

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 3.13
(ID # 12252)**

MEETING DATE:

Tuesday, May 05, 2020

FROM: HOUSING, HOMELESSNESS PREVENTION AND WORKFORCE SOLUTIONS:

SUBJECT: HOUSING, HOMELESSNESS PREVENTION & WORKFORCE SOLUTIONS (HHPWS): County Home Investment Partnerships (HOME) and Housing Choice Voucher Program (HCVP) Project Based Vouchers Funding Requests: Courtyards at Cottonwood, City of Moreno Valley, Making Responsible Agency California Environmental Quality Act (CEQA) Findings and Adoption of Environmental Assessment and Finding of No Significant Impact; District 5 [\$1,000,000 - 100% HOME Investment Partnerships Act and Housing Choice Voucher Program Funds]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Finds, in its independent judgment and analysis as a Responsible Agency under CEQA in issuing certain limited approvals, after it reviewed and considered the information in the previously adopted Environmental Initial Study/Mitigated Negative Declaration (MND) and associated documents by the City of Moreno Valley, as lead agency, on October 10, 2019 for the Courtyards at Cottonwood Apartments (Project, that as to those potential environmental impacts within the County's powers and authorities as responsible agency concerning the request for release of HOME and HCVP funding for the Project and certification associated therewith, any potentially significant environmental effects have been adequately analyzed and nothing further is required under CEQA;

ACTION: Policy



Heidi Marshall, Director 5/13/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: May 5, 2020
xc: Housing

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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2. Adopt the Environmental Assessment and Finding of No Significant Impact (EA) for the Project approved by the City of Moreno Valley on January 8, 2020;
3. Find that the original findings in the EA are still valid and there is no need for re-evaluation because a) there are no substantial changes in nature, magnitude or extent of the Project, b) there are no new circumstances or environmental conditions which may affect the Project or have a bearing on its impact, and c) the recipient has not proposed the selection of an alternative not in the original findings;
4. Adopt the attached County of Riverside’s Environmental Assessment (County EA) and Finding of No Significant Impact (FONSI) for the Project based on the findings incorporated therein and conclude that the Project is not an action which may affect the quality of the environment;
5. Approve the attached Request for Release of Funds (RROF) for Home Investment Partnerships (HOME) funds;
6. Approve the attached Request for Release of Funds (RROF) for Housing Choice Voucher Program (HCVP) Project Based Vouchers;
7. Authorize the Chairman of the Board of Supervisors to execute the RROFs, the County EA, and FONSI to be filed with HUD; and
8. Authorize the Director/HHPWS, or designee, to take all necessary steps to implement the RROFs, County EA and FONSI, including, but not limited to, signing subsequent necessary and relevant documents subject to approval by County Counsel.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 1,000,000	\$ 0	\$ 1,000,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% HOME Investment Partnerships and Housing Choice Voucher Program Funds			Budget Adjustment:	No
			For Fiscal Year:	19/20

C.E.O. RECOMMENDATION: [CEO Use]

BACKGROUND:

Summary

The County of Riverside (County) has completed all applicable review procedures and has evaluated the potential effects of the Project on the environment pursuant to CEQA and NEPA (National Environmental Policy Act) regulations.

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On December 15, 2010, the City of Moreno Valley, as Lead Agency for CEQA, adopted a Mitigated Negative Declaration determining that the proposed Project will have a less than significant impact on the environment. The City of Moreno Valley also filed a Notice of Determination affirming that the Project will not have a negative impact on the environment. Rancho Belago Developers, a California corporation and an affordable housing developer (Project Applicant), has applied for federal funds through the City of Moreno Valley and the County of Riverside. Since the City of Moreno Valley committed funds prior to the County of Riverside, the City of Moreno Valley is the Responsible Entity (RE) for the NEPA process and the procedures as set forth in 24 CFR Sections 58.5 and 58.6.

As the decision-making body for the County of Riverside, and in the County's limited role as a responsible agency under CEQA, the County has received, reviewed, and considered the information contained in the for the funding and approvals for Courtyards at Cottonwood Project, the Initial Study, Mitigated Negative Declaration (MND), all comment letters, and other related documents. Based on this review, the County finds that, as to those potential environmental impacts within the County's powers and authorities as responsible agency, that the MND for the Project contains a complete, objective, and accurate reporting of those potential impacts and reflects the independent judgment and analysis of the County.

In its limited role as a responsible agency under CEQA, the County finds that there are no feasible alternatives to the Project which would avoid or substantially lessen the Project's potentially significant environmental impacts but still achieve most of the Project's objectives. The County further finds that the mitigation measures imposed by the lead agency are sufficient to reduce all potentially significant impacts to a level of less than significant. As such, the County concurs with the environmental findings adopted by the lead agency, which are attached hereto, and therefore the County adopts those findings as its own and incorporates them herein.

City of Moreno Valley as the RE, approved the NEPA on January 8, 2020, and determined a Finding of No Significant Impact (FONSI) on the environment. Pursuant to 24 CFR Sections 58.5 and 58.6, the City of Moreno Valley completed the Environmental Assessment (City of Moreno Valley EA). County reviewed the City of Moreno Valley EA and determined the original findings are still valid and there is no need for re-evaluation pursuant to 24 CFR Section 58.47. Subsequently, the County of Riverside has prepared an EA (County EA) that incorporates the original findings made in the City of Moreno Valley EA. Since the County of Riverside was not the RE for the completion of the City of Moreno Valley EA, it is recommended that the Board adopt City of Moreno Valley EA along with adopting the County EA. Further, pursuant to State CEQA Guidelines section 15096, the County in its limited role as a Responsible Agency has reviewed and considered the prior EA and Mitigated Negative Declaration completed by the City of Moreno Valley as the acting Lead Agency.

PROJECT DESCRIPTION:

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Project Applicant is proposing to use \$1,000,000 in HOME Investment Partnerships Program (HOME) funds to pay a portion of the costs to develop and construct a multi-family affordable rental housing project, Courtyards at Cottonwood Apartments, consisting of eighty (80) affordable rental units and one (1) residential manager's unit (Proposed Project). The Proposed Project is located on approximately 6.76 acres of vacant land located at the northeast corner of Cottonwood Avenue and Indian Street, in the City of Moreno Valley in the County of Riverside, identified as Assessor's Parcel Numbers 482-161-021, 482-161-022, 482-161-023, 482-161-024 (Property). Three residential buildings will consist of 24 1-bedroom units, 29 2-bedroom units and 28 3-bedroom units. The square footage of the units are as follows: one-bedroom 628 square feet, two-bedroom 803 square feet, and three-bedroom 1009 square feet. The proposed project will also include a 4,840 square-foot Community Building with management, leasing, services and maintenance offices, a maintenance garage, computer lab, laundry room and a full kitchen. Site amenities are also proposed to include a community pool, a tot lot, basketball court and a senior vita course. A manager's unit will be located on the second floor of the community building.

Eleven HOME-assisted units will be restricted to individuals whose incomes do not exceed 60% of the area median income for the County of Riverside, of which 3 units will be restricted to individuals whose incomes do not exceed 50% of the area median income for the County of Riverside adjusted by family size at the time of occupancy. The HOME-assisted units will be restricted for a period of at least 55 years from the recordation of the Notice of Completion. The project was awarded 35 Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) through a competitive Request for Proposals released by the Housing Authority of the County of Riverside on August 12, 2019.

In addition to the \$1,000,000 derived from County HOME funds, other financing sources for the Proposed Project include a \$27,896,086 in tax credit proceeds, \$4,500,000 in City of Moreno Valley HOME and Neighborhood Stabilization Program funds, \$2,000,000 City of Moreno Valley land contribution, \$848,188 City of Moreno Valley fee waivers, and \$1,390,177 deferred developer fee. The total cost of development, during the permanent financing period, is approximately \$37,634,451.

Impact on Residents and Businesses

The creation of the additional 80 affordable units will have a positive impact on businesses and residents through the creation of jobs and affordable housing.

SUPPLEMENTAL:

Additional Fiscal Information

No impact upon the County's General Fund; the County's contribution will be funded with HOME Investment Partnerships Act Funds and rental assistance through Housing Choice Voucher Program (HCVP) Project Based Vouchers.

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Attachments:

- City of Moreno Valley Initial Study/Mitigated Negative Declaration
- City of Moreno Valley Environmental Assessment
- Public Notice
- County of Riverside Environmental Assessment/FONSI
- Request for Release of Funds – HOME
- Request for Release of Funds - PBVs



Marcus Maltese

4/28/2020



Gregory E. Priamos, Director County Counsel

4/21/2020



**U.S. Department of Housing
and Urban Development**
Los Angeles Field Office
300 N. Los Angeles, Suite 4054
Los Angeles, CA 90012

Environmental Assessment for HUD-funded Proposals

Recommended format per 24 CFR 58.36, revised March 2005
[Previously recommended EA formats are obsolete].

Project Identification: Courtyards at Cottonwood

Preparer: Mervyn Manalo, Housing Specialist

Responsible Entity: County of Riverside

Month/Year: April 9, 2020

Environmental Assessment

Responsible Entity: County of Riverside
[24 CFR 58.2(a)(7)]

Certifying Officer: V. Manuel Perez, Chairman,
Riverside County Board of Supervisors
[24 CFR 58.2(a)(2)]

Project Name: Villa Hermosa Apartments, Phase II

Project Location: Northeast corner of Cottonwood Avenue and Indian Street, in the
City of Moreno Valley in the County of Riverside, identified as
Assessor's Parcel Numbers 482-161-021, 482-161-022, 482-
161-023, 482-161-024

Estimated total project cost: \$1,000,000

Grant Recipient: Rancho Belago Developers
[24 CFR 58.2(a)(5)]

Recipient Address: 27700 Kalmia Avenue, Rancho Belago, CA 92555-5200

Project Representative: James M. Jernigan, President

Telephone Number: Phone: (951) 686-6600
Email: jjernigan@ranchobelagodevelopers.com

Conditions for Approval: (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]

An Environmental Assessment and Compliance Findings for the Related Laws ("EA") was completed and approved by the City of Moreno Valley on January 8, 2020. The County of Riverside ("RE") has reviewed the EA and found that the original findings are still valid and there is no need for re-evaluation pursuant to 24 CFR Section 58.47 as:

- 1) There are no substantial changes in nature, magnitude or extent of the project;
- 2) There are no new circumstances and environmental conditions which may affect the project or have a bearing on its impact; and
- 3) The recipient has not proposed the selection of an alternative not in the original finding.

Additionally, the County hereby incorporates by reference, the EA and Finding of No Significant Impact on the environment completed and approved by City of Moreno Valley.

FINDING: {58.40(g)}

X **Finding of No Significant Impact**

(The project will not result in a significant impact on the quality of the human environment)


 Finding of Significant Impact

(The project may significantly affect the quality of the human environment)

Preparer Signature:  Date: 4/09/20
Name/Title/Agency: Mervyn Manalo, Housing Specialist

RE Approving Official Signature:  Date: 5/5/2020
Name/Title/Agency: V. Manuel Perez, Chairman, Riverside County Board of Supervisors

FORM APPROVED COUNTY COUNSEL
BY  4/14/2020 DATE
AMRIT P. DHILLON

ATTEST:
KECIA R. HARPER, Clerk
By 
DEPUTY

Statement of Purpose and Need for the Proposal: [40 CFR 1508.9(b)]

Rancho Belago Developers, a California corporation, is proposing to use up to \$1,000,000 in HOME funds to pay a portion of development and new construction of an 81-unit affordable multifamily housing project and use of thirty-five (35) HUD Housing Choice Voucher Program (HCVP) Project Based Vouchers which will serve as rental subsidy for clients on the Housing Authority of the County of Riverside's HCVP waiting list.

Description of the Proposal: Include all contemplated actions which logically are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

The proposed Project will consist of 24 1-bedroom units, 29 2-bedroom units and 28 3-bedroom units. The square footage of the units are as follows: one-bedroom 628 square feet, two-bedroom 803 square feet, and three-bedroom 1009 square feet. One three-bedroom unit will be set-aside for an on-site manager. The proposed project will also include a 4,840 square-foot Community Building with management, leasing, services and maintenance offices, a maintenance garage, computer lab, laundry room and a full kitchen. Site amenities are also proposed to include a community pool, a tot lot, basketball court and a senior vita course. A manager's unit will be located on the second floor of the community building.

Eleven units will be restricted to individuals whose incomes do not exceed 60% of the area median income for the County of Riverside, of which 3 units will be restricted to individuals whose incomes do not exceed 50% of the area median income for the County of Riverside, adjusted by family size at the time of occupancy. The HOME-assisted units will be restricted for a period of at least 55 years from the recordation of the Notice of Completion.

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

The 6.76-acre site has a gently rolling, northeast to the southwest trending ridgeline. Vegetation consist of a light growth of weeds and a single tree centered on the parcel. There are no street trees fronting the site along Cottonwood Avenue and Indian Street. Surrounding major roadways include Eucalyptus Avenue to the north and Alessandro Boulevard to the south, Perris Boulevard to the east and Heacock Street on the west. Absence of the project, the site would likely remain vacant and undeveloped.

Environmental Assessment

*Determinations and Compliance Findings for HUD-assisted Projects
24 CFR Part 58*

December 2019

The Courtyards at Cottonwood Family Apartments

(Northeast Corner of Cottonwood Avenue @ Indian Street)



Preparer:

Milan L. Garrison
President
Maxsum Development, LLC
3016 E. Colorado Boulevard, #5626
Pasadena, CA 91117
626. 422. 0351 office
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milan@maxsumdevelopment.com



Responsible Entity:

Ms. Patty Nevins
Acting Community Development
Director
City of Moreno Valley
Community Development
Department Planning Division
14177 Frederick Street
Moreno Valley, CA 92553
951. 413. 3354
pattyn@moval.org



Project Information

Project Name:

The Courtyards at Cottonwood Family Apartments

Responsible Entity: [24 CFR 58.2(a)(7)]

City of Moreno Valley, Community Development Department

Certifying Officer: [24 CFR 58.2(a)(2)]

Ms. Patty Nevins, Acting Community Development Director
City of Moreno Valley
Community Development, Planning Division
14177 Frederick Street
Moreno Valley, CA 92553
951. 413. 3354 office
pattyn@moval.org

Grant Recipient: [24 CFR 58.2(a)(5)]

City of Moreno Valley

Recipient Address:

14177 Fredrick Street
Moreno Valley, CA 92553
951. 413. 3021

Project Representative:

Mr. Marshall Eyerman

Telephone Number:

951. 413. 3021

Consultant (if applicable):

Milan L. Garrison, President/CEO
Maxsum Development, LLC
3016 E. Colorado Boulevard, #5626
Pasadena, CA 91117
626. 664. 5003 cell
626. 422. 0351 office
milan@maxsumdevelopment.com

Direct Comments to:

Mr. Sean P. Kelleher, Senior Planner
City of Moreno Valley
Community Development, Planning Division
14177 Fredrick Street
Moreno Valley, CA 92553
951. 413. 3215 office
951. 413. 3210
seanke@moval.org

Project Location:

Northeast Corner of Cottonwood Avenue and Indian Street
(APN: 482-161-021), City of Moreno Valley, CA

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

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

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

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

Vehicular access will be provided via two project driveways. A full access ingress/egress at the mid-point of Cottonwood Avenue and the second driveway on the north end of the project site



on Indian Street. Development of this project will require a General Plan Amendment from Residential 5 to Residential 10, Change of Zone from Residential 5 District (R5) to Residential 10 District (R10) and Public District (P) and Plot Plan Review at a duly noticed public hearing before the City's Planning Commission and City Council. A Lot Line Adjustment to merge the existing four (4) parcels into two (2) new lots will be required as a condition of approval for the project.

The project site lies within the southwest portion of the City of Moreno Valley, Riverside County, California. The City of Moreno Valley is located north of the City of Perris, northwest of the City of Hemet, west of the City of Beaumont, east/southeast of the City of Riverside, and east of the unincorporated communities of Mead Valley and Woodcrest. As shown on Figure A-1, Regional Location Map, the Project Site is approximately 2.95 miles east of the Interstate 215 (I-215), and approximately 1.1 miles south of State Route 60 (SR-60). Locally, the Project site is situated at the northeast corner of Cottonwood Avenue and Indian Street (Figure A-2 Vicinity Map).

Surrounding major roadways include Eucalyptus Avenue to the north and Alessandro Boulevard to the south, Perris Boulevard to the east and Heacock Street on the west (see Figure A-2, *Vicinity Map*). The project site includes Assessor Parcel Number (APN) 482-161-021 to 024 (Parcel Map 8073). The project site has a gently rolling, northeast to the southwest trending ridgeline. Vegetation consist of a light growth of weeds and a single tree centered on the parcel. There are no street trees fronting the site along Cottonwood Avenue and Indian Street. Representative photos of the Project site are presented at Figures A-3 through A-6.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The proposed redevelopment will provide a critical source of affordable housing for current and future low and moderate income residents whose tenancy and local employment is essential to the Area's and City's future economic development and sustainability (as noted in the City's Housing Element), as well as to the City's General Plan goal of maintaining neighborhoods that are diverse and inclusive.

Existing Conditions and Trends [24 CFR 58.40(a)]:

Existing Conditions: The property includes four (4) contiguous, gently rolling, northeast to southwest trending ridgeline of rectangular, corner and interior parcels with a combined area of 350,658 square feet (8.05 acres) of gross lot area. There is approximately frontage of 609 feet along the north side of Cottonwood Avenue, 599 feet fronting the east side of Indian Street, within the City of Moreno Valley. Existing zoning is Residential 5 District (R5) with a consistent underlying General Plan land use designation of Residential 5. The site is currently void of any development. Cottonwood Avenue is a designated divided Major arterial running east/west along the southern boundary of the project site. Indian Street is an 88 feet wide Minor Arterial running north and south along the westerly project site boundary. The surrounding and adjoining properties are zoned Residential 5 District (R5) and Public District (P).

In terms of transportation access, there is bus service near the proposed project site, which is provided by the Riverside Transit Agency (RTA). Route 18 provides service near the project site on Cottonwood Avenue and Indian Street. Route 18 connects the project site to the Moreno Valley March Field Metrolink Station, Moreno Valley College, and Kaiser Permanente Hospital. Near the project site, Route 18 travels along Cottonwood Avenue and operates at 60-minute headways on weekdays. The nearest bus stop is near the intersection of Cottonwood Avenue and Indian Street. Commuter rail service is provided by Metrolink, which is operated by the Southern California Regional Rail Authority (SCRRA). Metrolink train service is available between the counties of Ventura, Los Angeles, San Bernardino, Orange, Riverside, and north San Diego. The area is served by the Perris Valley Line, which runs north-south between the Perris Station Transit Center and Moreno Valley/March Field Station. The Moreno Valley/March Field Station is the nearest Metrolink station to the project site and is approximately 4 miles west from the project site.

Trends: Planned redevelopment in this general area of the City is likely to drive the price of new rental and ownership housing to unaffordable levels. The affordable housing development proposed in this area would not be economically feasible without the provision of federal low-income housing tax credits and City loan funds at advantageous rates and terms.



