in it's natural state
 no irrigation
- PROJECT SECURITY**
 6' High Metal fence w/10" stucco pilasters
 w/precast concrete caps
- Soft Up-lighting of Entry Pavers and Spandrel Oak Trees**
- NOTE:**
 All landscape areas will be on an ET based irrigation controller and using a drip system. The irrigation and planting will comply with the County's Water Efficient Water Ordinance
- SYMBOL FOR AC UNIT**
 All AC units to have a redwood lath trellis on all visible sides.
 Frames to be 4x4 red wood posts w/2x6 of cap, all stained. One five gallon size jarvine vine planted at ea. wall side.

APPLICANT
Paul Reim
949-300-9433
preim@earthlink.net

ARCHITECT
LSA Architecture
Chuck Stetchen
949-825-5218
cstetchen@lsaarchitecture.com

Malefyt Land Planning
Land Planning Landscape Architects

2488 Newport Blvd, Suite C
Costa Mesa, Ca 92627
949.673.2154 web malefyt.com

Attachment: Conceptual Landscaping (reduced) [Revision 1] (4641 - PA-15-0002) Plot Plan and D15-0002 Revised Tentative Tract Map 254441

LAURA SCHLANGE
 COLOR CONSULTANT
 (949) 293-3716

REIM ADVISORS, LLC
OAK PARC APARTMENTS
 PRELIMINARY EXTERIOR COLOR SCHEDULE

PAINT: DUNN EDWARDS ROOF: EAGLE ROOF TILE STUCCO: TBD		GARAGE DOORS: RAYNOR		4 ISSUED FOR CITY SUBMITTAL 2/12/15	
COLORS	SCHEME 1	SCHEME 2	SCHEME 3		
FASCIA & STUCCO TRIM	DEC 717 BAKED POTATO	DEC 717 BAKED POTATO	DEC 717 BAKED POTATO		
STUCCO PAINT MATCH (20/30 SAND FINISH)	DEW 341 SWISS COFFEE	DEW 341 SWISS COFFEE	DEW 341 SWISS COFFEE		
FRONT DOOR & SHUTTER	DE 6334 LONG LAKE	DEC 705 BURNT CRIMSON	DE 6258 IVY GARDEN		
GARAGE DOORS	DARK BROWN (OR BRONZE TONE)	DARK BROWN (OR BRONZE TONE)	DARK BROWN (OR BRONZE TONE)		
WROUGHT IRON	DEC 756 WEATHERED BROWN	DEC 756 WEATHERED BROWN	DEC 756 WEATHERED BROWN		
FAUX CLAY PIPES	DE 6105 WEATHERED LEATHER	DE 6105 WEATHERED LEATHER	DE 6105 WEATHERED LEATHER		
ROOF "S" TILE CAPISTRANO	3636 50% / SMC 8402 50% BLEND 	3636 50% / SMC 8402 50% BLEND 	3636 50% / SMC 8402 50% BLEND 		



FRONT ELEVATION

**BUILDING 1
SCHEME 1**



TYPICAL SIDE ELEVATION

**BUILDING 1
SCHEME 3**



**BUILDING 1
SCHEME 2**



RIGHT SIDE ELEVATION



FRONT ELEVATION

**BUILDING 2
SCHEME 3**



**BUILDING 2
SCHEME 1**

RECREATION BUILDING
 FLOOR PLAN



111 E. Santa Ana Canyon Road
 Suite 100-111
 Anaheim, CA 92808
 (714) 832-5128

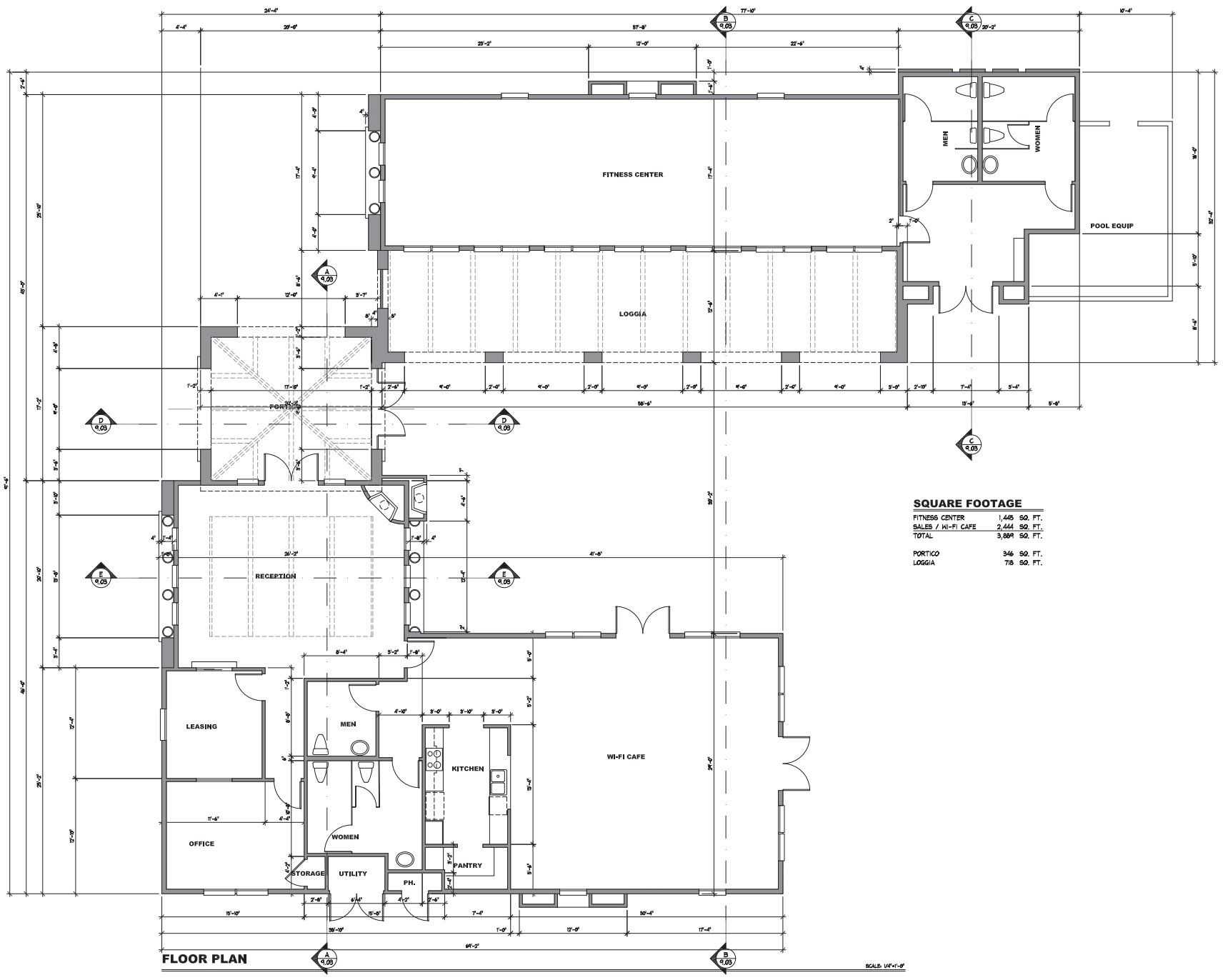
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FRONT ELEVATION - west SCALE: 1/8\"/>



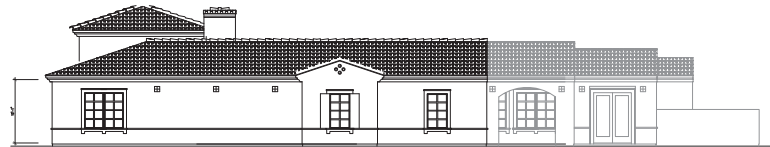
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REAR ELEVATION - east SCALE: 1/8\"/>



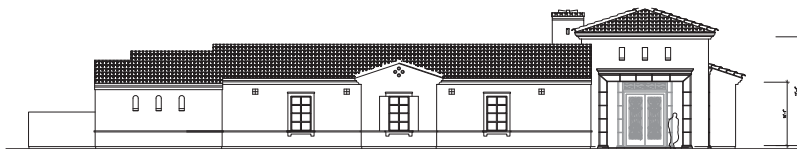
COURT ELEVATION - east SCALE: 1/8\"/>



RIGHT ELEVATION - south SCALE: 1/8\"/>



COURT ELEVATION - north SCALE: 1/8\"/>



LEFT ELEVATION - north SCALE: 1/8\"/>