Funding Information

Estimated Total HUD Funded Amount:

Home Investment Partnership Funds (HOME- County): \$1,000,000
 Home Investment Partnership Funds (HOME-City): \$2,000,000
 Neighborhood Stabilization Program Grant Funds (NSP-1): \$3,500,000

Total Federal Funds: \$6,500,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

\$36,134,031

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The March Air Reserve Base is located approximately three (3) miles southwest of the site at Graber Street and 8th Street. The Project is consistent with the restrictions and requirements of the March ARB/IPA Compatibility Plan. As such, the Project would not result in an airport safety hazard for people residing or working in the Project area, and no mitigation measures are necessary.</p> <p>The project site is not located within Runway Clear Zone or the Approach Safety</p>



		Zone. Source: City of Moreno Valley Public Safety Element and the Riverside County Land Airport Land Use Commission Website: http://www.rcaluc.org/
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	This project is not located in a designated coastal zone, as identified on the Local Coastal Program (LCP) for the Los Angeles Area (https://www.coastal.ca.gov/maps/lcp/). Therefore, the project does not involve the placement, erection or removal of materials, nor increase the intensity of use in the Coastal Zone.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<p>Flood hazard areas identified on the Flood Insurance Rate Map (FIRM) are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceed in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).¹</p> <p>The current Federal Emergency Management Agency (FEMA) maps indicated that the site is currently zoned X, which is defined as outside the 100-year floodplain.</p>

¹ <https://msc.fema.gov/portal/home>



		<p>The Community Panel Number is 06065C 0761G (effective 8/28/2008) for the site. The project will not place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. As such, project development would not place housing within a 100-year flood plain and impacts are expected to be less than significant.</p>
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project does not have the potential to emit significant emissions of air pollution. Although located in a non-attainment area, this project conforms to the EPA-approved State Implementation Plan (www.aqmd.gov) and the California Air Resource Board (CARB) (http://www.arb.ca.gov/desig/adm/adm.htm). The California Emission Estimator Model® (CalEEMod) version 2016.3.2 program and other methods based on the regulatory and scientific literature were used to estimate criteria pollutant emissions for both construction and operation of the Project. SCAQMD mass-based LSTs were used to evaluate potential ambient air impacts associated with construction and operation of the Project. For more detail on the methodology used for the air quality analysis, see the Air Quality Technical Report, Appendix A. The resulting analysis determined that the proposed project would be consistent with the underlying assumptions of SCAQMD's 2016 AQMP and does not cause or worsen an exceedance of an ambient air quality standard, the Proposed Project is concluded to be consistent with that plan. Therefore, the Project does not present a significant impact on air quality. Source: Air Quality Report, Maxsum Development, LLC (June 2019).</p>



<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This project is not located in a designated coastal zone, as identified on the Local Coastal Program (LCP) for the Los Angeles Area (https://www.coastal.ca.gov/maps/lcp/). Therefore, the project does not involve the placement, erection or removal of materials, nor increase the intensity of use in the Coastal Zone.</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Phase I Environmental Site Assessment revealed no evidence of Recognized Environmental Conditions (RECs), Historical RECs, or Controlled REC indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject site. Therefore, excavation of the project site (building footings) would not likely result in significant hazards to the public or the environment from the release of hazardous materials into the environment. Construction and development would include the limited use of potentially hazardous materials in the form of cleaning solvents and mechanical fluids; however, the use and storage of such materials would comply with applicable standards and regulations and would not likely pose significant hazards. Source: Phase I Environmental Site Assessment; LOR Geotechnical Group, Inc. (April 10, 2019).</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is in an area that the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) has identified as having the potential for burrowing owl habitat. A Biological Reconnaissance Survey and Habitat Assessment for Burrowing Owl was prepared in June 2019 by MG Resolutions, Inc. Based on the results of the field survey of the site, there is no likelihood of sensitive resources being found on the</p>



	<p>site. No sensitive plant or animal species were observed on the site. No suitable habitat for occupation by burrowing owls was observed and no signs of burrowing owl or owls were observed on the site. The consultant does not recommend additional surveys for burrowing owl. However, the project will be conditioned to conduct a pre-construction survey for burrowing owl, 30 days in advance of grading or site disturbance. This project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service.</p> <p>Mitigation Measures:</p> <p>BIO-1: Vegetation clearing, and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through September 15), unless a migratory bird nesting survey is completed in accordance with the following requirements: A migratory bird nesting survey of the Project's impact footprint, including suitable habitat within a 500-foot radius, shall be conducted by a qualified biologist within three (3) days prior to initiating vegetation clearing or ground disturbance.</p> <p>A copy of the migratory nesting bird survey results report shall be provided to the City of Moreno Valley. If the survey identifies the</p>
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	<p>presence of active nests, then the qualified biologist shall provide the City with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be subject to review and approval by the City and shall be no less than a 100-foot radius around the nest for non-raptors and no more than a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and the City verify that the nests are no longer occupied and juvenile birds can survive independently from the nests.</p> <p>BIO-2: Within 30 days prior to grading, a qualified biologist shall conduct a survey of suitable habitat on site and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the City of Moreno Valley prior to the issuance of a grading permit and subject to the following provisions:</p> <ul style="list-style-type: none">a) In the event that the pre-construction survey identifies no burrowing owls on the property, a grading permit may be issued without restriction.b) In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owls, then prior to the issuance of a grading permit and prior to the commencement of
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		<p>ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing owls. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow California Department of Fish and Wildlife (CDFW) relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.</p> <p>c) In the event that the pre-construction survey identifies the presence of three (3) or more mating pairs of burrowing owls, the requirements of MSHCP Species-Specific Conservation Objectives 5 for the burrowing owl shall be followed. Objective 5 states that if the site (including adjacent areas) supports three (3) or more pairs of burrowing owls and supports greater than 35 acres of suitable habitat, at least 90 percent of the area with long-term conservation value and burrowing owl pairs will be conserved onsite until it is demonstrated that Objectives 1-4 have been met. A grading permit shall be issued, either:</p> <p>a. Upon approval and implementation of a property-specific Determination of Biologically Superior Preservation</p>
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		<p>(DBESP) report for the burrowing owl by the CDFW; or</p> <p>b. A determination by the biologist that the site is part of an area supporting less than 35 acres of suitable Habitat, and upon passive or active relocation of the species following accepted CDFW protocols. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow CDFW relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.</p> <p>BIO-3: Prior to Grading Permit issuance, the Project Applicant shall demonstrate, to the satisfaction of the Moreno Valley Planning Department that the project complies with the following:</p> <p>Tree Removal - Trees shall not be removed from the site during the avian nesting season from February 1 through August 31. If ground disturbance and vegetation removal cannot occur outside of the nesting season, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance</p>
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		<p>survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a 300-foot buffer around the active nest. For raptors and special-status species, this buffer will be expanded to 500 feet. It is recommended that a biological monitor be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities can occur.</p>
<p>Explosive and Flammable Hazards 24 CFR Part 51 Subpart C</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no explosive or flammable operations as part of the proposed residential development or within close proximity of the site. Source: Phase I Environmental Site Assessment, LOR Geotechnical Group, Inc. (April 10, 2019).</p>
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Farmland Protection Policy Act states: "Farmland does not involve land already in or committed to urban development or water storage. Farmland 'already in' urban development or water storage includes all such land with a density of 30 structures per 40-acre area." (7 CFR 658.2(a)) According to this definition, the project site is already in an urban developed location. The Proposed Project does not include prime or unique farmland, or other farmland of statewide or local importance as identified by the U.S. Department of Agriculture, Natural Resources Conservation Service (www.usda.gov).</p>



<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project site is located within a Federal Emergency Management Agency Zone "X" area. Zone "X" areas are determined to be outside of the 500-year floodplain, and outside of the 1% and 0.2% annual chance floodplains. The project has been designed according to the 100-year storm event as designed by the project engineer. Consequently, the storm drainage system and pad location and placement have all been designed to adequately convey flows of such a magnitude. The project is outside of the delineated dam inundation area for Perris Dam at Lake Perris Reservoir and will not place housing or structures within a 100-year flood hazard area. Additionally, due to the position of the proposed project, mudflows from local mountains would be unlikely due to surrounding development. Therefore, impacts would be less than significant. The project as designed and conditioned, will not place structures which would impede or redirect flood flows.</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The lot is currently vacant. Additionally, the property did not appear on the National Register of Historic Places www.nps.gov/history/nr/index.htm or is located in any of the historic districts listed on the National Register of Historical Places. https://nationalregisterofhistoricplaces.com/, or listed among the California Historical Landmarks or Points of Interest, per the Office of Historic Preservation (http://ohp.parks.ca.gov/?page_id=21476). Additionally, an archaeological survey was prepared for the project site (APN 482-161-021) by Maxsum Development, LLC in June 2019. The survey included site surveys which were conducted to identify the presence or likely presence of cultural resources including prehistoric sites and</p>



		<p>sites significant to Native American cultural groups. No prehistoric, historic, or Native American cultural resource sites were identified during the site survey. A record search was conducted by the Eastern Information Center which indicated that no listed or eligible National Registrar or Historic Plan properties were located within a mile of the project site. No cultural landscapes, ethnic resources, or cultural resources listed as California Historic Landmarks were noted on the project site. Seven cultural resource studies have been conducted within a two mile radius of the project site. The records check indicated that there are no known cultural resources within the boundaries of the project site. Based on the results of the record search and site survey, Maxsum Development, LLC did not recommend the presence of a qualified archaeologist during grading or site disturbance activities.</p> <p>On October 24, 2019 the City sent out Notices in accordance with Section 106 to all Tribal Governments identified utilizing the TDAT Tool. The City received a single request to consult from the Soboba Band of Luiseno Indians Cultural Resources Department. Consultation with the Tribe was conducted on December 9, 2019 and it was agreed that the CEQA Mitigation Measures for the Courtyards at Cottonwood Development would be incorporated into this document.</p> <p>Mitigation Measures:</p> <p>CUL-1 Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a qualified paleontologist has been</p>
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		<p>retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.</p> <p>CUL-2 The paleontological monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontological monitor shall be empowered to temporarily halt or divert equipment to allow of removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have a low potential to contain or yield fossil resources.</p> <p>CUL-3 Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the Western Science Museum in Hemet, California, is required for significant discoveries. The</p>
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		<p>paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.</p> <p>CUL-4 A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the City of Moreno Valley prior to building final.</p> <p>TR-1: Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:</p> <ol style="list-style-type: none"> a. Project grading and development scheduling; b. The Project archeologist and the
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	<p>Consulting Tribes(s) as defined in CR-1 shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;</p> <p>c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.</p> <p>TR-2: Prior to the issuance of a grading permit, the Developer shall secure agreements with the Pechanga Band of Luiseño Indians and Soboba Band of Luiseño Indians for tribal monitoring. The Developer is also required to provide a minimum of 30 days advance notice to the tribes of all mass grading and trenching</p>
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		<p>activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed. If the Native American Tribal Representatives suspect that an archaeological resource may have been unearthed, the Project Archaeologist or the Tribal Representatives shall immediately redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the Native American Tribal Representatives, the Project Archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.</p> <p>TR-3: In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:</p> <p>a) One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Department:</p> <p>i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources.</p> <p>ii. Onsite reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure CR-1. This shall include measures and provisions to protect the future reburial</p>
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		<p>area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in CR-1.</p> <p>TR-4: The City shall verify that the following note is included on the Grading Plan:</p> <p>"If any suspected archaeological resources are discovered during ground-disturbing activities and the Project Archaeologist or Native American Tribal Representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the Project Archaeologist and the Tribal Representatives to the site to assess the significance of the find."</p> <p>TR-5: If potential historic or cultural resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person meeting the Secretary of the Interior's standards (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director, in</p>
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		<p>consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in CR-1 before any further work commences in the affected area.</p> <p>TR-6: If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the "most likely descendant". The "most likely descendant" shall then make recommendations and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Due to the use of heavy construction equipment during the construction phase, the Proposed Project would expose surrounding off-site receptors to increased ambient exterior noise levels potentially exceeding the existing threshold levels for residential activity/use in the City of Moreno Valley (Section 11.80.030 of the MVMC). It is anticipated that the existing residential development to the north, east and west of the Project Site would be impacted by daytime construction noise for an approximate 18-24-month construction period. MVMC Section 8.14.040.E regulates noise from demolition and construction activities. Exterior demolition and construction activities that generate noise are prohibited between the hours of 7:00 P.M. and 7:00 A.M. Monday through Friday, and between 4:00 P.M. and 8:00 A.M. on Saturday. Demolition and construction are</p>

	<p>prohibited on Sundays and all federal holidays.</p> <p>Additionally, construction activities for the Proposed Project have the potential to generate low levels of groundborne vibration. The operation of construction equipment generates vibrations that propagate through the ground and diminishes in intensity with distance from the source. Vibration impacts can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage of buildings at the highest levels. The construction activities associated with the Proposed Project could have an adverse impact on both sensitive structures (i.e., building damage) and populations (i.e., annoyance). There are no historic or otherwise vibration-sensitive structures within 25 feet of the Project Site. As such, impacts with respect to building damage resulting from Project-generated vibration would be less than significant.</p> <p>In terms of human annoyance caused by construction-related vibration impacts, the sensitive receptors located in the vicinity of the Project Site could be exposed to increased vibration level events. Similar to increased noise level events, vibration impacts would occur occasionally and intermittently – not continuously during construction. Consistent with the City of Moreno Valley’s Municipal Code, construction vibration levels would be considered exempt from the threshold if all technically feasible noise attenuation measures are implemented. As such, human annoyance impacts with respect to construction-generated vibration increases would be less than significant.</p>
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		<p>Operation of the Proposed Project would not require the use of stationary equipment or point sources that would result in high vibration levels. Although groundborne vibration at the Project Site and immediate vicinity may currently result from heavy-duty vehicular travel (e.g., refuse trucks and transit buses) on the nearby local roadways, the proposed land uses at the Project Site would not result in the increased use of these heavy-duty vehicles on the public roadways. While refuse trucks would be used for the removal of solid waste at the Project Site, these trips would typically only occur once a week and would not be any different than those presently occurring in the vicinity of the Project Site. As such, vibration impacts associated with operation of the Proposed Project would be less than significant.</p> <p><u>Mitigation Measures:</u></p> <p>NOI-1 Prior to issuance of a grading permit, the developer shall prepare a Construction Noise Control Plan (CNCP) and submit it to the City for review and approval. The plan shall include but will not be limited to the following:</p> <ul style="list-style-type: none">○ During all project site excavation and grading, contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.○ The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.○ The construction contractor shall locate equipment staging in areas that will create the greatest distance
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		<p>between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.</p> <ul style="list-style-type: none">○ A temporary construction barrier with a minimum height of 8 feet shall be placed along the project's property line during project grading and construction.○ During all project site construction, the construction contractor shall limit all construction-related activities, including maintenance of construction equipment and the staging of haul trucks, to between the hours of 7:00 a.m. to 5:00 p.m. Monday through Friday and 8:00 a.m. to 4:00 p.m. on Saturday. No construction is permitted on Sundays and government code holidays.○ Prior to issuance of a grading or building permit, the developer shall prepare a haul route and staging plan for any trucks hauling earth or construction materials to or from the project site to where material will be disposed (i.e. export). The plan shall be reviewed and approved by the City before a grading permit is issued by the City. To the extent feasible, haul routes and truck staging areas shall not pass sensitive land uses or residential dwellings not on a direct driving route to the closest freeway. <p>NOI-2 Prior to issuance of a grading or building permit, the developer shall prepare a haul route and staging plan for any trucks hauling earth or construction materials to or from the project site to where material will be disposed (i.e. export). The plan shall be reviewed and approved by the City before a grading permit is issued by the City. To the</p>
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		<p>extent feasible, haul routes and truck staging areas shall not pass sensitive land uses or residential dwellings not on a direct driving route to the closest freeway.</p> <ul style="list-style-type: none"> Haul truck and other construction-related trucks traveling to and from the project site shall be restricted to the same hours specified for the operation of construction equipment. <p>To the extent feasible, construction haul routes shall not pass directly by sensitive land uses or residential dwellings.</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is not located within a U.S. EPA-designated sole source aquifer watershed, as shown on the map of "Designated sole Source aquifers in EPA Region IX." These findings are based on a review conducted on June 1, 2019, of the EPA website (www.epa.gov). The proposed development will be served by the Eastern Municipal Water District (EMWD) which is adequate to supply potable water for the proposed project.</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>No wetlands are located in the project area. This project involves new construction but not within or immediately adjacent to wetlands, marshes, wet meadows, mud flats, or natural pounds per the National Wetlands Inventory (NWI) data. These findings are based on a search conducted on June 1, 2019, using the U.S. Fish and Wildlife Service Wetlands Online Mapper (www.fws.gov/wetlands).</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project is not located within one mile of a listed Wild or Scenic River. www.nps.gov/rivers. Furthermore, there are no designated wild or scenic rivers within the City of Moreno Valley (Moreno Valley General Plan-2006).</p>

ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The proposed project would have minimal impacts on the surrounding community, but would increase the opportunities for affordable housing in the area. Furthermore, minority and low-income persons are not anticipated to be disproportionately and adversely affected.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate.

All conditions, attenuation or mitigation measures have been clearly identified.

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	The proposed residential development would be a continuance of the existing surrounding residential uses and therefore, would not divide an established community. Therefore, no significant impacts would occur and no mitigation measures would be required. The proposed zoning Designation of Residential 10 District (R10) would have a consistent underlying General Plan Land Use designation of Residential 10. Therefore, the proposed project is consistent with the



		General Plan Land Use designation and Zoning and permits the intended development.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	<p>Soil Suitability/Slope - Expansive soils contain significant amounts of clay particles that swell considerably when wetted and which shrink when dried. Foundations constructed on these soils are subject to uplifting forces caused by the swelling. It is anticipated that artificial fill is present, at least locally. The quality of any existing fill is unknown, but is anticipated to not be uniformly compacted. Fill materials would be removed and/or recompact, as necessary during excavation of the site in structural areas. Below the fill materials, if any, the site is underlain by Holocene to late Pleistocene age alluvial fan deposits (LOR, Preliminary Geotechnical and Infiltration Feasibility Investigation, April 10, 2019. These deposits consist of interlayered clay, silt, sand, and sand with gravel and some cobbles. These alluvial soils were stiff and dense in borings drilled on nearby sites. The sands typically have a low expansion potential, but the silts and local clays could have medium to high expansion potential. These soils would be removed and/or replaced as part of standard construction practices pursuant to the City of Moreno Valley and/or California Building Code requirements. Therefore, project implementation would result in less than significant impacts associated with expansive soils, and substantial risks to life or property would not occur.</p> <p>Erosion/Drainage - During the pre-developed conditions, the project site is impacted from the north by Q10=18.6 cfs and Q100=27.7 cfs offsite stormwater runoff. The combined offsite and onsite stormwater runoff sheets through the site and discharges at Cottonwood Avenue where it is intercepted by an existing catch basin and is discharged on Vellanto Way through an existing 30" RCP pipe and under sidewalk drain. The accumulated on-site and offsite runoff at the site's discharge point is Q10=26.65 cfs and Q100=40.4 cfs.</p> <p>The storm water runoff accumulated by the project site tributary area is conveyed downstream through local streets and intercepted by existing catch basins at the</p>



		<p>commencement of the existing Lime M-13 per Sunnymead MDP. During the post-developed conditions the drainage pattern will remain the same. The off-site tributary area runoff and the runoff accumulated by the portion of the site that will remain undeveloped, labeled "NOT-A-PART" on the hydrology map, will be intercepted and conveyed through a proposed storm drain to the existing catch basin on Cottonwood Avenue. The on-site runoff accumulated by the developed portion of the project will be routed through a storm water quality facility before discharging into the existing storm drain system. The accumulated on-site and offsite runoff at the discharge point is Q10=26.1 cfs and Q100=38.8 cfs.</p> <p>Storm Water Runoff - All storm drainage improvement would be developed to the standards of the City Engineer. Additionally, the project has been designed in accordance with the City's standard conditions of approval, which include measures pertaining to storm drainage facilities and runoff. As with any urban project, runoff entering the storm drainage system would contain minor amounts of pollutants (including pesticides, fertilizers and motor oil). This would incrementally contribute to the degradation of surface and sub-surface water quality. Additionally, grading activities would temporarily expose soils to water erosion that would contribute to downstream sedimentation. However, the project is subject to the permit requirements of the Santa Ana Regional Water Quality Control Board. As the site is currently unpaved and exposed, development of the proposed project would lessen the existing site contribution to sediment runoff at project completion. With the incorporation of conditions of approval into the project's design, as well as compliance with all applicable storm water discharge permits, impacts would be less than significant.²</p>
Hazards and Nuisances	3	The proposed residential development would not use or maintain any significant quantities of hazardous materials in its operation. All hazardous materials, e.g.,

² Hydrology and Hydraulic Studies, Winchester Associates, Inc., ; Project Specific Water Quality Management Plan, Winchester Associates, Inc.,



including Site Safety and Noise		<p>household cleaning chemicals and fertilizers, used on site would be stored and handled in accordance with State and federal requirements. The Proposed Project would not involve the routine transport, use or disposal of any significant quantities of hazardous materials. No significant impacts to the public or the environment would result from the proposed project. No mitigation measures are required.</p> <p>Exterior demolition and construction activities that generate noise are prohibited between the hours of 7:00 P.M. and 7:00 A.M. Monday through Friday, and between 4:00 P.M. and 8:00 A.M. on Saturday. Demolition and construction are prohibited on Sundays and all federal holidays. The construction activities associated with the Proposed Project would comply with these City of Moreno Valley requirements. Pursuant the City Noise Ordinance, construction noise levels are exempt from the 75 dBA noise threshold if all technically feasible noise attenuation measures are implemented. Although the estimated construction-related noise levels associated with the Proposed Project could exceed the numerical noise thresholds, implementation of existing noise regulations would reduce the noise levels associated with construction of the Proposed Project to the maximum extent that is technically feasible. Thus, based on the proposed mitigation measures, associated with construction-related noise levels will be reduced to the maximum extent feasible. Therefore, temporary construction-related noise impacts would be considered less than significant.</p> <p>Mitigation Measures: See Mitigation Measures under Noise Abatement and Control.</p>
Energy Consumption	1 2	The proposed project would involve tie-ins to the existing electric utility line configuration, and maintenance. Most of the proposed project's energy consumption would occur during construction activities and primarily associated with fuel consumption from vehicle trips and construction equipment use. However,

		<p>the proposed project would also involve consumption of other sources of energy, such as electricity and/or natural gas. However, the Proposed Project would be required to comply with federal and state standards addressing fuel efficiency for light- and heavy-duty vehicles. Additionally, the increasingly stringent state and federal regulations on engine efficiency combined with local, state, and federal regulations limiting engine idling times from equipment would further reduce the amount of fuel demand during project construction. Also, the project would not conflict with relevant plans involving renewable energy and energy efficiency, such as the statewide Climate Change Scoping Plan. Because the proposed project would avoid the wasteful and inefficient use of transportation fuel and would not conflict with state and local policies on renewable energy and energy efficiency, impacts to energy resources would be less than significant. Additionally, the Proposed Project will comply with State energy codes (Title 24) and the City's adopted Cal Green Building Codes.</p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	The proposed project would generate a number of temporary construction jobs and the resulting new multiple family residential apartments will be available to qualifying individuals and families that meet the low to moderate income limits or senior eligibility requirements.
Demographic Character Changes, Displacement	1	The proposed project only involves constructing 81 multiple family residential apartments, and therefore will not affect local demographics. (City of Moreno Valley General Plan Housing Element). The project site is currently vacant. Therefore, no relocation will be required.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		



Educational and Cultural Facilities	1	<p>The determination of whether the project results in a significant impact on public schools shall be made considering the following factors: (a) the population increase resulting from the project, based on the net increase of residential units or square footage of non-residential floor area; (b) the demand for school services anticipated at the time of project build-out compared to the expected level of service available (consider, as applicable, scheduled improvements to MVUSD services (facilities, equipment, and personnel) and the project's proportional contribution to the demand); (c) whether (and to the degree to which) accommodation of the increased demand would require construction of new facilities, a major reorganization of students or classrooms, major revisions to the school calendar (such as year-round sessions), or other actions which would create a temporary or permanent impact on the school(s); and (d) whether the project includes features that would reduce the demand for school services (e.g., on-site school facilities or direct support to MVUSD).</p> <p>The project site is located within the Moreno Valley Unified School District, which serves kindergarten through the twelfth grades. As shown in Table below, the estimated net new students to be generated by the proposed project would be 17 new students. This relatively small projected increase would not be considered to cause a significant impact. Additionally, the MVUSD has reviewed the proposed development, and has provided a "will serve" letter (dated September 10, 2019) indicating that the MVUSD will be able to accommodate students from this proposed residential development. Moreover, the proposed apartment development shall comply with applicable school district development fees to be paid before the Proposed Project could be constructed. The impacts on nearby schools as a result of the project would be less than significant level.</p>														
	2	<table border="1"> <thead> <tr> <th>Land Use</th> <th>Size</th> <th>School Type</th> <th>Student Generation Factor *</th> <th>Total Students Generated</th> </tr> </thead> <tbody> <tr> <td colspan="5">Proposed Project</td> </tr> <tr> <td>Family Apartments</td> <td>81 Family Apartments</td> <td>Elementary School (K-5)</td> <td>0.1266</td> <td>8</td> </tr> </tbody> </table>	Land Use	Size	School Type	Student Generation Factor *	Total Students Generated	Proposed Project					Family Apartments	81 Family Apartments	Elementary School (K-5)	0.1266
Land Use	Size	School Type	Student Generation Factor *	Total Students Generated												
Proposed Project																
Family Apartments	81 Family Apartments	Elementary School (K-5)	0.1266	8												

			Middle School (6-8)	0.0692	5
			High School (9-12)	0.0659	4
		Proposed Project Subtotal			17
		<p><i>Note: The number of students has been rounded to the nearest whole number. Excludes 20 units designated for senior occupancy and one (1) manager unit.</i></p>			
		<p>Cultural -Within a 3-mile radius of the Proposed Project site are a number of cultural centers (libraries, civic center, amphitheater, etc.) that will serve the needs of the residents.</p>			
Commercial Facilities	1	<p>Moreno Valley is the second largest city in Riverside County and the twenty-first in California. Moreno Valley is central to a population exceeding 2 million within a 20-mile trade area. Within one mile north (along Sunnymead Boulevard) and south (along Alessandro Boulevard) there are a variety and mixture of commercial retail and service oriented developments that will serve project site and meet the day to day needs of the residents of the Proposed Project.</p>			
Health Care and Social Services	2	<p>Health Care - The proposed project will not result in any substantial increase in health care services. However, the County hospital is approximately four (4)miles southeast of the project site at Cactus and Nason Street. Additionally, Kaiser Hospital is approximately five (5) miles southeast of the project site at Nason Street and Iris Avenue.</p> <p>Social Services - The proposed project could possibly will result in increased demand for social services. The County of Riverside Social Services Offices are located at 23119 Cottonwood Avenue, Moreno Valley, CA.</p> <p>The Department of Public of Public Social Service employs approximately 3,400 staff in 138 classifications. They handle work associated with approximately:</p> <ul style="list-style-type: none"> • 18,000 cases in the In-Home Supportive Services program and receive approximately 300 referrals per month to our Adult Protective Services Program. • 5,425 cases in the Child Protective Services Programs and receive an average of 2,477 referrals per month. 			



		<ul style="list-style-type: none"> • 90,000 cases in the Medi-Cal, CalFresh, General Relief, and CalWORKs Temporary Assistance Programs. • 250,000 cases in the Medi-Cal, CalFresh, General Relief, and CalWORKs Temporary Assistance Programs. <p>Based on the number of residential units proposed, these aforementioned facilities and programs will be able to accommodate any need social services requested.</p>
Solid Waste Disposal / Recycling	2	<p>Solid Waste - The Project would generate an incremental increase in solid waste volumes requiring off-site disposal during short-term construction and long-term operational activities. Site-generated solid waste would be disposed of at one of several Class III landfills located within Riverside County. Based on solid waste generation factors from the California Integrated Waste Management Board (CIWMB), the proposed 81 apartment units would generate approximately 169 tons of solid waste per year.³ While these waste generation factors do not account for recycling and other waste diversion measures, the project-related waste is estimated to generate approximately 0.275 percent of the solid waste disposed in the City of Moreno Valley. Existing regulations related to recycling during construction and operation phases of the project, require that the project shall provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals.</p> <p>Recycling - In order to meet the diversion goals of the California Integrated Waste Management Act and the City of Moreno Valley, solid waste diversion would be accomplished through the on-site separation of materials and/or by contracting with a solid waste disposal facility that can guarantee a minimum diversion rate of 70 percent. In compliance with the Moreno Valley Municipal Code, the General Contractor shall utilize solid waste haulers, contractors, and recyclers who have obtained an Assembly Bill (AB) 939 Compliance Permit from the City of Moreno Valley Bureau of Sanitation.</p> <p>In compliance with AB341, recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass</p>

³ Based on CIWMB disposal rates, <http://www.ciwmb.ca.gov/wastehor/wastegenerates>.



		and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the Proposed Project's regular solid waste disposal program. The Project Applicant shall only contract for waste disposal services with a company that recycles solid waste in compliance with AB341. Thus, less than significant impacts regarding solid waste generation and disposal would occur with project implementation.
Waste Water / Sanitary Sewers	2	Wastewater service is provided to the project site by Eastern Municipal Water District (EMWD). EMWD is required to operate all of its treatment facilities in accordance with the waste treatment and discharge standards and requirements set forth by the Santa Ana Regional Water Quality Control Board (RWQCB). The Project would not install or utilize septic systems or alternative wastewater treatment systems; therefore, the Project would have no potential to exceed applicable wastewater treatment requirements established by the RWQCB. Accordingly, impacts would be less than significant.
Water Supply	2	The proposed project would result in increased water demand and wastewater generation. However, the proposed project will connect to the city's existing water and wastewater treatment facilities and is not expected to create a need to expand these existing facilities. Domestic water and wastewater services are provided to the Project site by EMWD. Therefore, the proposed project would have a less-than-significant impact related to water or wastewater infrastructure.
Public Safety - Police, Fire and Emergency Medical	2	Police - Local municipal police protection and law enforcement services for the proposed project area are currently provided by the City of Moreno Valley Police Department. The Proposed Project will not result in a substantial increase in the population and housing in the surrounding area nor is it expected to significantly affect the existing service capacity of the Moreno Valley Police Department. The increase in residences, visitors, employee and traffic in the area would not likely result in the need for additional law enforcement services. However, there is an increased possibility for trespassing, vandalism, and unattractive nuisances during the construction phase. Temporary fencing erected during the construction phase should be enough to feasibly deter such activities. In addition, the project plans will incorporate design guidelines set forth by the City of Moreno Valley Police Department to mitigate impacts to a less than significant level.

		<p>Fire - Fire protection services to the Project site are provided by the Moreno Valley Fire Department (MVFD). The Project site is served by the Kennedy Park Fire Station (Station No. 65), located at 15111 Indian Avenue, approximately 1.6 miles to the south of the Project site, and the Morrison Park Fire Station (Station No. 99), located at 13400 Morrison Street, approximately 2.0 miles to the east of the Project site. Thus, the Project would be adequately served by fire protection services, and no new or expanded unplanned facilities would be required. The Project is required to comply with the provisions of the City of Moreno Valley's Development Impact Fee (DIF) Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding of public facilities, including fire protection facilities. Mandatory compliance with the DIF Ordinance would be required prior to the issuance of a building permit.</p> <p>The Project also would feature a minimum of fire safety and fire suppression activities, including type of building construction, fire sprinklers, a fire hydrant system, and paved access.</p> <p>Based on the foregoing, the proposed Project would receive adequate fire protection service and would not result in the need for new or physically altered fire protection facilities. Impacts to fire protection facilities would be less than significant.</p> <p>Emergency Medical - The proposed project would not increase demand for emergency medical services. However, the County hospital is approximately four (4) miles southeast of the project site at Cactus and Nason Street. Additionally, Kaiser Hospital is approximately five (5) miles southeast of the project site at Nason Street and Iris Avenue.</p>
Parks, Open Space and Recreation	2	<p>Development of future housing, as anticipated by the proposed project, would be subject to compliance with <i>Municipal Code</i> Chapter 3.40, Dedication of Land for Park Facilities and Payment of In-Lieu Fees, which requires as a condition of approval of a final subdivision map, parcel map, building permit or occupancy permit, dedication of land, payment of a fee in-lieu thereof, or a combination of both, at the option of the City, for neighborhood and community park or recreational purposes. Future residential development would also be required to comply with <i>Municipal Code</i> Section 3.38.090, Community/recreation center residential</p>



		development impact fees, which requires any new residential dwelling unit to pay a fee for the purpose of acquiring, designing, constructing, improving, providing and maintaining recreation/community center facilities provided for in the City's <i>General Plan</i> and its adopted Capital Improvement Program or an adopted Master Plan of Parks and Recreation Facilities. Dedication of land or payment of in-lieu fees and payment of the community/recreation center development impact fee would reduce potential impacts to a less than significant level. Additionally, compliance with <i>General Plan</i> policies would assist in providing parkland and recreational facilities, further reducing potential impacts. Lake Perris State Recreation Area is approximately eight (8) miles southeast from the project site, offering camping, hiking, bike trails, boating and fishing.
Transportation and Accessibility	2	Implementation of the proposed project will not result in traffic generation above that of planned system capacity. The residences in the immediate neighborhood may be inconvenienced when entering and/or exiting the area due to construction activities. However, the projected 12-18-month construction period is relatively short-term and the anticipated congestion can be adequately addressed through effective construction staging and management. No significant impacts would result from this project. No mitigation measures are necessary.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	Unique Natural Features - No unique natural features or agricultural lands are in the area. The proposed project will not result in the conversion of existing agricultural land to urban uses. The project area is in a developed district and does not contain any agricultural resources as defined by the State Farmland Mapping and Monitoring Program. Therefore, no impact on existing agricultural resources would result from the implementation of this proposed project. No mitigation measures would be required.



		<p>Water Resources - In 1972, the Federal Water Pollution Control Act (also referred to as the Clean Water Act [CWA]) was amended to provide that the discharge of pollutants to waters of the United States from any point source is unlawful unless the discharge is in compliance with a National Pollutant Discharge Elimination System (NPDES) permit. The 1987 amendments to the CWA added Section 402(p), which establishes a framework for regulating municipal and industrial storm water discharges under the NPDES Program. On November 16, 1990, the U.S. Environmental Protection Agency (USEPA) published final regulations that establish storm water permit application requirements for specified categories of industries. The regulations provide that discharges of storm water to waters of the United States from construction projects that encompass five or more acres of soil disturbance are effectively prohibited unless the discharge is in compliance with an NPDES permit. The proposed project would be subject to the NPDES program, because the project would involve a construction site with more than five acres. However, as conditioned, the proposed project would not violate any water quality standards or waste discharge requirements. No significant impacts would result from this project. No mitigation measures are necessary.</p>
Vegetation, Wildlife	3	<p>The Western Riverside County Regional Conservation Authority (RCA) MSHCP Information Map was queried to determine if the MSHCP identifies any potential survey requirements for the project site. Further, the proposed project site was reviewed against the MSHCP to determine if the site is located within any MSHCP areas including Criteria Cells (core habitat and wildlife movement corridors) and areas proposed for conservation. Based on the RCA MSHCP Information Map query and review of the MSHCP, it was determined that the project site is located within the Reche Canyon/Badlands Area Plan of the MSHCP but is not located within any Criteria Cells or MSHCP Conservation Areas. Further, it was determined that the project site is located within the designated survey area for burrowing owl (<i>Athene cuicularia</i>) within Sections 6.3.2 of the MSHCP.</p>



	<p>The project site was surveyed to determine the suitable habitat areas consisting of low-growing vegetation, open areas for foraging, and availability of small mammal burrows. The focused burrow survey and subsequent focused surveys were conducted in accordance with the "Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area" (County of Riverside 2006).</p> <p>The project site provides line-of-site opportunities favored by burrowing owls; however, on-site disturbances and surrounding land uses have likely discouraged the use of the project site by burrowing owls. In addition, surrounding residential developments and ornamental trees on and adjacent to the project site have further decreased the likelihood that burrowing owls would occur on-site as these features provide perching opportunities for larger raptor species (i.e., red-tailed hawk) that prey on burrowing owls. Despite a systematic search of the project site, no burrowing owls or sign (pellets, feathers, castings, or white wash) were observed on or within 500 feet, where assessable, of the project site during the focused surveys.</p> <p>As a result, burrowing owl are presumed absent from the project site. However, out of an abundance of caution, and to ensure burrowing owl remain absent from the project site, it is recommended as Mitigation Measure BIO-1 that a burrowing owl preconstruction clearance survey be conducted prior to any ground disturbing activities in accordance with the <i>Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area</i>. The pre-construction clearance surveys shall be conducted no more than 30 days prior to the start of ground disturbing activities to document the continued absence of burrowing owl from the project site. Implementation with the noted mitigation measure will result in less than significant impacts on candidate, sensitive, or special status species</p> <p>Based on the proposed project footprint, and with the implementation of a pre-construction burrowing owl nesting bird clearance survey, none of the special-status</p>
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	<p>species known to occur in the general vicinity of the project site will be directly or indirectly impacted from implementation of the proposed project. Therefore, this project will have “no effect” on federally, State, or MSHCP listed species known to occur in the general vicinity of the project site. Additionally, the project will have “no effect” on designated Critical Habitats. With completion of the recommendation of the Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis, Prepared by MG Resolutions, Inc. (June 2019) and payment of the MSHCP and SKR HCP mitigation fees, development of the project site is fully consistent with the Western Riverside County MSHCP.</p> <p>Mitigation Measures:</p> <p>BIO-2: Within 30 days prior to grading, a qualified biologist shall conduct a survey of suitable habitat on site and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the City of Moreno Valley prior to the issuance of a grading permit and subject to the following provisions:</p> <ul style="list-style-type: none">a) In the event that the pre-construction survey identifies no burrowing owls on the property, a grading permit may be issued without restriction.b) In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owls, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing owls. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the
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		<p>proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow California Department of Fish and Wildlife (CDFW) relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.</p> <p>c) In the event that the pre-construction survey identifies the presence of three (3) or more mating pairs of burrowing owls, the requirements of MSHCP Species-Specific Conservation Objectives 5 for the burrowing owl shall be followed. Objective 5 states that if the site (including adjacent areas) supports three (3) or more pairs of burrowing owls and supports greater than 35 acres of suitable habitat, at least 90 percent of the area with long-term conservation value and burrowing owl pairs will be conserved onsite until it is demonstrated that Objectives 1-4 have been met. A grading permit shall be issued, either:</p> <ul style="list-style-type: none"> a. Upon approval and implementation of a property-specific Determination of Biologically Superior Preservation (DBESP) report for the burrowing owl by the CDFW; or b. A determination by the biologist that the site is part of an area supporting less than 35 acres of suitable Habitat, and upon passive or active relocation of the species following accepted CDFW protocols.
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		<p>Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow CDFW relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.</p>
Other Factors	1	None

Additional Studies Performed:

Biological Studies/Reports

- Multiple Species Habitat Conservation Plan (MSHCP) Habitat Assessment for Burrowing Owl, MG Resolutions, Inc., June 2019

Air Quality and Greenhouse Gas Emissions Quantification Report

- AQ/GHG Report, Maxsum Development, LLC, June 2019

Cultural Studies/Reports

- Cultural Resources Assessment, Maxsum Development, LLC, June 2019
- Archeological Research Unit, University of California, Riverside, 1987

Traffic Analysis/Memorandum

- Coco Traffic Planners, Inc., May 2019

Geotechnical and Infiltration Investigation Report

- LOR Geotechnical Group, Inc., April 2019



Field Inspection (Date and completed by):

Milan L. Garrison, Maxsum Development, LLC

June 1, 2019

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

Sources:

1. Air Quality & Greenhouse Gas Emissions Quantification Report, Maxsum Development, LLC, June 2019.
2. Coco Traffic Planners, Inc., May 2019.
3. Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis, MG Resolutions, Inc., June 2019.
4. Cultural Resources Assessment, Maxsum Development, LLC, June 2019.
5. Arborist Report, James Carrera/Consulting Arborist, June 2019.
6. Geotechnical and Infiltration Investigation Report, LOR Geotechnical Group, Inc., April 2019.
7. Atkins, *Final City of Moreno Valley Greenhouse Gas Analysis*, February 2012.
8. California Air Resources Board, *Climate Change Proposed Scoping Plan*, October 2008.
9. California Air Resources Board, *Final Supplement to the AB 32 Scoping Plan Functional Equivalent Document*, August 19, 2011.
10. California Department of Toxic Substances Control, *Hazardous Waste and Substance Site List (CORTESE)*, http://www.envirostor.dtsc.ca.gov/public/mandated_reports.asp, accessed June 19, 2012.
11. City of Moreno Valley, *City of Moreno Valley Emergency Operations Plan*, March 2009.
124. City of Moreno Valley Planning Division and the Energy Efficiency and Conservation Task Force, *City of Moreno Valley Energy Efficiency and Climate Action Strategy*, April 2012.
13. City of Moreno Valley, *City of Moreno Valley General Plan*, July 11, 2006.
14. City of Moreno Valley, *Moreno Valley General Plan Final Program EIR*, July 2006.
15. City of Moreno Valley, *City of Moreno Valley Housing Element 2008-2014*, February 2011.
16. City of Moreno Valley Municipal Code.
17. Governor's Office of Planning and Research, *CEQA and Climate Change: Addressing Climate Change Through California Environmental Quality Act (CEQA) Review*, 2008.
18. Moreno Valley Fire Department Office of Emergency Management, *City of Moreno Valley Local Hazard Mitigation Plan*, October 4, 2011.
19. South Coast Air Quality Management District, *2007 Air Quality Management Plan for the South Coast Air Basin*, 2007.
20. South Coast Air Quality Management District, *CEQA Air Quality Handbook*, November 1993.
21. State of California Department of Conservation, *Alquist-Priolo Earthquake Fault Zone Maps*, http://www.quake.ca.gov/gmaps/ap/ap_maps.htm, accessed June 18, 2012.
22. State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011 and 2012, with 2010 Benchmark*. Sacramento, California, May 2012.

Agencies:

- City of Moreno Valley General Plan
- City of Moreno Valley Municipal and Zoning Code
- City of Moreno Valley General Plan Land Use Map and Zoning Map
- FEMA Maps Online
- EPA Website
- County of Riverside Social Services
- Riverside Municipal Airport

List of Permits to be Obtained:

- General Plan Amendment
- Zone Change
- Plot Plan
- Parcel Map (Reversion to Acreage and Two Lot Subdivision)

Public Outreach [24 CFR 50.23 & 58.43]:

Duly Noticed Public Hearing before the City of Moreno Valley Planning Commission

Cumulative Impact Analysis [24 CFR 58.32]:

The project would not significantly degrade the quality of the environment or 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. Based upon the archaeological survey prepared by Maxsum Development, LLC, there are no historic structures on the site, and there will be no impact to historic resources. The project will not eliminate important examples of the major periods of California history or prehistory. Furthermore, this project will not create any impacts, that when viewed in connection with existing land uses, other recently approved projects, and existing land use designations, would be considered cumulatively considerable. It is not expected that the proposed project would result in incremental effects. The analysis in this Environmental Assessment demonstrates that project and cumulative impacts would be less than significant. The project as designed and conditioned would not cause substantial adverse health effects on human beings.



Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

1. No Project – No Development

This alternative has the least impact to the environment because it would not result in the significant changes to landform, would not generate any additional traffic, noise, or air emissions, and would not require the provision of additional public services and facilities and utilities. While this alternative would avoid the significant effects of the proposed project, the beneficial impacts of the proposed project would not occur.

2. Amend the General Plan Designation to Commercial and Zone Change to Commercial.

Alternative 2 would do little to avoid or substantially reduce any impacts associated with the proposed project, and in fact, could result in greater impacts relative to some environmental issues. Alternative 2 would prohibit multiple family development on the site and allow for some form of commercial development, which could generate other environmental impacts, and forego several of the unique benefits of the proposed project, as it would not allow for multiple family development.

3. Reduced Density

Under the Reduced Density Alternative (e.g. lesser number of units) construction of the multiple family residential apartments would meet the General Plan and land use designations. Therefore, all other details of this alternative would be identical to those under the Proposed Project. However, the Reduced Density Alternative is rejected in that it would make the project financially infeasible by significantly increasing the cost per square foot to construct each unit and thereby diminishing the opportunity to provide an affordable housing development.

4. Sale of Site

The property could be sold to another developer entity. Based on current housing and the rental market, it can be reasonably assumed that the property would become market rate housing. This type of development would deter the long-term objective of the City's Housing Element to encourage a mix of housing types and rental rates (i.e. affordable).

No Action Alternative [24 CFR 58.40(e)]:

Under the No Project Alternative, the construction of the multiple family residential apartments would not take place. Existing site conditions (i.e. vacant land area) would remain in their present state and no alterations would occur. This alternative gives a baseline for comparison of the Proposed Project and Reduced Density Project.



Summary of Findings and Conclusions:

The proposed project would be consistent with the City of Moreno Valley General Plan Land Use and Housing Element goals and objectives, and the City's Zoning Code. Additionally, there is adequate infrastructure to support the proposed project. Mitigation Measures are required by the development of this project.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.



Law, Authority, or Factor	Mitigation Measure
Hazards and Nuisances including Site Safety and Noise	<p>NOI-1 Prior to issuance of a grading permit, the developer shall prepare a Construction Noise Control Plan (CNCP) and submit it to the City for review and approval. The plan shall include but will not be limited to the following:</p> <ul style="list-style-type: none">○ During all project site excavation and grading, contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.○ The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.○ The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.○ A temporary construction barrier with a minimum height of 8 feet shall be placed along the project's property line during project grading and construction.○ During all project site construction, the construction contractor shall limit all construction-related activities, including maintenance of construction equipment and the staging of haul trucks, to between the hours of 7:00 a.m. to 5:00 p.m. Monday through Friday and 8:00 a.m. to 4:00 p.m. on Saturday. No construction is permitted on Sundays and government code holidays.○ Prior to issuance of a grading or building permit, the developer shall prepare a haul route and staging plan for any trucks hauling earth or construction materials to or from the project site to where material will be disposed (i.e. export). The plan shall be reviewed and approved by the City before a grading permit is issued by the City.

	<p>To the extent feasible, haul routes and truck staging areas shall not pass sensitive land uses or residential dwellings not on a direct driving route to the closest freeway.</p> <p>NOI-2 Prior to issuance of a grading or building permit, the developer shall prepare a haul route and staging plan for any trucks hauling earth or construction materials to or from the project site to where material will be disposed (i.e. export). The plan shall be reviewed and approved by the City before a grading permit is issued by the City. To the extent feasible, haul routes and truck staging areas shall not pass sensitive land uses or residential dwellings not on a direct driving route to the closest freeway.</p> <ul style="list-style-type: none"> • Haul truck and other construction-related trucks traveling to and from the project site shall be restricted to the same hours specified for the operation of construction equipment. • To the extent feasible, construction haul routes shall not pass directly by sensitive land uses or residential dwellings.
<p>Educational and Cultural Facilities</p>	<p>CUL-1 Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a qualified paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.</p> <p>CUL-2 The paleontological monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontological monitor shall be empowered to temporarily halt or divert equipment to allow of removal</p>

	<p>of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have a low potential to contain or yield fossil resources.</p> <p>CUL-3 Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the Western Science Museum in Hemet, California, is required for significant discoveries. The paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.</p> <p>CUL-4 A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the City of Moreno Valley prior to building final.</p>
Vegetation, Wildlife	<p>BIO-1: Vegetation clearing, and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through September 15), unless a migratory bird nesting survey is completed in accordance with the following requirements:</p> <ul style="list-style-type: none"> a) A migratory bird nesting survey of the Project's impact footprint, including suitable habitat within a 500-foot radius, shall be conducted by a qualified biologist within three (3) days prior to initiating vegetation clearing or ground disturbance. b) A copy of the migratory nesting bird survey results report shall be provided to the City of Moreno Valley. If the survey identifies the presence

	<p>of active nests, then the qualified biologist shall provide the City with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be subject to review and approval by the City and shall be no less than a 100-foot radius around the nest for non-raptors and no more than a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and the City verify that the nests are no longer occupied and juvenile birds can survive independently from the nests.</p> <p>BIO-2: Within 30 days prior to grading, a qualified biologist shall conduct a survey of suitable habitat on site and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the City of Moreno Valley prior to the issuance of a grading permit and subject to the following provisions:</p> <ul style="list-style-type: none">a. In the event that the pre-construction survey identifies no burrowing owls on the property, a grading permit may be issued without restriction.b. In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owls, then prior to the issuance of a grading permit and prior to the commencement of
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	<p>ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing owls. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow California Department of Fish and Wildlife (CDFW) relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.</p> <p>c. In the event that the pre-construction survey identifies the presence of three (3) or more mating pairs of burrowing owls, the requirements of MSHCP Species-Specific Conservation Objectives 5 for the burrowing owl shall be followed. Objective 5 states that if the site (including adjacent areas) supports three (3) or more pairs of burrowing owls and supports greater than 35 acres of suitable habitat, at least 90 percent of the area with long-term conservation value and burrowing owl pairs will be conserved onsite until it is demonstrated that Objectives 1-4 have been met. A grading permit shall be issued, either:</p> <ul style="list-style-type: none">a. Upon approval and implementation of a property-specific Determination of Biologically Superior Preservation (DBESP) report for the burrowing owl by the CDFW; orb. A determination by the biologist that the site is part of an area supporting less than 35 acres of suitable Habitat, and upon
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passive or active relocation of the species following accepted CDFW protocols. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow CDFW relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.

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

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

	monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities can occur.
--	---

Determination:

- Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]**
The project will not result in a significant impact on the quality of the human environment.
- Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]**
The project may significantly affect the quality of the human environment.

Preparer Signature:  Date: 8/22/2019

Name/Title/Agency: Milan L. Garrison, President/CEO, Maxsum Development, LLC

Certifying Officer Signature:  Date: 1/8/2020

Name/Title/Agency: Patty Nevins, Acting Community Development Director,
City of Moreno Valley

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Figure A-1 Regional Map

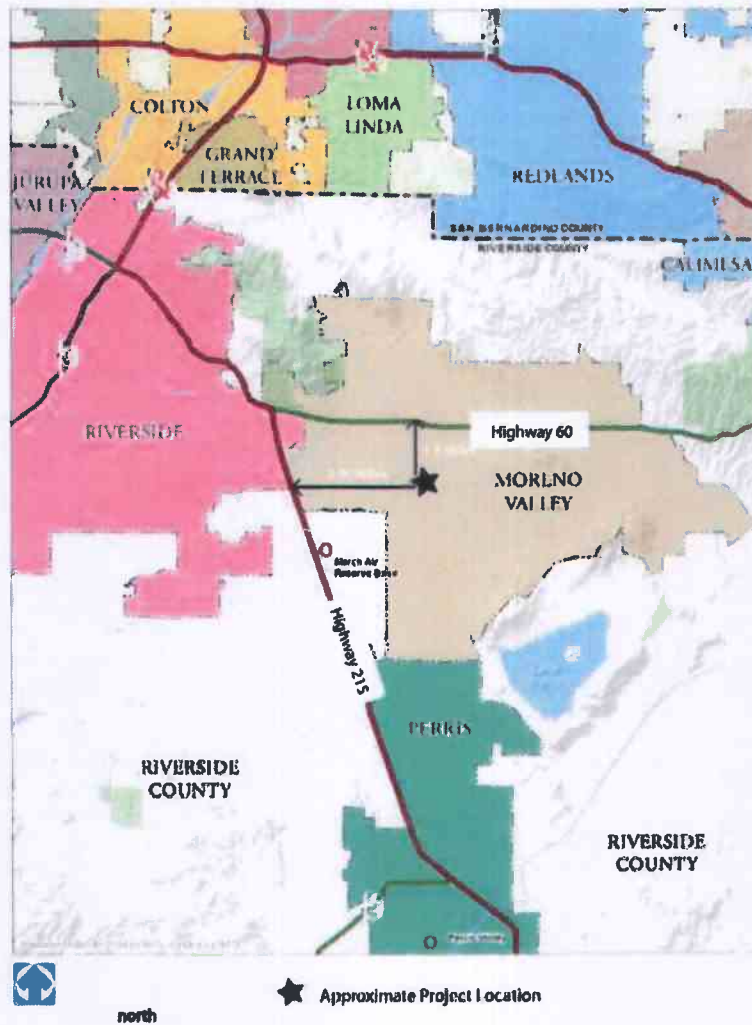


Figure A-2 Vicinity Map
(Part of Census Tract 425.21)

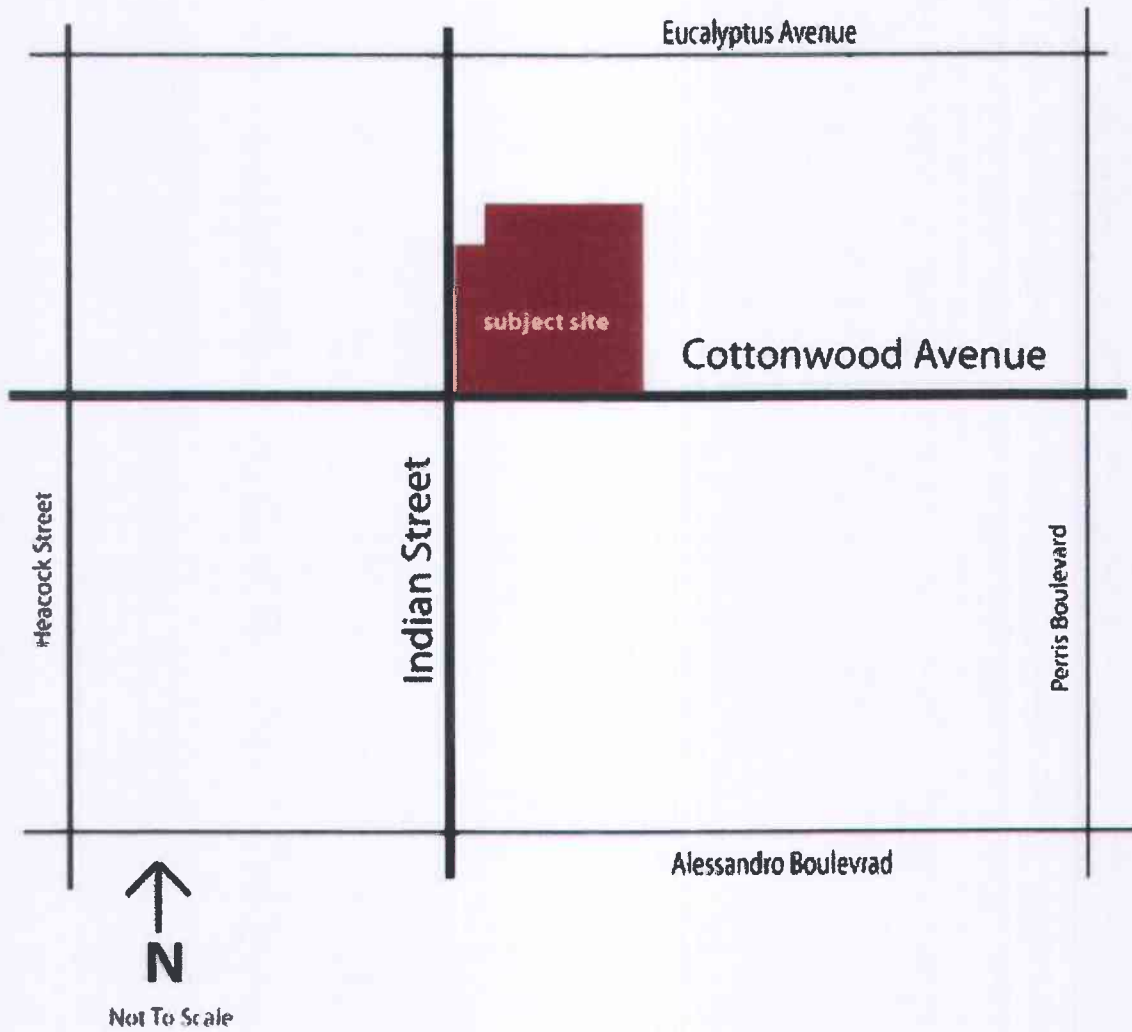




Figure A-3
Site Photos -- View Looking north across site from Cotton Wood Avenue

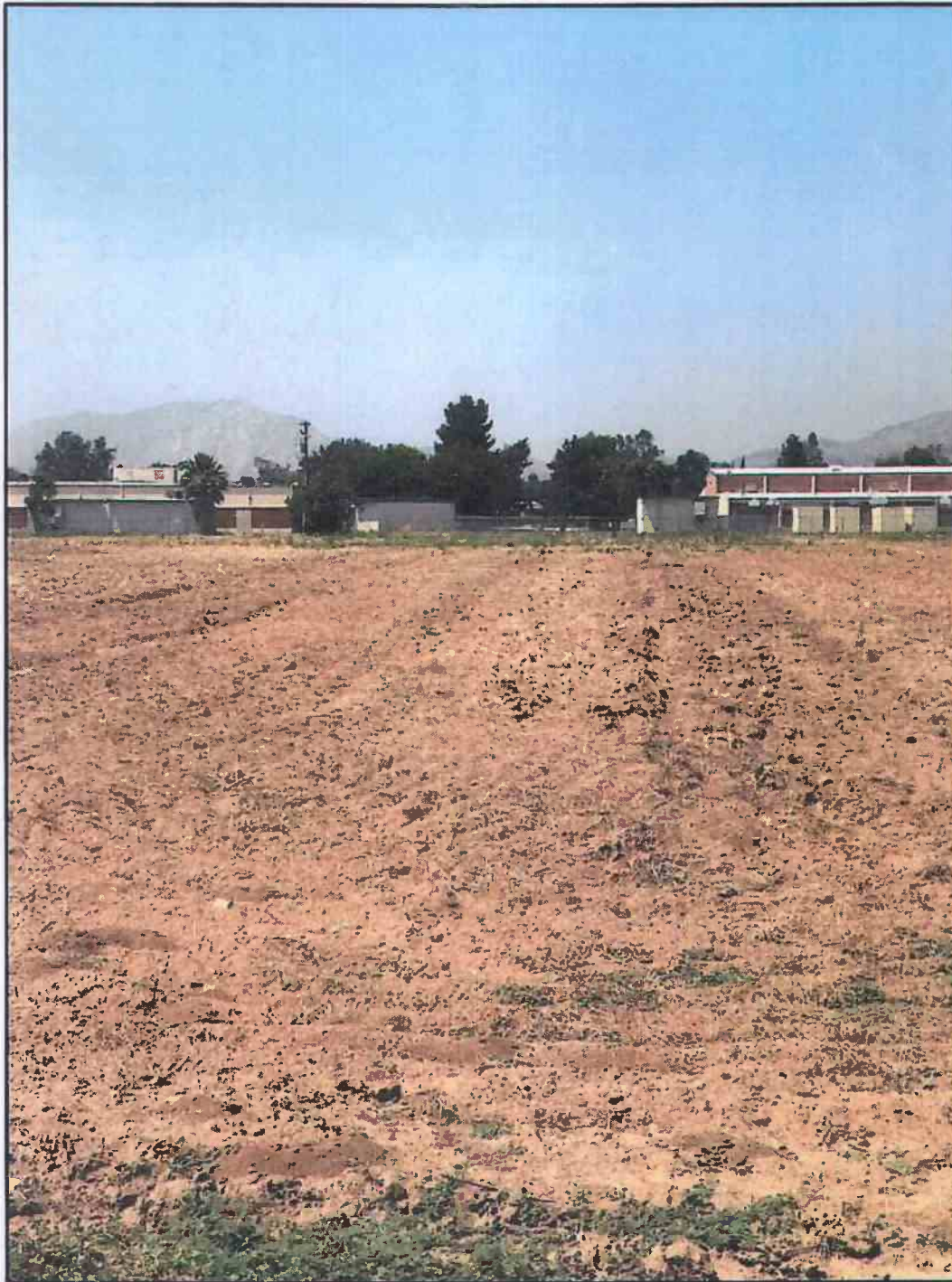


Figure A-4
Site Photos-View looking south across site from Indian Street

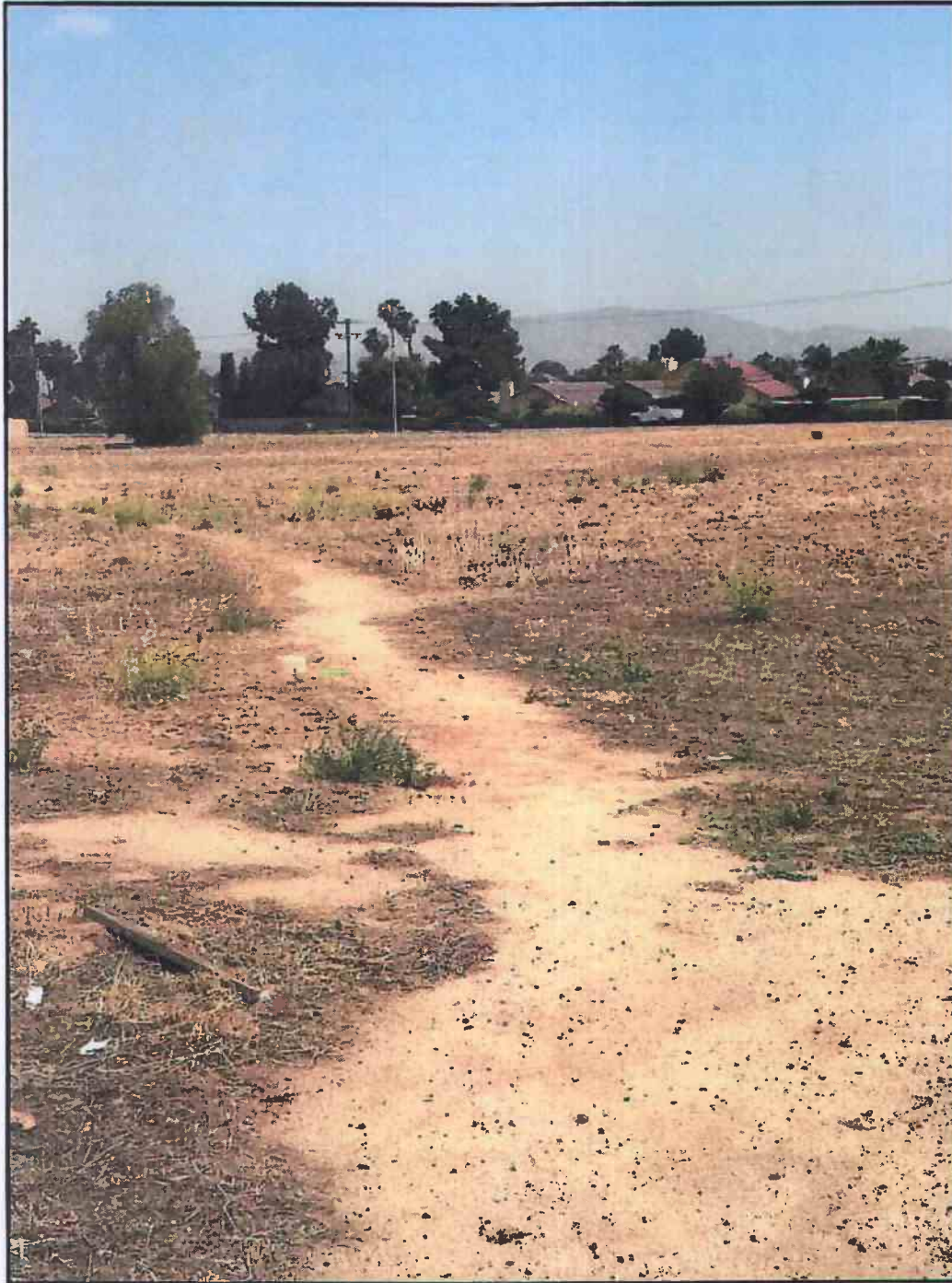


Figure A-5
Site Photos-View looking northeast across site from Indian Street

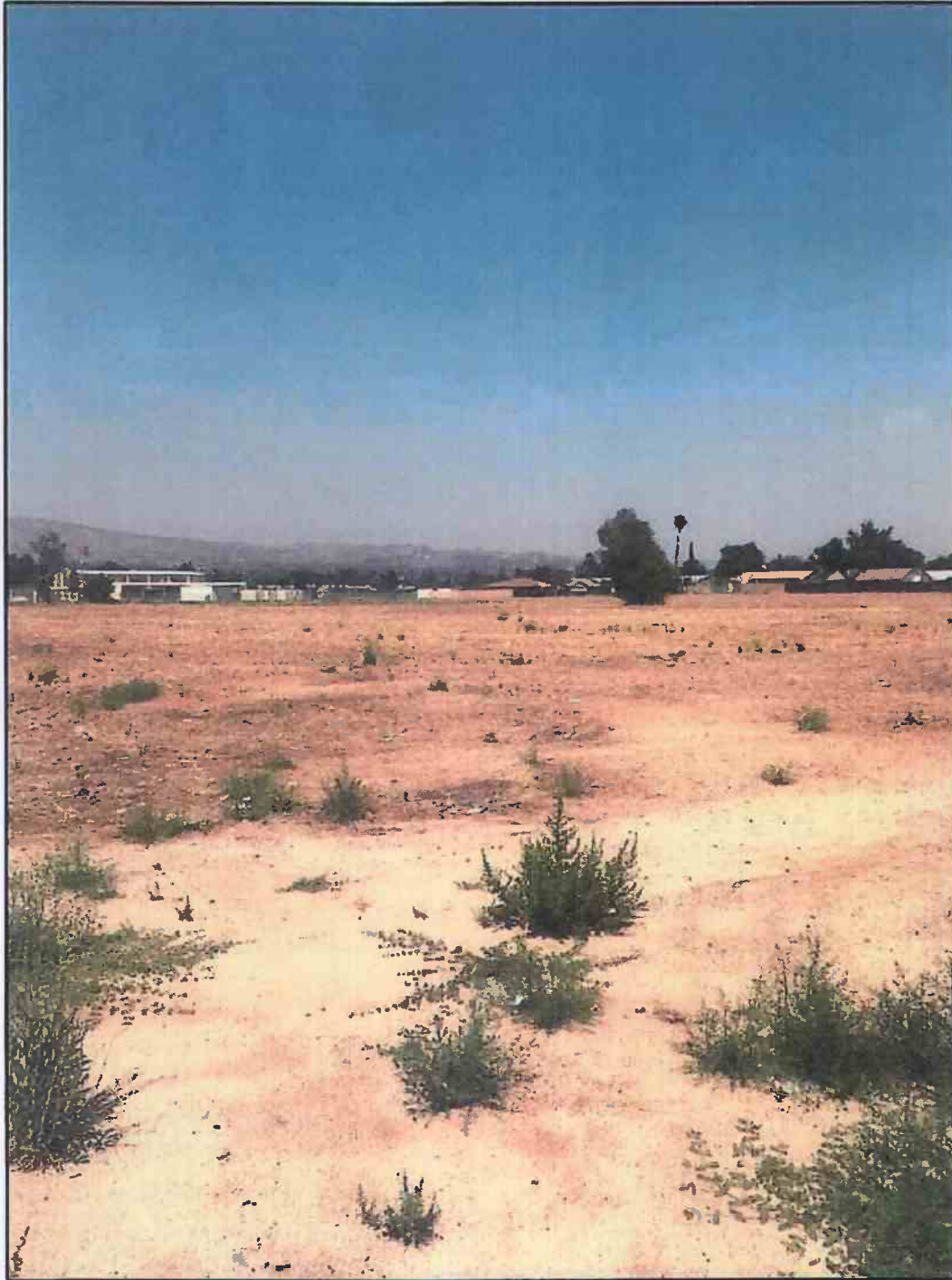
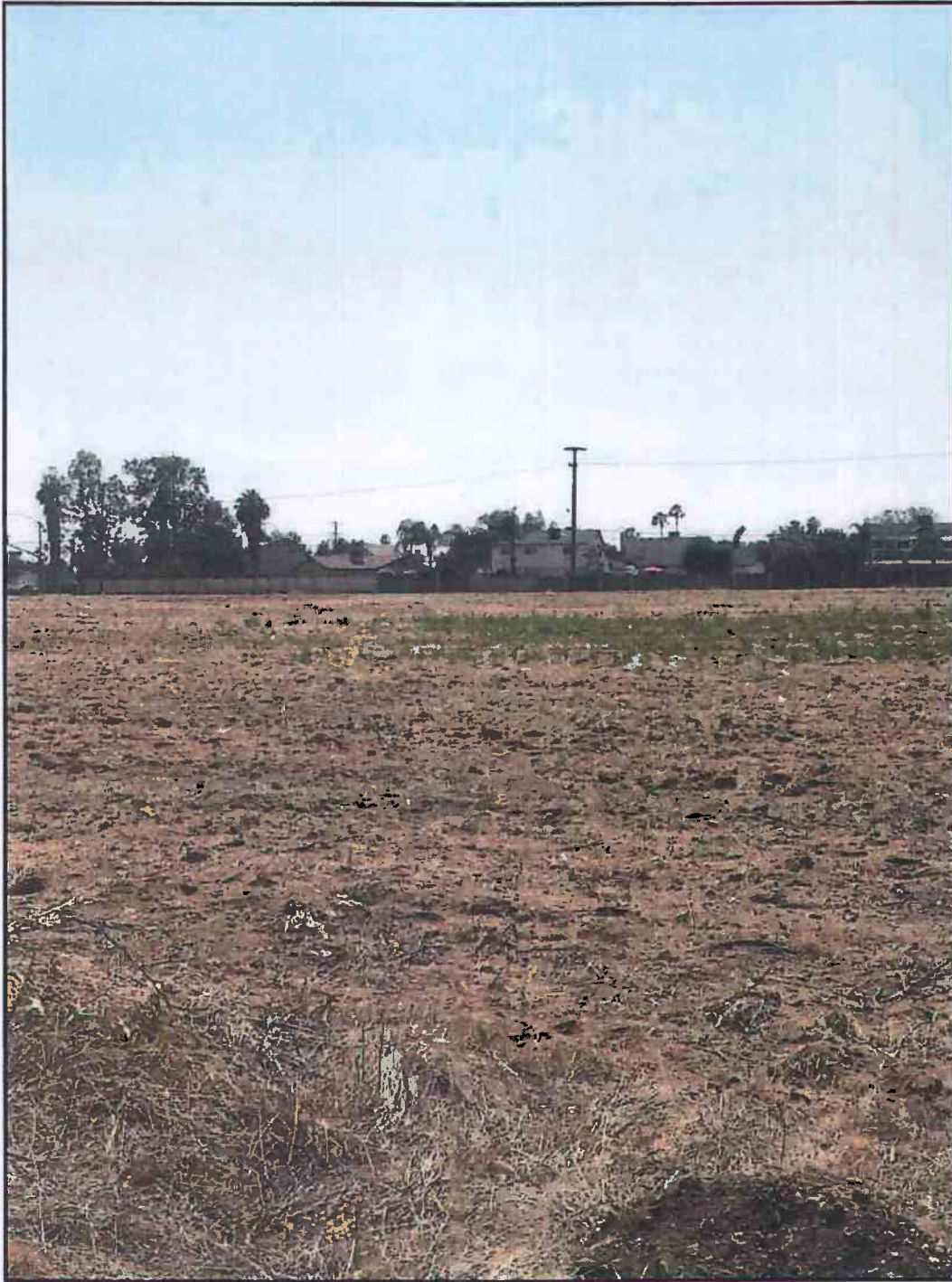


Figure A-6
Site Photos-View looking west across site



the 1990s, the number of people aged 65 and over in the United States is projected to increase from 20 million to 35 million (U.S. Census Bureau 1996).

As the number of people aged 65 and over increases, the number of people aged 75 and over is also expected to increase. The number of people aged 75 and over in the United States is projected to increase from 10 million in 1990 to 15 million in 2000 (U.S. Census Bureau 1996).

As the number of people aged 75 and over increases, the number of people aged 85 and over is also expected to increase.

The number of people aged 85 and over in the United States is projected to increase from 3 million in 1990 to 5 million in 2000 (U.S. Census Bureau 1996).

As the number of people aged 85 and over increases, the number of people aged 95 and over is also expected to increase.

The number of people aged 95 and over in the United States is projected to increase from 1 million in 1990 to 2 million in 2000 (U.S. Census Bureau 1996).

As the number of people aged 95 and over increases, the number of people aged 100 and over is also expected to increase.

The number of people aged 100 and over in the United States is projected to increase from 0.5 million in 1990 to 1 million in 2000 (U.S. Census Bureau 1996).

As the number of people aged 100 and over increases, the number of people aged 105 and over is also expected to increase.

The number of people aged 105 and over in the United States is projected to increase from 0.2 million in 1990 to 0.5 million in 2000 (U.S. Census Bureau 1996).

As the number of people aged 105 and over increases, the number of people aged 110 and over is also expected to increase.

The number of people aged 110 and over in the United States is projected to increase from 0.1 million in 1990 to 0.2 million in 2000 (U.S. Census Bureau 1996).

As the number of people aged 110 and over increases, the number of people aged 115 and over is also expected to increase.

The number of people aged 115 and over in the United States is projected to increase from 0.05 million in 1990 to 0.1 million in 2000 (U.S. Census Bureau 1996).

As the number of people aged 115 and over increases, the number of people aged 120 and over is also expected to increase.

The number of people aged 120 and over in the United States is projected to increase from 0.02 million in 1990 to 0.05 million in 2000 (U.S. Census Bureau 1996).

As the number of people aged 120 and over increases, the number of people aged 125 and over is also expected to increase.

The number of people aged 125 and over in the United States is projected to increase from 0.01 million in 1990 to 0.02 million in 2000 (U.S. Census Bureau 1996).

As the number of people aged 125 and over increases, the number of people aged 130 and over is also expected to increase.

The number of people aged 130 and over in the United States is projected to increase from 0.005 million in 1990 to 0.01 million in 2000 (U.S. Census Bureau 1996).

As the number of people aged 130 and over increases, the number of people aged 135 and over is also expected to increase.

The number of people aged 135 and over in the United States is projected to increase from 0.002 million in 1990 to 0.005 million in 2000 (U.S. Census Bureau 1996).

As the number of people aged 135 and over increases, the number of people aged 140 and over is also expected to increase.

The number of people aged 140 and over in the United States is projected to increase from 0.001 million in 1990 to 0.002 million in 2000 (U.S. Census Bureau 1996).

As the number of people aged 140 and over increases, the number of people aged 145 and over is also expected to increase.

The number of people aged 145 and over in the United States is projected to increase from 0.0005 million in 1990 to 0.001 million in 2000 (U.S. Census Bureau 1996).

As the number of people aged 145 and over increases, the number of people aged 150 and over is also expected to increase.

The number of people aged 150 and over in the United States is projected to increase from 0.0002 million in 1990 to 0.0005 million in 2000 (U.S. Census Bureau 1996).

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Notice of FONSI and Notice of Intent to RROF_9.19.19 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

09/19/2019

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: September 19, 2019
At: Riverside, California


Legal Advertising Representative, The Press-Enterprise

MORENO VALLEY, CITY OF
PO BOX 88005
MORENO VALLEY, CA 92552-0805

Ad Number: 0011314895-01

P.O. Number:

Ad Copy:



NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

September 19, 2019

City of Moreno Valley
Community Development Department, Planning Division
14177 Fredrick Street
Moreno Valley, CA 92553
(951)413-3214

This combined notice shall satisfy two separate but related procedural requirements: (1) 24 CFR 58.43, Dissemination and/or publication of the Findings of No Significant Impact (FONSI) and (2) 24 CFR 58.70, Notice of Intent to Request Release of Funds. The public is advised to specify which notice their comments address, so that the City of Moreno Valley may properly take into account the comments received.

REQUEST FOR RELEASE OF FUNDS

On or about October 7, 2019, the City of Moreno Valley will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of federal HOME Investment Partnerships Program (HOME) funds under Title II of the Cranston-Gonzalez National Affordable Housing Act (NAHA), in accordance with section 288 (42 U.S.C. 12838), as amended, and the release of National Stabilization Program funds under Title III of the Housing and Economic Recovery Act of 2008 and related laws, to undertake the following project:

Project: The Courtyards @ Cottonwood Family Apartments
Project Cost: Home Investment Partnership Funds (HOME-County): \$1,000,000; Home Investment Partnership Funds (HOME-City): \$2,000,000; and Neighborhood Stabilization Program Grant Funds (NSP-1): \$3,500,000.

Project Description: The proposed development will be gated and consist of eighty-one (81) affordable units within 2 two-story 30-unit family buildings with a total of eight (8) 1-bedroom, twenty-four (24) 2-bedroom and twenty-eight (28) 3-bedroom units. The proposed development also includes a one-story 20-unit senior building with sixteen (16) 1-bedroom and four (4) 2-bedroom units. The proposed project will also include a Community Building with management, leasing, services and maintenance offices, a maintenance garage, computer lab, laundry room and a full kitchen. Site amenities are also proposed to include a community pool, a tot lot, basketball court and a senior vita course. A manager's unit will be located on the second floor of the community building.

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

The Project also provides 118 on-site vehicular parking spaces which is in compliance with allowable parking reductions for affordable housing projects within the City. The development will total 83,741 square feet of gross building area on a net lot area of 294,465 square feet (6.76 net acres) located at the northeast corner of Cottonwood Avenue and Indian Street.

FINDING OF NO SIGNIFICANT IMPACT

The City of Moreno Valley has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the City of Moreno Valley, Community Development Department, Planning Division, 14177 Fredrick Street, Moreno Valley, CA 92553 and may be examined or copied Monday thru Thursday 7:30 am to 5:30 pm, and Friday 7:30 am to 4:30 pm. No further environmental review of these projects is proposed to be conducted, prior to the request for release of Federal funds.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Moreno Valley Community Development Department, Planning Division, 14177 Fredrick Street, Moreno Valley, CA 92553. All comments received by October 7, 2019 will be considered by any individual, group, or agency may submit written comments on the ERR to the City of Moreno Valley prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Moreno Valley certifies to HUD that Patty Nevins in her capacity as the City of Moreno Valley's Planning Official consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Rancho Belago Developers, Inc. to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the City of Moreno Valley certification for a period of fifteen (15) days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Moreno Valley; (b) the City of Moreno Valley has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD administration office at U.S. Department of Housing and Urban Development, Community Planning and Development, Attn: Rufus Washington, Director, 300 N. Los Angeles Street, Suite 4054, Los Angeles, CA 90012. Potential objectors should contact HUD to verify the actual last day of the objection period.

Patty Nevins, Planning Official

Date

9/19

PUBLIC NOTICES - "YOUR RIGHT TO KNOW"

Call 415-368-9222 or e-mail legal@pe.com

CAROLYN K. MERRILL
415-368-7476

LEGAL NOTICE
I, the undersigned, do hereby certify that the following is a true and correct copy of the original as filed with me:

NOTICE TO CREDITORS
In and for the County of Santa Clara, California, the undersigned, the executor of the will of the late **JOHN M. MERRILL**, deceased, do hereby give notice to all persons having claims against the estate of the said decedent to file the same with the undersigned at my office, 1400 California Street, Suite 1100, San Francisco, California 94109, on or before the 30th day of October, 2009. Claims not so filed will be barred.

JOHN M. MERRILL
Executor of the Will

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JOHN M. MERRILL
Executor of the Will

NOTICE OF OPEN HOUSE/EXHIBITION

September 14, 2009
City of San Jose
City of San Jose Department, "Santa Offshore"

This combined notice will notify the citizens of San Jose of the open house/exhibition on September 14, 2009, from 10:00 a.m. to 4:00 p.m. at the City of San Jose Convention Center. The purpose of this combined notice is to inform the citizens of San Jose of the open house/exhibition and to provide information on how to register for the event.

REMARKS FOR RECORD OF PUBLIC
The City of San Jose is pleased to announce the opening of the new office building located at 1500 California Street. The building is a state-of-the-art facility that will provide a more efficient and effective work environment for the City's staff. The building is currently under construction and is expected to be completed by the end of the year. The City is currently accepting bids for the construction of the building. The bids are due on September 15, 2009.

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PUBLIC COMMENTS
The City of San Jose is currently accepting public comments on the proposed construction of the new office building located at 1500 California Street. The comments should be submitted to the City's Planning Department by September 15, 2009.

ENVIRONMENTAL CERTIFICATION
The City of San Jose is currently accepting environmental certification applications for the proposed construction of the new office building located at 1500 California Street. The applications should be submitted to the City's Planning Department by September 15, 2009.

QUESTIONS TO RELEASE OF PUBLIC
The City of San Jose is currently accepting questions to release of public information for the proposed construction of the new office building located at 1500 California Street. The questions should be submitted to the City's Planning Department by September 15, 2009.

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ADOPT PLAN
The Board of Supervisors of the County of Santa Clara, California, do hereby adopt the following plan:

ILLUMINATED SIGNAGE
The Board of Supervisors of the County of Santa Clara, California, do hereby adopt the following plan:

NOTICE OF PUBLIC HEARING
The Board of Supervisors of the County of Santa Clara, California, do hereby give notice of a public hearing on the following matter:

NOTICE OF PRELIMINARY DETERMINATION
The Board of Supervisors of the County of Santa Clara, California, do hereby give notice of a preliminary determination on the following matter:

REQUEST FOR BIDS
The Board of Supervisors of the County of Santa Clara, California, do hereby request bids for the following project:

REQUEST FOR PROPOSALS
The Board of Supervisors of the County of Santa Clara, California, do hereby request proposals for the following project:

NOTICE TO CONTRACTORS CALLED FOR BIDS
The Board of Supervisors of the County of Santa Clara, California, do hereby call for bids for the following project:

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NOTICE OF PUBLIC HEARING
The Board of Supervisors of the County of Santa Clara, California, do hereby give notice of a public hearing on the following matter:

TEL: 951.413.3021
FAX: 951.413.3096
WWW.MOVAL.ORG



14177 FREDERICK STREET
P.O BOX 88005
MORENO VALLEY

September 19, 2019

Subject: Proposed Courtyards @ Cottonwood Family Apartments Project

Dear Property Owner/Resident:

Enclosed please find a Notice of Finding of No Significant Impact and Intent to Request Release of Funds for the proposed Courtyards @ Cottonwood Family Apartments Project. The Notice explains that the City has completed an environmental review for this project and that no significant findings were found. It also advises the public that the City intends to request release of funds for their project on or about October 7, 2019.

The City is currently accepting public comments through October 7, 2019. Comments may be directed to:


Financial & Management Services Department
14177 Frederick Street
Moreno Valley, CA 92552
Attention: Dena Heald, Financial Operations Division Manager
denah@moval.org, (951) 413-3063

If you would like to object to this release of funds you may do so by contacting the U.S. Department of Housing and Urban Development (HUD) at:

U.S. Department of Housing and Urban Development
Community Planning & Development
Attn: Mr. Rufus Washington, Director
300 N. Los Angeles Street, Suite 4054
Los Angeles, CA 90012

Para asistencia en español, favor de llamar al 951-413-3446 y pregunte por Patty Yhuit.

Thank you,


Dena Heald
Financial Operations Division Manager

FINANCIAL & MANAGEMENT SERVICES DEPARTMENT



**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

September 19, 2019

City of Moreno Valley
Community Development Department, Planning Division
14177 Fredrick Street
Moreno Valley, CA 92553
(951)413-3214

This combined notice shall satisfy two separate but related procedural requirements: (1) 24 CFR 58.43, Dissemination and/or publication of the Findings of No Significant Impact (FONSI) and (2) 24 CFR 58.70, Notice of Intent to Request Release of Funds. The public is advised to specify which notice their comments address, so that the City of Moreno Valley may properly take into account the comments received.

REQUEST FOR RELEASE OF FUNDS

On or about October 7, 2019, the City of Moreno Valley will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of federal HOME Investment Partnerships Program (HOME) funds under Title II of the Cranston-Gonzalez National Affordable Housing Act (NAHA), in accordance with section 288 (42 U.S.C. 12838), as amended, and the release of National Stabilization Program funds under Title III of the Housing and Economic Recovery Act of 2008 and related laws, to undertake the following project:

Project: The Courtyards @ Cottonwood Family Apartments
Project Cost: Home Investment Partnership Funds (HOME- County): \$1,000,000; Home Investment Partnership Funds (HOME-City): \$2,000,000; and Neighborhood Stabilization Program Grant Funds (NSP-1): \$3,500,000.

Project Description: The proposed development will be gated and consist of eighty-one (81) affordable units within 2 two-story 30-unit family buildings with a total of eight (8) 1-bedroom, twenty-four (24) 2-bedroom and twenty-eight (28) 3-bedroom units. The proposed development also includes a one-story 20-unit senior building with sixteen (16) 1-bedroom and four (4) 2-bedroom units. The proposed project will also include a Community Building with management, leasing, services and maintenance offices, a maintenance garage, computer lab, laundry room and a full kitchen. Site amenities are also proposed to include a community pool, a tot lot, basketball court and a senior vita course. A manager's unit will be located on the second floor of the community building.



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

The Project also provides 118 on-site vehicular parking spaces which is in compliance with allowable parking reductions for affordable housing projects within the City. The development will total 83,741 square feet of gross building area on a net lot area of 294,465 square feet (6.76 net acres) located at the northeast corner of Cottonwood Avenue and Indian Street.

FINDING OF NO SIGNIFICANT IMPACT

The City of Moreno Valley has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the City of Moreno Valley, Community Development Department, Planning Division, 14177 Fredrick Street, Moreno Valley, CA 92553 and may be examined or copied Monday thru Thursday 7:30 am to 5:30 pm. and Friday 7:30 am to 4:30 pm. No further environmental review of these projects is proposed to be conducted, prior to the request for release of Federal funds.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Moreno Valley Community Development Department, Planning Division, 14177 Fredrick Street, Moreno Valley, CA 92553. All comments received by October 7, 2019 will be considered by any individual, group, or agency may submit written comments on the ERR to the City of Moreno Valley prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Moreno Valley certifies to HUD that Patty Nevins in her capacity as the City of Moreno Valley's Planning Official consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce; responsibilities in relation to the environmental review process



and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Rancho Belago Developers, Inc. to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

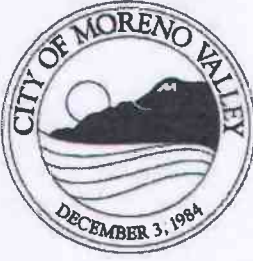
HUD will accept objections to its release of fund and the City of Moreno Valley certification for a period of fifteen (15) days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Moreno Valley; (b) the City of Moreno Valley has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD administration office at U.S. Department of Housing and Urban Development, Community Planning and Development, Attn: Rufus Washington, Director, 300 N. Los Angeles Street, Suite 4054, Los Angeles, CA 90012. Potential objectors should contact HUD to verify the actual last day of the objection period.

Patty Nevins

Patty Nevins, Planning Official

1.13.2020

Date



Community Development Department
14177 Frederick Street
P. O. Box 88005
Moreno Valley CA 92552-0805
Telephone: 951.413-3310
FAX: 951.413.3210

January 14, 2020

Musibau Arogundade, CPD Representative
U.S. Department of Housing and Urban Development
Office of Community Planning & Development
Los Angeles Field Office - Region IX
300 North Los Angeles Street, Suite 4054 - 9ADM1
Los Angeles, CA 90012

Attention: Mr. Musibau Arogundade, CPD Representative

Subject: Request for Release of Funds (RROF) for HOME and NSP-1 Funded Project

Dear Mr. Arogundade:

Enclosed please find one HUD-Form 7015.15 for the following HOME/NSP-1 project:

- The Courtyards @ Cottonwood Family Apartments

Also enclosed is a copy of the Environmental Assessment, proof of publication for the combined Finding of No Significant Impact (FONSI) and Request for Release of Funds (RROF) notice, and a copy of the notice to residents. If you require additional information, please do not hesitate to contact me at 951-413-3354 or pattyn@moval.org. You may also contact Dena Heald, Financial Operations Division Manager at 951-413-3063 or denah@moval.org.

Sincerely,

Patty Nevins
Acting Community Development Director

Enclosures: Request for Release of Funds and Certification (Original)
Environmental Assessment (Copy)
The Press Enterprise Proof of Publication (Copy)
Notice to Residents (Copy)

C: Bob DiGruccio, Community Planning & Development Representative
Elizabeth McDargh, Senior Environmental Protection Specialist
File

TEL: 951.413.3021
FAX: 951.413.3096
WWW.MOVAL.ORG



14177 FREDERICK STREET
PO BOX 88005
MORENO VALLEY

November 5, 2019

VIA EMAIL AND US MAIL

**Elizabeth McDargh
Senior Environmental Protection Specialist
Los Angeles Federal Building
HUD – Los Angeles Field Office (LAFO)
300 North Los Angeles Street, Suite 4054
Los Angeles, CA 90012**

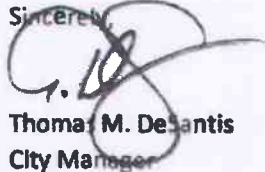
Subject: Correction to Certifying Official Letter processed May 8, 2019, to include delegation for Environmental Assessment (58.36)

Dear Ms. McDargh;

This letter certifies my delegation of Certifying Official duties to Ms. Patty Nevins, Planning Official for the City of Moreno Valley. This delegation is for Exempt (58.34(a)), Categorical Excluded (58.35 (a) and (b)), and Environmental Assessment (58.36) NEPA reviews.

As Certifying Official, Ms. Nevins will be responsible for all of the requirements of section 102 of NEPA and the related provisions in 40 CFR parts 1500 through 1508, and 24 CFR part 58, including the related Federal authorities listed in Sec. 58.5.

Sincerely,



**Thomas M. DeSantis
City Manager**

**Cc: Patty Nevins, Planning Official, City of Moreno Valley
Musibau Arogundade, CPD Representative**

FINANCIAL & MANAGEMENT SERVICES DEPARTMENT

Request for Release of Funds and Certification

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB No. 2506-0087
(exp. 03/31/2020)

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR 58.2) when requesting the release of funds, and requesting the authority to use such funds, for HUD programs identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and States. Public reporting burden for this collection of information is estimated to average 36 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Part 1. Program Description and Request for Release of Funds (to be completed by Responsible Entity)

1. Program Title(s) Home Investment Partnerships Program (HOME) and Neighborhood Stabilization Program (NSP-1)	2. HUD/State Identification Number M-16-MC-06-0551, M-17-MC-06-0551 M-18-MC-06-0551, M-19-MC-06-0551 (HOME) B-08-MN-06-0513 (NSP-1)	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) CFDA No. 14.239 (HOME) and 14.228 (NSP-1)	5. Name and address of responsible entity City of Moreno Valley 14177 Frederick Street Moreno Valley, CA 92552	
6. For information about this request, contact (name & phone number) Dena Heald - (951) 413-3063	7. Name and address of recipient (if different than responsible entity) City of Moreno Valley Public Works Department 14177 Frederick Street Moreno Valley, CA 92552	
8. HUD or State Agency and office unit to receive request U.S. Department of Housing and Urban Development Community Planning & Development Attn: Musilbau Arogundade, CPD Representative 300 N. Los Angeles Street, Suite 4054 Los Angeles, CA 90012		

The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following

9. Program Activity(ies)/Project Name(s) The Courtyards @ Cottonwood Family Apartments	10. Location (Street address, city, county, State) Northeast Corner of Cottonwood Avenue and Indian Street (APN: 482-161-021), City of Moreno Valley, Riverside County, CA
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11. Program Activity/Project Description

The proposed development will be gated and consist of eighty-one (81) affordable units within 2 two-story 30-unit family buildings with a total of eight (8) 1-bedroom, twenty-four (24) 2-bedroom and twenty-eight (28) 3-bedroom units. The proposed development also includes a one-story 20-unit senior building with sixteen (16) 1-bedroom and four (4) 2-bedroom units. The proposed project will also include a Community Building with management, leasing, services and maintenance offices, a maintenance garage, computer lab, laundry room and a full kitchen. Site amenities are also proposed to include a community pool, a tot lot, basketball court and a senior vita course. A manager's unit will be located on the second floor of the community building.

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

The Project also provides 118 on-site vehicular parking spaces which is in compliance with allowable parking reductions for affordable housing projects within the City. The development will total 83,741 square feet of gross building area on a net lot area of 294,465 square feet (6.76 net acres) located at the northeast corner of Cottonwood Avenue and Indian Street.

Part 2. Environmental Certification (to be completed by responsible entity)

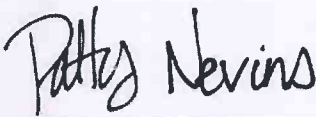
With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
3. The responsible entity has assumed responsibility for and complied with and will continue to comply with Section 106 of the National Historic Preservation Act, and its implementing regulations 36 CFR 800, including consultation with the State Historic Preservation Officer, Indian tribes and Native Hawaiian organizations, and the public.
4. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal did did not require the preparation and dissemination of an environmental impact statement.
5. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
6. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
7. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

8. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
9. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity

X 

Title of Certifying Officer

Acting Community Development Director, City of Moreno Valley

Date signed

1.14.2020

Address of Certifying Officer

14177 Frederick Street Moreno Valley, CA 92552

Part 3. To be completed when the Recipient is not the Responsible Entity

The recipient requests the release of funds for the programs and activities identified in Part 1 and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient

X

Title of Authorized Officer

Date signed

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

**Authority to Use
Grant Funds**

**U.S. Department of Housing and Urban Development
Office of Community Planning and Development**



FY-20-CPD-015

<p>To: (name & address of Grant Recipient & name & title of Chief Executive Officer) Patty Nevins, Acting Community Development Director Public Works Department City of Moreno Valley 14177 Frederick Street Moreno Valley, CA 92552</p>	<p>Copy To: (name & address of Sub Recipient or Secondary Contact) Dena Heald, Financial Operations Division Manager City of Moreno Valley 14177 Frederick Street Moreno Valley, CA 92552</p>
---	--

<p>We received your Request for Release of Funds and Certification, form HUD-7015.15 on</p>	<p>1/15/2020</p>
<p>Your Request was for HUD/State Identification Number</p>	<p>M-16/17/18/19-MC-06-0551 & B-08-MN-06-0513</p>

All objections, if received, have been considered and the minimum waiting period has transpired. You are hereby authorized to use funds provided to you under the above HUD/State Identification Number. File this form for proper record keeping, audit, and inspection purposes.


Project/Activity:
The Courtyards at Cottonwood Family Apartments

Location:
Northeast corner of Cottonwood Ave and Indian St, City of Moreno Valley, Riverside County, CA

Funding Source:
HOME & NSP

Comments:

FINANCE ADMINISTRATION
 20 FEB - 6 PM '14

<p>Typed Name of Authorizing Officer: Rufus Washington, Director Community Planning and Development Los Angeles Field Office</p>	<p>Signature of Authorizing Officer</p> 	<p>Effective Release Date: 1/31/2020</p>
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EO: **Action Number: FY-20-CPD-015**
 form HUD-7015.16 (2/94)
 ref. Handbook 6513.0

Request for Release of Funds and Certification

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB No. 2506-0087
(exp. 03/31/2020)

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR 58.2) when requesting the release of funds, and requesting the authority to use such funds, for HUD programs identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and States. Public reporting burden for this collection of information is estimated to average 36 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Part 1. Program Description and Request for Release of Funds (to be completed by Responsible Entity)

1. Program Title(s) Home Investment Partnerships Act Funds (HOME)	2. HUD/State Identification Number #069065	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 14.239	5. Name and address of responsible entity County of Riverside, Board of Supervisors c/o Housing, Homelessness Prevention and Workforce Solutions 5555 Arlington Avenue Riverside, CA 92504	
6. For information about this request, contact (name & phone number) Mervyn Manalo, Housing Specialist III, (951) 343-5495	7. Name and address of recipient (if different than responsible entity) Same as Responsible Entity	
8. HUD or State Agency and office unit to receive request United States Department of Housing and Urban Development Community Planning and Development 300 N. Los Angeles Street, Suite 4054 Los Angeles, CA 90012		

The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following

9. Program Activity(ies)/Project Name(s) Courtyards at Cottonwood, Moreno Valley, CA 11 HOME-assisted units	10. Location (Street address, city, county, State) Northeast corner of Cottonwood Avenue and Indian Street, in the City of Moreno Valley in the County of Riverside, identified as Assessor's Parcel Numbers 482-161-021, 482-161-022, 482-161-023, 482-161-024
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11. Program Activity/Project Description

The project activity includes the use of up to \$1,000,000 in HOME funds to pay a portion of development and new construction of an 81-unit affordable multifamily housing project and the use of thirty-five (35) HUD Housing Choice Voucher Program (HCVP) Project Based Vouchers which will serve as rental subsidy for clients on the Housing Authority of the County of Riverside's HCVP waiting list. The Proposed Project is located on approximately 6.76 acres of vacant land located at the northeast corner of Cottonwood Avenue and Indian Street, in the City of Moreno Valley in the County of Riverside, identified as Assessor's Parcel Numbers 482-161-021, 482-161-022, 482-161-023, 482-161-024 (Property). Three residential buildings will consist of 24 1-bedroom units, 29 2-bedroom units and 28 3-bedroom units. Eleven HOME-assisted units will be restricted to individuals whose incomes do not exceed 60% of the area median income for the County of Riverside, of which 3 units will be restricted to individuals whose incomes do not exceed 50% of the area median income for the County of Riverside.

MAY 05 2020 3.13

Part 2. Environmental Certification (to be completed by responsible entity)

With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
3. The responsible entity has assumed responsibility for and complied with and will continue to comply with Section 106 of the National Historic Preservation Act, and its implementing regulations 36 CFR 800, including consultation with the State Historic Preservation Officer, Indian tribes and Native Hawaiian organizations, and the public.
4. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal did did not require the preparation and dissemination of an environmental impact statement.
5. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
6. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
7. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

8. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
9. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity X 	Title of Certifying Officer Chairman, Riverside County Board of Supervisors
	Date signed 5/5/2020

Address of Certifying Officer
C/O Housing, Homelessness Prevention and Workforce Solutions, 5555 Arlington Avenue, Riverside, CA 92504


Part 3. To be completed when the Recipient is not the Responsible Entity

The recipient requests the release of funds for the programs and activities identified in Part 1 and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient X	Title of Authorized Officer
	Date signed

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Previous editions are obsolete
FORM APPROVED COUNTY COUNSEL
BY:  AMRIT P. DHILLON DATE: 4/14/2020

ATTEST:
KECIA R. HARPER, Clerk
By:  DEPUTY

form HUD-7015.15 (1/99)

Request for Release of Funds and Certification

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB No. 2506-0087
(exp. 03/31/2020)

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR 58.2) when requesting the release of funds, and requesting the authority to use such funds, for HUD programs identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and States. Public reporting burden for this collection of information is estimated to average 36 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Part 1. Program Description and Request for Release of Funds (to be completed by Responsible Entity)

1. Program Title(s) Housing Choice Voucher Program (HCVP) Project Based Vouchers	2. HUD/State Identification Number CA027	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 14.871	5. Name and address of responsible entity County of Riverside, Board of Supervisors c/o Housing, Homelessness Prevention and Workforce Solutions 5555 Arlington Avenue Riverside, CA 92504	
6. For information about this request, contact (name & phone number) Mervyn Manalo, Housing Specialist III, (951) 343-5495	7. Name and address of recipient (if different than responsible entity) Housing Authority of the County of Riverside Board of Commissioners 5555 Arlington Avenue Riverside, CA 92504	
8. HUD or State Agency and office unit to receive request United States Department of Housing and Urban Development Community Planning and Development 300 N. Los Angeles Street, Suite 4054 Los Angeles, CA 90012		

The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following

9. Program Activity(ies)/Project Name(s) Courtyards at Cottonwood, Moreno Valley, CA 35 HCVP Project Based Vouchers	10. Location (Street address, city, county, State) Northeast corner of Cottonwood Avenue and Indian Street, in the City of Moreno Valley in the County of Riverside, identified as Assessor's Parcel Numbers 482-161-021, 482-161-022, 482-161-023, 482-161-024
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11. Program Activity/Project Description

The project activity includes the use of up to \$1,000,000 in HOME funds to pay a portion of development and new construction of an 81-unit affordable multifamily housing project and the use of thirty-five (35) HUD Housing Choice Voucher Program (HCVP) Project Based Vouchers which will serve as rental subsidy for clients on the Housing Authority of the County of Riverside's HCVP waiting list. The Proposed Project is located on approximately 6.76 acres of vacant land located at the northeast corner of Cottonwood Avenue and Indian Street, in the City of Moreno Valley in the County of Riverside, identified as Assessor's Parcel Numbers 482-161-021, 482-161-022, 482-161-023, 482-161-024 (Property). Three residential buildings will consist of 24 1-bedroom units, 29 2-bedroom units and 28 3-bedroom units. Eleven HOME-assisted units will be restricted to individuals whose incomes do not exceed 60% of the area median income for the County of Riverside, of which 3 units will be restricted to individuals whose incomes do not exceed 50% of the area median income for the County of Riverside.

Part 2. Environmental Certification (to be completed by responsible entity)

With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
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6. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
7. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

8. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
9. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity X 	Title of Certifying Officer Chairman, Riverside County Board of Supervisors
	Date signed 5/5/2020

Address of Certifying Officer

C/O Housing, Homelessness Prevention and Workforce Solutions, 5555 Arlington Avenue, Riverside, CA 92504

Part 3. To be completed when the Recipient is not the Responsible Entity


The recipient requests the release of funds for the programs and activities identified in Part 1 and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient X	Title of Authorized Officer
	Date signed

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

Previous editions are obsolete

FORM APPROVED COUNTY COUNSEL
BY:  AMRIT P. DHILLON
4/7/2020 DATE

ATTEST:
KECIA R. HARPER, Clerk
By:  DEPUTY

form HUD-7015.15 (1/99)

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

04/15/2020

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: April 15, 2020
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

COUNTY OF RIVERSIDE
3403 10TH ST, STE 500
RIVERSIDE, CA 92501

Ad Number: 0011378223-01

P.O. Number:

Ad Copy:

PUBLIC NOTICE

April 15, 2020

Riverside County Economic Development Agency
5555 Arlington Avenue
Riverside, California 92504

(951) 343-5495 Mervyn Manalo

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the County of Riverside. Any individual, group or agency submitting comments should specify in their comments which "notice" their comments address.

REQUEST FOR RELEASE OF FUNDS

On or about May 5, 2020, the County of Riverside Department of Housing, Homelessness Prevention and Workforce Solutions will submit a request to the U.S. Department of Housing and Urban Development (HUD) Los Angeles Field Office for the release of: (1) HOME Investment Partnerships Program (HOME) funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, and (2) HUD Housing Choice Voucher Program (HCVP) Project Based Vouchers to undertake the following project:

PROJECT NAME: Courtyards at Cottonwood

PURPOSE: The project activity includes the allocation of \$1,000,000 in HOME funds to Rancho Belago Developers, a California corporation, and thirty-five (35) HCVP Project Based Vouchers which will serve as rental subsidy for clients on the Housing Authority of the County of Riverside's HCVP waiting list. The project includes the new construction of a multi-family affordable rental housing project consisting of eighty (80) affordable rental units and one (1) residential manager's unit. Eleven units will be restricted to individuals whose incomes do not exceed 60% of the area median income for the County of Riverside, of which 3 units will be restricted to individuals whose incomes do not exceed 50% of the area median income for the County of Riverside.

LOCATION: The proposed project is located on approximately 6.76 acres of vacant land located at the northeast corner of Cottonwood Avenue and Indian Street, in the City of Moreno Valley in the County of Riverside, also identified as Assessor's Parcel Numbers 482-161-021, 482-161-022, 482-161-023, 482-161-024.

This activity may be undertaken over multiple years.

FINDING OF NO SIGNIFICANT IMPACT

The County of Riverside has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Assessment (EA) on file at the Housing Authority of the County of Riverside at 5555 Arlington Avenue, Riverside, California 92504. The EA may be examined or copied between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except in the event of a holiday.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the EA and the Request for Release of Funds to the Department of Housing, Homelessness Prevention and Workforce Solutions, Attention: Mervyn Manalo at 5555 Arlington Avenue, Riverside, California 92504. All comments received at the address specified above on or before May 4, 2020 will be considered by the County of Riverside prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

The County of Riverside certifies to the HUD Los Angeles Field Office that Supervisor V. Manuel Perez in his capacity as the Chairman of the County of Riverside Board of Supervisors consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Housing Authority of the County of Riverside to allocate the Project Based Vouchers and the Department of Housing, Homelessness Prevention and Workforce Solutions to allocate HOME funds on behalf of the County of Riverside.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the County of Riverside's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases:

- the certification was not executed by the Certifying Officer of the County of Riverside;
- the County of Riverside has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58;
- the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or
- another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the Community Planning and Development, U.S. Department of Housing and Urban Development, Los Angeles Field Office, 300 North Los Angeles Street, Suite 4054, Los Angeles, CA 90012. Objections to the release of funds on a basis other than those stated above will not be considered by HUD.

Potential objectors should contact the HUD Senior Environmental Protection Specialist at (213) 534-2578 to verify the actual last day of the objection period.

Environmental Assessment

*Determinations and Compliance Findings for HUD-assisted Projects
24 CFR Part 58*

December 2019

The Courtyards at Cottonwood Family Apartments (Northeast Corner of Cottonwood Avenue @ Indian Street)



Preparer:
Milan L. Garrison
President
Maxsum Development, LLC
3016 E. Colorado Boulevard, #5626
Pasadena, CA 91117
626. 422. 0351 office
626. 664. 5003 cell
milan@maxsumdevelopment.com



Responsible Entity:
Ms. Patty Nevins
Acting Community Development
Director
City of Moreno Valley
Community Development
Department Planning Division
14177 Frederick Street
Moreno Valley, CA 92553
951. 413. 3354
pattyn@moval.org



Project Information

Project Name:

The Courtyards at Cottonwood Family Apartments

Responsible Entity: [24 CFR 58.2(a)(7)]

City of Moreno Valley, Community Development Department

Certifying Officer: [24 CFR 58.2(a)(2)]

Ms. Patty Nevins, Acting Community Development Director
City of Moreno Valley
Community Development, Planning Division
14177 Frederick Street
Moreno Valley, CA 92553
951. 413. 3354 office
pattyn@moval.org

Grant Recipient: [24 CFR 58.2(a)(5)]

City of Moreno Valley

Recipient Address:

14177 Fredrick Street
Moreno Valley, CA 92553
951. 413. 3021

Project Representative:

Mr. Marshall Eyerman

Telephone Number:

951. 413. 3021

Consultant (if applicable):

Milan L. Garrison, President/CEO
Maxsum Development, LLC
3016 E. Colorado Boulevard, #5626
Pasadena, CA 91117
626. 664. 5003 cell
626. 422. 0351 office
milan@maxsumdevelopment.com

Direct Comments to:

Mr. Sean P. Kelleher, Senior Planner
City of Moreno Valley
Community Development, Planning Division
14177 Fredrick Street
Moreno Valley, CA 92553
951. 413. 3215 office
951. 413. 3210
seanke@moval.org

Project Location:

Northeast Corner of Cottonwood Avenue and Indian Street
(APN: 482-161-021), City of Moreno Valley, CA

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

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

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

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

Vehicular access will be provided via two project driveways. A full access ingress/egress at the mid-point of Cottonwood Avenue and the second driveway on the north end of the project site

on Indian Street. Development of this project will require a General Plan Amendment from Residential 5 to Residential 10, Change of Zone from Residential 5 District (R5) to Residential 10 District (R10) and Public District (P) and Plot Plan Review at a duly noticed public hearing before the City's Planning Commission and City Council. A Lot Line Adjustment to merge the existing four (4) parcels into two (2) new lots will be required as a condition of approval for the project.

The project site lies within the southwest portion of the City of Moreno Valley, Riverside County, California. The City of Moreno Valley is located north of the City of Perris, northwest of the City of Hemet, west of the City of Beaumont, east/southeast of the City of Riverside, and east of the unincorporated communities of Mead Valley and Woodcrest. As shown on Figure A-1, Regional Location Map, the Project Site is approximately 2.95 miles east of the Interstate 215 (I-215), and approximately 1.1 miles south of State Route 60 (SR-60). Locally, the Project site is situated at the northeast corner of Cottonwood Avenue and Indian Street (Figure A-2 Vicinity Map).

Surrounding major roadways include Eucalyptus Avenue to the north and Alessandro Boulevard to the south, Perris Boulevard to the east and Heacock Street on the west (see Figure A-2, *Vicinity Map*). The project site includes Assessor Parcel Number (APN) 482-161-021 to 024 (Parcel Map 8073). The project site has a gently rolling, northeast to the southwest trending ridgeline. Vegetation consist of a light growth of weeds and a single tree centered on the parcel. There are no street trees fronting the site along Cottonwood Avenue and Indian Street. Representative photos of the Project site are presented at Figures A-3 through A-6.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The proposed redevelopment will provide a critical source of affordable housing for current and future low and moderate income residents whose tenancy and local employment is essential to the Area's and City's future economic development and sustainability (as noted in the City's Housing Element), as well as to the City's General Plan goal of maintaining neighborhoods that are diverse and inclusive.

Existing Conditions and Trends [24 CFR 58.40(a)]:

Existing Conditions: The property includes four (4) contiguous, gently rolling, northeast to southwest trending ridgeline of rectangular, corner and interior parcels with a combined area of 350,658 square feet (8.05 acres) of gross lot area. There is approximately frontage of 609 feet along the north side of Cottonwood Avenue, 599 feet fronting the east side of Indian Street, within the City of Moreno Valley. Existing zoning is Residential 5 District (R5) with a consistent underlying General Plan land use designation of Residential 5. The site is currently void of any development. Cottonwood Avenue is a designated divided Major arterial running east/west along the southern boundary of the project site. Indian Street is an 88 feet wide Minor Arterial running north and south along the westerly project site boundary. The surrounding and adjoining properties are zoned Residential 5 District (R5) and Public District (P).

In terms of transportation access, there is bus service near the proposed project site, which is provided by the Riverside Transit Agency (RTA). Route 18 provides service near the project site on Cottonwood Avenue and Indian Street. Route 18 connects the project site to the Moreno Valley March Field Metrolink Station, Moreno Valley College, and Kaiser Permanente Hospital. Near the project site, Route 18 travels along Cottonwood Avenue and operates at 60-minute headways on weekdays. The nearest bus stop is near the intersection of Cottonwood Avenue and Indian Street. Commuter rail service is provided by Metrolink, which is operated by the Southern California Regional Rail Authority (SCRRA). Metrolink train service is available between the counties of Ventura, Los Angeles, San Bernardino, Orange, Riverside, and north San Diego. The area is served by the Perris Valley Line, which runs north-south between the Perris Station Transit Center and Moreno Valley/March Field Station. The Moreno Valley/March Field Station is the nearest Metrolink station to the project site and is approximately 4 miles west from the project site.

Trends: Planned redevelopment in this general area of the City is likely to drive the price of new rental and ownership housing to unaffordable levels. The affordable housing development proposed in this area would not be economically feasible without the provision of federal low-income housing tax credits and City loan funds at advantageous rates and terms.

Funding Information

Estimated Total HUD Funded Amount:

Home Investment Partnership Funds (HOME- County): \$1,000,000
 Home Investment Partnership Funds (HOME-City): \$2,000,000
 Neighborhood Stabilization Program Grant Funds (NSP-1): \$3,500,000

Total Federal Funds: \$6,500,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

\$36,134,031

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
<p>Airport Hazards</p> <p>24 CFR Part 51 Subpart D</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The March Air Reserve Base is located approximately three (3) miles southwest of the site at Graber Street and 8th Street. The Project is consistent with the restrictions and requirements of the March ARB/IPA Compatibility Plan. As such, the Project would not result in an airport safety hazard for people residing or working in the Project area, and no mitigation measures are necessary.</p> <p>The project site is not located within Runway Clear Zone or the Approach Safety</p>



		<p>Zone. Source: City of Moreno Valley Public Safety Element and the Riverside County Land Airport Land Use Commission Website: http://www.rcaluc.org/</p>
<p>Coastal Barrier Resources</p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This project is not located in a designated coastal zone, as identified on the Local Coastal Program (LCP) for the Los Angeles Area (https://www.coastal.ca.gov/maps/lcp/). Therefore, the project does not involve the placement, erection or removal of materials, nor increase the intensity of use in the Coastal Zone.</p>
<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Flood hazard areas identified on the Flood Insurance Rate Map (FIRM) are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceed in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).¹</p> <p>The current Federal Emergency Management Agency (FEMA) maps indicated that the site is currently zoned X, which is defined as outside the 100-year floodplain.</p>

¹ <https://msc.fema.gov/portal/home>



		<p>The Community Panel Number is 06065C 0761G (effective 8/28/2008) for the site. The project will not place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. As such, project development would not place housing within a 100-year flood plain and impacts are expected to be less than significant.</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project does not have the potential to emit significant emissions of air pollution. Although located in a non-attainment area, this project conforms to the EPA-approved State Implementation Plan (www.aqmd.gov) and the California Air Resource Board (CARB) (http://www.arb.ca.gov/desig/adm/adm.htm). The California Emission Estimator Model® (CalEEMod) version 2016.3.2 program and other methods based on the regulatory and scientific literature were used to estimate criteria pollutant emissions for both construction and operation of the Project. SCAQMD mass-based LSTs were used to evaluate potential ambient air impacts associated with construction and operation of the Project. For more detail on the methodology used for the air quality analysis, see the Air Quality Technical Report, Appendix A. The resulting analysis determined that the proposed project would be consistent with the underlying assumptions of SCAQMD's 2016 AQMP and does not cause or worsen an exceedance of an ambient air quality standard, the Proposed Project is concluded to be consistent with that plan. Therefore, the Project does not present a significant impact on air quality. Source: Air Quality Report, Maxsum Development, LLC (June 2019).</p>



<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This project is not located in a designated coastal zone, as identified on the Local Coastal Program (LCP) for the Los Angeles Area (https://www.coastal.ca.gov/maps/lcp/). Therefore, the project does not involve the placement, erection or removal of materials, nor increase the intensity of use in the Coastal Zone.</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Phase I Environmental Site Assessment revealed no evidence of Recognized Environmental Conditions (RECs), Historical RECs, or Controlled REC indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject site. Therefore, excavation of the project site (building footings) would not likely result in significant hazards to the public or the environment from the release of hazardous materials into the environment. Construction and development would include the limited use of potentially hazardous materials in the form of cleaning solvents and mechanical fluids; however, the use and storage of such materials would comply with applicable standards and regulations and would not likely pose significant hazards. Source: Phase I Environmental Site Assessment; LOR Geotechnical Group, Inc. (April 10, 2019).</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is in an area that the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) has identified as having the potential for burrowing owl habitat. A Biological Reconnaissance Survey and Habitat Assessment for Burrowing Owl was prepared in June 2019 by MG Resolutions, Inc. Based on the results of the field survey of the site, there is no likelihood of sensitive resources being found on the</p>



	<p>site. No sensitive plant or animal species were observed on the site. No suitable habitat for occupation by burrowing owls was observed and no signs of burrowing owl or owls were observed on the site. The consultant does not recommend additional surveys for burrowing owl. However, the project will be conditioned to conduct a pre-construction survey for burrowing owl, 30 days in advance of grading or site disturbance. This project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service.</p> <p>Mitigation Measures:</p> <p>BIO-1: Vegetation clearing, and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through September 15), unless a migratory bird nesting survey is completed in accordance with the following requirements: A migratory bird nesting survey of the Project's impact footprint, including suitable habitat within a 500-foot radius, shall be conducted by a qualified biologist within three (3) days prior to initiating vegetation clearing or ground disturbance.</p> <p>A copy of the migratory nesting bird survey results report shall be provided to the City of Moreno Valley. If the survey identifies the</p>
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	<p>presence of active nests, then the qualified biologist shall provide the City with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be subject to review and approval by the City and shall be no less than a 100-foot radius around the nest for non-raptors and no more than a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and the City verify that the nests are no longer occupied and juvenile birds can survive independently from the nests.</p> <p>BIO-2: Within 30 days prior to grading, a qualified biologist shall conduct a survey of suitable habitat on site and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the City of Moreno Valley prior to the issuance of a grading permit and subject to the following provisions:</p> <ul style="list-style-type: none">a) In the event that the pre-construction survey identifies no burrowing owls on the property, a grading permit may be issued without restriction.b) In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owls, then prior to the issuance of a grading permit and prior to the commencement of
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		<p>ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing owls. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow California Department of Fish and Wildlife (CDFW) relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.</p> <p>c) In the event that the pre-construction survey identifies the presence of three (3) or more mating pairs of burrowing owls, the requirements of MSHCP Species-Specific Conservation Objectives 5 for the burrowing owl shall be followed. Objective 5 states that if the site (including adjacent areas) supports three (3) or more pairs of burrowing owls and supports greater than 35 acres of suitable habitat, at least 90 percent of the area with long-term conservation value and burrowing owl pairs will be conserved onsite until it is demonstrated that Objectives 1-4 have been met. A grading permit shall be issued, either:</p> <p>a. Upon approval and implementation of a property-specific Determination of Biologically Superior Preservation</p>
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		<p>(DBESP) report for the burrowing owl by the CDFW; or</p> <p>b. A determination by the biologist that the site is part of an area supporting less than 35 acres of suitable Habitat, and upon passive or active relocation of the species following accepted CDFW protocols. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow CDFW relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.</p> <p>BIO-3: Prior to Grading Permit issuance, the Project Applicant shall demonstrate, to the satisfaction of the Moreno Valley Planning Department that the project complies with the following:</p> <p>Tree Removal - Trees shall not be removed from the site during the avian nesting season from February 1 through August 31. If ground disturbance and vegetation removal cannot occur outside of the nesting season, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance</p>
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		<p>survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a 300-foot buffer around the active nest. For raptors and special-status species, this buffer will be expanded to 500 feet. It is recommended that a biological monitor be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities can occur.</p>
<p>Explosive and Flammable Hazards 24 CFR Part 51 Subpart C</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no explosive or flammable operations as part of the proposed residential development or within close proximity of the site. Source: Phase I Environmental Site Assessment, LOR Geotechnical Group, Inc. (April 10, 2019).</p>
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Farmland Protection Policy Act states: "Farmland does not involve land already in or committed to urban development or water storage. Farmland 'already in' urban development or water storage includes all such land with a density of 30 structures per 40-acre area." (7 CFR 658.2(a)) According to this definition, the project site is already in an urban developed location. The Proposed Project does not include prime or unique farmland, or other farmland of statewide or local importance as identified by the U.S. Department of Agriculture, Natural Resources Conservation Service (www.usda.gov).</p>

<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project site is located within a Federal Emergency Management Agency Zone "X" area. Zone "X" areas are determined to be outside of the 500-year floodplain, and outside of the 1% and 0.2% annual chance floodplains. The project has been designed according to the 100-year storm event as designed by the project engineer. Consequently, the storm drainage system and pad location and placement have all been designed to adequately convey flows of such a magnitude. The project is outside of the delineated dam inundation area for Perris Dam at Lake Perris Reservoir and will not place housing or structures within a 100-year flood hazard area. Additionally, due to the position of the proposed project, mudflows from local mountains would be unlikely due to surrounding development. Therefore, impacts would be less than significant. The project as designed and conditioned, will not place structures which would impede or redirect flood flows.</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The lot is currently vacant. Additionally, the property did not appear on the National Register of Historic Places www.nps.gov/history/nr/index.htm or is located in any of the historic districts listed on the National Register of Historical Places. https://nationalregisterofhistoricplaces.com/, or listed among the California Historical Landmarks or Points of Interest, per the Office of Historic Preservation (http://ohp.parks.ca.gov/?page_id=21476). Additionally, an archaeological survey was prepared for the project site (APN 482-161-021) by Maxsum Development, LLC in June 2019. The survey included site surveys which were conducted to identify the presence or likely presence of cultural resources including prehistoric sites and</p>



		<p>sites significant to Native American cultural groups. No prehistoric, historic, or Native American cultural resource sites were identified during the site survey. A record search was conducted by the Eastern Information Center which indicated that no listed or eligible National Registrar or Historic Plan properties were located within a mile of the project site. No cultural landscapes, ethnic resources, or cultural resources listed as California Historic Landmarks were noted on the project site. Seven cultural resource studies have been conducted within a two mile radius of the project site. The records check indicated that there are no known cultural resources within the boundaries of the project site. Based on the results of the record search and site survey, Maxsum Development, LLC did not recommend the presence of a qualified archaeologist during grading or site disturbance activities.</p> <p>On October 24, 2019 the City sent out Notices in accordance with Section 106 to all Tribal Governments identified utilizing the TDAT Tool. The City received a single request to consult from the Soboba Band of Luiseno Indians Cultural Resources Department. Consultation with the Tribe was conducted on December 9, 2019 and it was agreed that the CEQA Mitigation Measures for the Courtyards at Cottonwood Development would be incorporated into this document.</p> <p>Mitigation Measures:</p> <p>CUL-1 Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a qualified paleontologist has been</p>
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	<p>retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.</p> <p>CUL-2 The paleontological monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontological monitor shall be empowered to temporarily halt or divert equipment to allow of removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have a low potential to contain or yield fossil resources.</p> <p>CUL-3 Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the Western Science Museum in Hemet, California, is required for significant discoveries. The</p>
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	<p>paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.</p> <p>CUL-4 A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the City of Moreno Valley prior to building final.</p> <p>TR-1: Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:</p> <ol style="list-style-type: none"> a. Project grading and development scheduling; b. The Project archeologist and the
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	<p>Consulting Tribes(s) as defined in CR-1 shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;</p> <p>c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.</p> <p>TR-2: Prior to the issuance of a grading permit, the Developer shall secure agreements with the Pechanga Band of Luiseño Indians and Soboba Band of Luiseño Indians for tribal monitoring. The Developer is also required to provide a minimum of 30 days advance notice to the tribes of all mass grading and trenching</p>
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		<p>activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed. If the Native American Tribal Representatives suspect that an archaeological resource may have been unearthed, the Project Archaeologist or the Tribal Representatives shall immediately redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the Native American Tribal Representatives, the Project Archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.</p> <p>TR-3: In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:</p> <p>a) One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Department:</p> <p>i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources.</p> <p>ii. Onsite reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure CR-1. This shall include measures and provisions to protect the future reburial</p>
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	<p>area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in CR-1.</p> <p>TR-4: The City shall verify that the following note is included on the Grading Plan:</p> <p>"If any suspected archaeological resources are discovered during ground-disturbing activities and the Project Archaeologist or Native American Tribal Representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the Project Archaeologist and the Tribal Representatives to the site to assess the significance of the find."</p> <p>TR-5: If potential historic or cultural resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person meeting the Secretary of the Interior's standards (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director, in</p>
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		<p>consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in CR-1 before any further work commences in the affected area.</p> <p>TR-6: If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the “most likely descendant”. The “most likely descendant” shall then make recommendations and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Due to the use of heavy construction equipment during the construction phase, the Proposed Project would expose surrounding off-site receptors to increased ambient exterior noise levels potentially exceeding the existing threshold levels for residential activity/use in the City of Moreno Valley (Section 11.80.030 of the MVMC). It is anticipated that the existing residential development to the north, east and west of the Project Site would be impacted by daytime construction noise for an approximate 18-24-month construction period. MVMC Section 8.14.040.E regulates noise from demolition and construction activities. Exterior demolition and construction activities that generate noise are prohibited between the hours of 7:00 P.M. and 7:00 A.M. Monday through Friday, and between 4:00 P.M. and 8:00 A.M. on Saturday. Demolition and construction are</p>

	<p>prohibited on Sundays and all federal holidays.</p> <p>Additionally, construction activities for the Proposed Project have the potential to generate low levels of groundborne vibration. The operation of construction equipment generates vibrations that propagate through the ground and diminishes in intensity with distance from the source. Vibration impacts can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage of buildings at the highest levels. The construction activities associated with the Proposed Project could have an adverse impact on both sensitive structures (i.e., building damage) and populations (i.e., annoyance). There are no historic or otherwise vibration-sensitive structures within 25 feet of the Project Site. As such, impacts with respect to building damage resulting from Project-generated vibration would be less than significant.</p> <p>In terms of human annoyance caused by construction-related vibration impacts, the sensitive receptors located in the vicinity of the Project Site could be exposed to increased vibration level events. Similar to increased noise level events, vibration impacts would occur occasionally and intermittently – not continuously during construction. Consistent with the City of Moreno Valley’s Municipal Code, construction vibration levels would be considered exempt from the threshold if all technically feasible noise attenuation measures are implemented. As such, human annoyance impacts with respect to construction-generated vibration increases would be less than significant.</p>
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		<p>Operation of the Proposed Project would not require the use of stationary equipment or point sources that would result in high vibration levels. Although groundborne vibration at the Project Site and immediate vicinity may currently result from heavy-duty vehicular travel (e.g., refuse trucks and transit buses) on the nearby local roadways, the proposed land uses at the Project Site would not result in the increased use of these heavy-duty vehicles on the public roadways. While refuse trucks would be used for the removal of solid waste at the Project Site, these trips would typically only occur once a week and would not be any different than those presently occurring in the vicinity of the Project Site. As such, vibration impacts associated with operation of the Proposed Project would be less than significant.</p> <p><u>Mitigation Measures:</u></p> <p>NOI-1 Prior to issuance of a grading permit, the developer shall prepare a Construction Noise Control Plan (CNCNCP) and submit it to the City for review and approval. The plan shall include but will not be limited to the following:</p> <ul style="list-style-type: none">○ During all project site excavation and grading, contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.○ The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.○ The construction contractor shall locate equipment staging in areas that will create the greatest distance
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		<p>between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.</p> <ul style="list-style-type: none">○ A temporary construction barrier with a minimum height of 8 feet shall be placed along the project's property line during project grading and construction.○ During all project site construction, the construction contractor shall limit all construction-related activities, including maintenance of construction equipment and the staging of haul trucks, to between the hours of 7:00 a.m. to 5:00 p.m. Monday through Friday and 8:00 a.m. to 4:00 p.m. on Saturday. No construction is permitted on Sundays and government code holidays.○ Prior to issuance of a grading or building permit, the developer shall prepare a haul route and staging plan for any trucks hauling earth or construction materials to or from the project site to where material will be disposed (i.e. export). The plan shall be reviewed and approved by the City before a grading permit is issued by the City. To the extent feasible, haul routes and truck staging areas shall not pass sensitive land uses or residential dwellings not on a direct driving route to the closest freeway. <p>NOI-2 Prior to issuance of a grading or building permit, the developer shall prepare a haul route and staging plan for any trucks hauling earth or construction materials to or from the project site to where material will be disposed (i.e. export). The plan shall be reviewed and approved by the City before a grading permit is issued by the City. To the</p>
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		<p>extent feasible, haul routes and truck staging areas shall not pass sensitive land uses or residential dwellings not on a direct driving route to the closest freeway.</p> <ul style="list-style-type: none"> Haul truck and other construction-related trucks traveling to and from the project site shall be restricted to the same hours specified for the operation of construction equipment. <p>To the extent feasible, construction haul routes shall not pass directly by sensitive land uses or residential dwellings.</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is not located within a U.S. EPA-designated sole source aquifer watershed, as shown on the map of "Designated sole Source aquifers in EPA Region IX." These findings are based on a review conducted on June 1, 2019, of the EPA website (www.epa.gov). The proposed development will be served by the Eastern Municipal Water District (EMWD) which is adequate to supply potable water for the proposed project.</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>No wetlands are located in the project area. This project involves new construction but not within or immediately adjacent to wetlands, marshes, wet meadows, mud flats, or natural pounds per the National Wetlands Inventory (NWI) data. These findings are based on a search conducted on June 1, 2019, using the U.S. Fish and Wildlife Service Wetlands Online Mapper (www.fws.gov/wetlands).</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project is not located within one mile of a listed Wild or Scenic River. www.nps.gov/rivers. Furthermore, there are no designated wild or scenic rivers within the City of Moreno Valley (Moreno Valley General Plan-2006).</p>

ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project would have minimal impacts on the surrounding community, but would increase the opportunities for affordable housing in the area. Furthermore, minority and low-income persons are not anticipated to be disproportionately and adversely affected.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate.

All conditions, attenuation or mitigation measures have been clearly identified.

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	The proposed residential development would be a continuance of the existing surrounding residential uses and therefore, would not divide an established community. Therefore, no significant impacts would occur and no mitigation measures would be required. The proposed zoning Designation of Residential 10 District (R10) would have a consistent underlying General Plan Land Use designation of Residential 10. Therefore, the proposed project is consistent with the

		<p>General Plan Land Use designation and Zoning and permits the intended development.</p>
<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>2</p>	<p>Soil Suitability/Slope - Expansive soils contain significant amounts of clay particles that swell considerably when wetted and which shrink when dried. Foundations constructed on these soils are subject to uplifting forces caused by the swelling. It is anticipated that artificial fill is present, at least locally. The quality of any existing fill is unknown, but is anticipated to not be uniformly compacted. Fill materials would be removed and/or recompacted, as necessary during excavation of the site in structural areas. Below the fill materials, if any, the site is underlain by Holocene to late Pleistocene age alluvial fan deposits (LOR, Preliminary Geotechnical and Infiltration Feasibility Investigation, April 10, 2019. These deposits consist of interlayered clay, silt, sand, and sand with gravel and some cobbles. These alluvial soils were stiff and dense in borings drilled on nearby sites. The sands typically have a low expansion potential, but the silts and local clays could have medium to high expansion potential. These soils would be removed and/or replaced as part of standard construction practices pursuant to the City of Moreno Valley and/or California Building Code requirements. Therefore, project implementation would result in less than significant impacts associated with expansive soils, and substantial risks to life or property would not occur.</p> <p>Erosion/Drainage - During the pre-developed conditions, the project site is impacted from the north by Q10=18.6 cfs and Q100=27.7 cfs offsite stormwater runoff. The combined offsite and onsite stormwater runoff sheets through the site and discharges at Cottonwood Avenue where it is intercepted by an existing catch basin and is discharged on Vellanto Way through an existing 30" RCP pipe and under sidewalk drain. The accumulated on-site and offsite runoff at the site's discharge point is Q10=26.65 cfs and Q100=40.4 cfs.</p> <p>The storm water runoff accumulated by the project site tributary area is conveyed downstream through local streets and intercepted by existing catch basins at the</p>



		<p>commencement of the existing Lime M-13 per Sunnymead MDP. During the post-developed conditions the drainage pattern will remain the same. The off-site tributary area runoff and the runoff accumulated by the portion of the site that will remain undeveloped, labeled "NOT-A-PART" on the hydrology map, will be intercepted and conveyed through a proposed storm drain to the existing catch basin on Cottonwood Avenue. The on-site runoff accumulated by the developed portion of the project will be routed through a storm water quality facility before discharging into the existing storm drain system. The accumulated on-site and offsite runoff at the discharge point is Q10=26.1 cfs and Q100=38.8 cfs.</p> <p>Storm Water Runoff - All storm drainage improvement would be developed to the standards of the City Engineer. Additionally, the project has been designed in accordance with the City's standard conditions of approval, which include measures pertaining to storm drainage facilities and runoff. As with any urban project, runoff entering the storm drainage system would contain minor amounts of pollutants (including pesticides, fertilizers and motor oil). This would incrementally contribute to the degradation of surface and sub-surface water quality. Additionally, grading activities would temporarily expose soils to water erosion that would contribute to downstream sedimentation. However, the project is subject to the permit requirements of the Santa Ana Regional Water Quality Control Board. As the site is currently unpaved and exposed, development of the proposed project would lessen the existing site contribution to sediment runoff at project completion. With the incorporation of conditions of approval into the project's design, as well as compliance with all applicable storm water discharge permits, impacts would be less than significant.²</p>
Hazards and Nuisances	3	The proposed residential development would not use or maintain any significant quantities of hazardous materials in its operation. All hazardous materials, e.g.,

² Hydrology and Hydraulic Studies, Winchester Associates, Inc., ; Project Specific Water Quality Management Plan, Winchester Associates, Inc.,



<p>including Site Safety and Noise</p>		<p>household cleaning chemicals and fertilizers, used on site would be stored and handled in accordance with State and federal requirements. The Proposed Project would not involve the routine transport, use or disposal of any significant quantities of hazardous materials. No significant impacts to the public or the environment would result from the proposed project. No mitigation measures are required.</p> <p>Exterior demolition and construction activities that generate noise are prohibited between the hours of 7:00 P.M. and 7:00 A.M. Monday through Friday, and between 4:00 P.M. and 8:00 A.M. on Saturday. Demolition and construction are prohibited on Sundays and all federal holidays. The construction activities associated with the Proposed Project would comply with these City of Moreno Valley requirements. Pursuant the City Noise Ordinance, construction noise levels are exempt from the 75 dBA noise threshold if all technically feasible noise attenuation measures are implemented. Although the estimated construction-related noise levels associated with the Proposed Project could exceed the numerical noise thresholds, implementation of existing noise regulations would reduce the noise levels associated with construction of the Proposed Project to the maximum extent that is technically feasible. Thus, based on the proposed mitigation measures, associated with construction-related noise levels will be reduced to the maximum extent feasible. Therefore, temporary construction-related noise impacts would be considered less than significant.</p> <p>Mitigation Measures: See Mitigation Measures under Noise Abatement and Control.</p>
<p>Energy Consumption</p>	<p>1 2</p>	<p>The proposed project would involve tie-ins to the existing electric utility line configuration, and maintenance. Most of the proposed project's energy consumption would occur during construction activities and primarily associated with fuel consumption from vehicle trips and construction equipment use. However,</p>

	<p>the proposed project would also involve consumption of other sources of energy, such as electricity and/or natural gas. However, the Proposed Project would be required to comply with federal and state standards addressing fuel efficiency for light- and heavy-duty vehicles. Additionally, the increasingly stringent state and federal regulations on engine efficiency combined with local, state, and federal regulations limiting engine idling times from equipment would further reduce the amount of fuel demand during project construction. Also, the project would not conflict with relevant plans involving renewable energy and energy efficiency, such as the statewide Climate Change Scoping Plan. Because the proposed project would avoid the wasteful and inefficient use of transportation fuel and would not conflict with state and local policies on renewable energy and energy efficiency, impacts to energy resources would be less than significant. Additionally, the Proposed Project will comply with State energy codes (Title 24) and the City's adopted Cal Green Building Codes.</p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	The proposed project would generate a number of temporary construction jobs and the resulting new multiple family residential apartments will be available to qualifying individuals and families that meet the low to moderate income limits or senior eligibility requirements.
Demographic Character Changes, Displacement	1	The proposed project only involves constructing 81 multiple family residential apartments, and therefore will not affect local demographics. (City of Moreno Valley General Plan Housing Element). The project site is currently vacant. Therefore, no relocation will be required.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		



Educational and Cultural Facilities	1	<p>The determination of whether the project results in a significant impact on public schools shall be made considering the following factors: (a) the population increase resulting from the project, based on the net increase of residential units or square footage of non-residential floor area; (b) the demand for school services anticipated at the time of project build-out compared to the expected level of service available (consider, as applicable, scheduled improvements to MVUSD services (facilities, equipment, and personnel) and the project's proportional contribution to the demand); (c) whether (and to the degree to which) accommodation of the increased demand would require construction of new facilities, a major reorganization of students or classrooms, major revisions to the school calendar (such as year-round sessions), or other actions which would create a temporary or permanent impact on the school(s); and (d) whether the project includes features that would reduce the demand for school services (e.g., on-site school facilities or direct support to MVUSD).</p> <p>The project site is located within the Moreno Valley Unified School District, which serves kindergarten through the twelfth grades. As shown in Table below, the estimated net new students to be generated by the proposed project would be 17 new students. This relatively small projected increase would not be considered to cause a significant impact. Additionally, the MVUSD has reviewed the proposed development, and has provided a "will serve" letter (dated September 10, 2019) indicating that the MVUSD will be able to accommodate students from this proposed residential development. Moreover, the proposed apartment development shall comply with applicable school district development fees to be paid before the Proposed Project could be constructed. The impacts on nearby schools as a result of the project would be less than significant level.</p>														
	2	<table border="1"> <thead> <tr> <th data-bbox="576 1507 748 1619">Land Use</th> <th data-bbox="748 1507 920 1619">Size</th> <th data-bbox="920 1507 1076 1619">School Type</th> <th data-bbox="1076 1507 1248 1619">Student Generation Factor *</th> <th data-bbox="1248 1507 1396 1619">Total Students Generated</th> </tr> </thead> <tbody> <tr> <td colspan="5" data-bbox="576 1619 1396 1654">Proposed Project</td> </tr> <tr> <td data-bbox="576 1654 748 1764">Family Apartments</td> <td data-bbox="748 1654 920 1764">81 Family Apartments</td> <td data-bbox="920 1654 1076 1764">Elementary School (K-5)</td> <td data-bbox="1076 1654 1248 1764">0.1266</td> <td data-bbox="1248 1654 1396 1764">8</td> </tr> </tbody> </table>	Land Use	Size	School Type	Student Generation Factor *	Total Students Generated	Proposed Project					Family Apartments	81 Family Apartments	Elementary School (K-5)	0.1266
Land Use	Size	School Type	Student Generation Factor *	Total Students Generated												
Proposed Project																
Family Apartments	81 Family Apartments	Elementary School (K-5)	0.1266	8												

			Middle School (6-8)	0.0692	5
			High School (9-12)	0.0659	4
		Proposed Project Subtotal			17
<p><i>Note: The number of students has been rounded to the nearest whole number. Excludes 20 units designated for senior occupancy and one (1) manager unit.</i></p>					
<p>Cultural -Within a 3-mile radius of the Proposed Project site are a number of cultural centers (libraries, civic center, amphitheater, etc.) that will serve the needs of the residents.</p>					
Commercial Facilities	1	<p>Moreno Valley is the second largest city in Riverside County and the twenty-first in California. Moreno Valley is central to a population exceeding 2 million within a 20-mile trade area. Within one mile north (along Sunnymead Boulevard) and south (along Alessandro Boulevard) there are a variety and mixture of commercial retail and service oriented developments that will serve project site and meet the day to day needs of the residents of the Proposed Project.</p>			
Health Care and Social Services	2	<p>Health Care - The proposed project will not result in any substantial increase in health care services. However, the County hospital is approximately four (4)miles southeast of the project site at Cactus and Nason Street. Additionally, Kaiser Hospital is approximately five (5) miles southeast of the project site at Nason Street and Iris Avenue.</p> <p>Social Services - The proposed project could possibly will result in increased demand for social services. The County of Riverside Social Services Offices are located at 23119 Cottonwood Avenue, Moreno Valley, CA.</p> <p>The Department of Public of Public Social Service employs approximately 3,400 staff in 138 classifications. They handle work associated with approximately:</p> <ul style="list-style-type: none"> • 18,000 cases in the In-Home Supportive Services program and receive approximately 300 referrals per month to our Adult Protective Services Program. • 5,425 cases in the Child Protective Services Programs and receive an average of 2,477 referrals per month. 			



		<ul style="list-style-type: none">• 90,000 cases in the Medi-Cal, CalFresh, General Relief, and CalWORKs Temporary Assistance Programs.• 250,000 cases in the Medi-Cal, CalFresh, General Relief, and CalWORKs Temporary Assistance Programs. <p>Based on the number of residential units proposed, these aforementioned facilities and programs will be able to accommodate any need social services requested.</p>
Solid Waste Disposal / Recycling	2	<p>Solid Waste - The Project would generate an incremental increase in solid waste volumes requiring off-site disposal during short-term construction and long-term operational activities. Site-generated solid waste would be disposed of at one of several Class III landfills located within Riverside County. Based on solid waste generation factors from the California Integrated Waste Management Board (CIWMB), the proposed 81 apartment units would generate approximately 169 tons of solid waste per year.³ While these waste generation factors do not account for recycling and other waste diversion measures, the project-related waste is estimated to generate approximately 0.275 percent of the solid waste disposed in the City of Moreno Valley. Existing regulations related to recycling during construction and operation phases of the project, require that the project shall provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals.</p> <p>Recycling - In order to meet the diversion goals of the California Integrated Waste Management Act and the City of Moreno Valley, solid waste diversion would be accomplished through the on-site separation of materials and/or by contracting with a solid waste disposal facility that can guarantee a minimum diversion rate of 70 percent. In compliance with the Moreno Valley Municipal Code, the General Contractor shall utilize solid waste haulers, contractors, and recyclers who have obtained an Assembly Bill (AB) 939 Compliance Permit from the City of Moreno Valley Bureau of Sanitation.</p> <p>In compliance with AB341, recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass</p>

³ Based on CIWMB disposal rates, http://www.ciwmb.ca.gov/wastechar_wastegenerates.



		and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the Proposed Project's regular solid waste disposal program. The Project Applicant shall only contract for waste disposal services with a company that recycles solid waste in compliance with AB341. Thus, less than significant impacts regarding solid waste generation and disposal would occur with project implementation.
Waste Water / Sanitary Sewers	2	Wastewater service is provided to the project site by Eastern Municipal Water District (EMWD). EMWD is required to operate all of its treatment facilities in accordance with the waste treatment and discharge standards and requirements set forth by the Santa Ana Regional Water Quality Control Board (RWQCB). The Project would not install or utilize septic systems or alternative wastewater treatment systems; therefore, the Project would have no potential to exceed applicable wastewater treatment requirements established by the RWQCB. Accordingly, impacts would be less than significant.
Water Supply	2	The proposed project would result in increased water demand and wastewater generation. However, the proposed project will connect to the city's existing water and wastewater treatment facilities and is not expected to create a need to expand these existing facilities. Domestic water and wastewater services are provided to the Project site by EMWD. Therefore, the proposed project would have a less-than-significant impact related to water or wastewater infrastructure.
Public Safety - Police, Fire and Emergency Medical	2	Police - Local municipal police protection and law enforcement services for the proposed project area are currently provided by the City of Moreno Valley Police Department. The Proposed Project will not result in a substantial increase in the population and housing in the surrounding area nor is it expected to significantly affect the existing service capacity of the Moreno Valley Police Department. The increase in residences, visitors, employee and traffic in the area would not likely result in the need for additional law enforcement services. However, there is an increased possibility for trespassing, vandalism, and unattractive nuisances during the construction phase. Temporary fencing erected during the construction phase should be enough to feasibly deter such activities. In addition, the project plans will incorporate design guidelines set forth by the City of Moreno Valley Police Department to mitigate impacts to a less than significant level.

		<p>Fire - Fire protection services to the Project site are provided by the Moreno Valley Fire Department (MVFD). The Project site is served by the Kennedy Park Fire Station (Station No. 65), located at 15111 Indian Avenue, approximately 1.6 miles to the south of the Project site, and the Morrison Park Fire Station (Station No. 99), located at 13400 Morrison Street, approximately 2.0 miles to the east of the Project site. Thus, the Project would be adequately served by fire protection services, and no new or expanded unplanned facilities would be required. The Project is required to comply with the provisions of the City of Moreno Valley's Development Impact Fee (DIF) Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding of public facilities, including fire protection facilities. Mandatory compliance with the DIF Ordinance would be required prior to the issuance of a building permit.</p> <p>The Project also would feature a minimum of fire safety and fire suppression activities, including type of building construction, fire sprinklers, a fire hydrant system, and paved access.</p> <p>Based on the foregoing, the proposed Project would receive adequate fire protection service and would not result in the need for new or physically altered fire protection facilities. Impacts to fire protection facilities would be less than significant.</p> <p>Emergency Medical - The proposed project would not increase demand for emergency medical services. However, the County hospital is approximately four (4) miles southeast of the project site at Cactus and Nason Street. Additionally, Kaiser Hospital is approximately five (5) miles southeast of the project site at Nason Street and Iris Avenue.</p>
Parks, Open Space and Recreation	2	<p>Development of future housing, as anticipated by the proposed project, would be subject to compliance with <i>Municipal Code</i> Chapter 3.40, Dedication of Land for Park Facilities and Payment of In-Lieu Fees, which requires as a condition of approval of a final subdivision map, parcel map, building permit or occupancy permit, dedication of land, payment of a fee in-lieu thereof, or a combination of both, at the option of the City, for neighborhood and community park or recreational purposes. Future residential development would also be required to comply with <i>Municipal Code</i> Section 3.38.090, Community/recreation center residential</p>



		development impact fees, which requires any new residential dwelling unit to pay a fee for the purpose of acquiring, designing, constructing, improving, providing and maintaining recreation/community center facilities provided for in the City's <i>General Plan</i> and its adopted Capital Improvement Program or an adopted Master Plan of Parks and Recreation Facilities. Dedication of land or payment of in-lieu fees and payment of the community/recreation center development impact fee would reduce potential impacts to a less than significant level. Additionally, compliance with <i>General Plan</i> policies would assist in providing parkland and recreational facilities, further reducing potential impacts. Lake Perris State Recreation Area is approximately eight (8) miles southeast from the project site, offering camping, hiking, bike trails, boating and fishing.
Transportation and Accessibility	2	Implementation of the proposed project will not result in traffic generation above that of planned system capacity. The residences in the immediate neighborhood may be inconvenienced when entering and/or exiting the area due to construction activities. However, the projected 12-18-month construction period is relatively short-term and the anticipated congestion can be adequately addressed through effective construction staging and management. No significant impacts would result from this project. No mitigation measures are necessary.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	Unique Natural Features - No unique natural features or agricultural lands are in the area. The proposed project will not result in the conversion of existing agricultural land to urban uses. The project area is in a developed district and does not contain any agricultural resources as defined by the State Farmland Mapping and Monitoring Program. Therefore, no impact on existing agricultural resources would result from the implementation of this proposed project. No mitigation measures would be required.



		<p>Water Resources - In 1972, the Federal Water Pollution Control Act (also referred to as the Clean Water Act [CWA]) was amended to provide that the discharge of pollutants to waters of the United States from any point source is unlawful unless the discharge is in compliance with a National Pollutant Discharge Elimination System (NPDES) permit. The 1987 amendments to the CWA added Section 402(p), which establishes a framework for regulating municipal and industrial storm water discharges under the NPDES Program. On November 16, 1990, the U.S. Environmental Protection Agency (USEPA) published final regulations that establish storm water permit application requirements for specified categories of industries. The regulations provide that discharges of storm water to waters of the United States from construction projects that encompass five or more acres of soil disturbance are effectively prohibited unless the discharge is in compliance with an NPDES permit. The proposed project would be subject to the NPDES program, because the project would involve a construction site with more than five acres. However, as conditioned, the proposed project would not violate any water quality standards or waste discharge requirements. No significant impacts would result from this project. No mitigation measures are necessary.</p>
Vegetation, Wildlife	3	<p>The Western Riverside County Regional Conservation Authority (RCA) MSHCP Information Map was queried to determine if the MSHCP identifies any potential survey requirements for the project site. Further, the proposed project site was reviewed against the MSHCP to determine if the site is located within any MSHCP areas including Criteria Cells (core habitat and wildlife movement corridors) and areas proposed for conservation. Based on the RCA MSHCP Information Map query and review of the MSHCP, it was determined that the project site is located within the Reche Canyon/Badlands Area Plan of the MSHCP but is not located within any Criteria Cells or MSHCP Conservation Areas. Further, it was determined that the project site is located within the designated survey area for burrowing owl (<i>Athene cuicularia</i>) within Sections 6.3.2 of the MSHCP.</p>



	<p>The project site was surveyed to determine the suitable habitat areas consisting of low-growing vegetation, open areas for foraging, and availability of small mammal burrows. The focused burrow survey and subsequent focused surveys were conducted in accordance with the <i>"Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area"</i> (County of Riverside 2006).</p> <p>The project site provides line-of-site opportunities favored by burrowing owls; however, on-site disturbances and surrounding land uses have likely discouraged the use of the project site by burrowing owls. In addition, surrounding residential developments and ornamental trees on and adjacent to the project site have further decreased the likelihood that burrowing owls would occur on-site as these features provide perching opportunities for larger raptor species (i.e., red-tailed hawk) that prey on burrowing owls. Despite a systematic search of the project site, no burrowing owls or sign (pellets, feathers, castings, or white wash) were observed on or within 500 feet, where assessable, of the project site during the focused surveys.</p> <p>As a result, burrowing owl are presumed absent from the project site. However, out of an abundance of caution, and to ensure burrowing owl remain absent from the project site, it is recommended as Mitigation Measure BIO-1 that a burrowing owl preconstruction clearance survey be conducted prior to any ground disturbing activities in accordance with the <i>Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area</i>. The pre-construction clearance surveys shall be conducted no more than 30 days prior to the start of ground disturbing activities to document the continued absence of burrowing owl from the project site. Implementation with the noted mitigation measure will result in less than significant impacts on candidate, sensitive, or special status species</p> <p>Based on the proposed project footprint, and with the implementation of a pre-construction burrowing owl nesting bird clearance survey, none of the special-status</p>
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	<p>species known to occur in the general vicinity of the project site will be directly or indirectly impacted from implementation of the proposed project. Therefore, this project will have “no effect” on federally, State, or MSHCP listed species known to occur in the general vicinity of the project site. Additionally, the project will have “no effect” on designated Critical Habitats. With completion of the recommendation of the Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis, Prepared by MG Resolutions, Inc. (June 2019) and payment of the MSHCP and SKR HCP mitigation fees, development of the project site is fully consistent with the Western Riverside County MSHCP.</p> <p>Mitigation Measures:</p> <p>BIO-2: Within 30 days prior to grading, a qualified biologist shall conduct a survey of suitable habitat on site and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the City of Moreno Valley prior to the issuance of a grading permit and subject to the following provisions:</p> <ul style="list-style-type: none">a) In the event that the pre-construction survey identifies no burrowing owls on the property, a grading permit may be issued without restriction.b) In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owls, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing owls. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the
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		<p>proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow California Department of Fish and Wildlife (CDFW) relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.</p> <p>c) In the event that the pre-construction survey identifies the presence of three (3) or more mating pairs of burrowing owls, the requirements of MSHCP Species-Specific Conservation Objectives 5 for the burrowing owl shall be followed. Objective 5 states that if the site (including adjacent areas) supports three (3) or more pairs of burrowing owls and supports greater than 35 acres of suitable habitat, at least 90 percent of the area with long-term conservation value and burrowing owl pairs will be conserved onsite until it is demonstrated that Objectives 1-4 have been met. A grading permit shall be issued, either:</p> <ul style="list-style-type: none">a. Upon approval and implementation of a property-specific Determination of Biologically Superior Preservation (DBESP) report for the burrowing owl by the CDFW; orb. A determination by the biologist that the site is part of an area supporting less than 35 acres of suitable Habitat, and upon passive or active relocation of the species following accepted CDFW protocols.
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		<p>Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow CDFW relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.</p>
Other Factors	1	None

Additional Studies Performed:

Biological Studies/Reports

- Multiple Species Habitat Conservation Plan (MSHCP) Habitat Assessment for Burrowing Owl, MG Resolutions, Inc., June 2019

Air Quality and Greenhouse Gas Emissions Quantification Report

- AQ/GHG Report, Maxsum Development, LLC, June 2019

Cultural Studies/Reports

- Cultural Resources Assessment, Maxsum Development, LLC, June 2019
- Archeological Research Unit, University of California, Riverside, 1987

Traffic Analysis/Memorandum

- Coco Traffic Planners, Inc., May 2019

Geotechnical and Infiltration Investigation Report

- LOR Geotechnical Group, Inc., April 2019



Field Inspection (Date and completed by):

Milan L. Garrison, Maxsum Development, LLC
June 1, 2019

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

Sources:

1. Air Quality & Greenhouse Gas Emissions Quantification Report, Maxsum Development, LLC, June 2019.
2. Coco Traffic Planners, Inc., May 2019.
3. Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis, MG Resolutions, Inc., June 2019.
4. Cultural Resources Assessment, Maxsum Development, LLC, June 2019.
5. Arborist Report, James Carrera/Consulting Arborist, June 2019.
6. Geotechnical and Infiltration Investigation Report, LOR Geotechnical Group, Inc., April 2019.
7. Atkins, *Final City of Moreno Valley Greenhouse Gas Analysis*, February 2012.
8. California Air Resources Board, *Climate Change Proposed Scoping Plan*, October 2008.
9. California Air Resources Board, *Final Supplement to the AB 32 Scoping Plan Functional Equivalent Document*, August 19, 2011.
10. California Department of Toxic Substances Control, *Hazardous Waste and Substance Site List (CORTESE)*, http://www.envirostor.dtsc.ca.gov/public/mandated_reports.asp, accessed June 19, 2012.
11. City of Moreno Valley, *City of Moreno Valley Emergency Operations Plan*, March 2009.
124. City of Moreno Valley Planning Division and the Energy Efficiency and Conservation Task Force, *City of Moreno Valley Energy Efficiency and Climate Action Strategy*, April 2012.
13. City of Moreno Valley, *City of Moreno Valley General Plan*, July 11, 2006.
14. City of Moreno Valley, *Moreno Valley General Plan Final Program EIR*, July 2006.
15. City of Moreno Valley, *City of Moreno Valley Housing Element 2008-2014*, February 2011.
16. City of Moreno Valley Municipal Code.
17. Governor's Office of Planning and Research, *CEQA and Climate Change: Addressing Climate Change Through California Environmental Quality Act (CEQA) Review*, 2008.
18. Moreno Valley Fire Department Office of Emergency Management, *City of Moreno Valley Local Hazard Mitigation Plan*, October 4, 2011.
19. South Coast Air Quality Management District, *2007 Air Quality Management Plan for the South Coast Air Basin*, 2007.
20. South Coast Air Quality Management District, *CEQA Air Quality Handbook*, November 1993.
21. State of California Department of Conservation, *Alquist-Priolo Earthquake Fault Zone Maps*, http://www.quake.ca.gov/gmaps/ap/ap_maps.htm, accessed June 18, 2012.
22. State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011 and 2012, with 2010 Benchmark*. Sacramento, California, May 2012.

Agencies:

- City of Moreno Valley General Plan
- City of Moreno Valley Municipal and Zoning Code
- City of Moreno Valley General Plan Land Use Map and Zoning Map
- FEMA Maps Online
- EPA Website
- County of Riverside Social Services
- Riverside Municipal Airport

List of Permits to be Obtained:

- General Plan Amendment
- Zone Change
- Plot Plan
- Parcel Map (Reversion to Acreage and Two Lot Subdivision)

Public Outreach [24 CFR 50.23 & 58.43]:

Duly Noticed Public Hearing before the City of Moreno Valley Planning Commission

Cumulative Impact Analysis [24 CFR 58.32]:

The project would not significantly degrade the quality of the environment or 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. Based upon the archaeological survey prepared by Maxsum Development, LLC, there are no historic structures on the site, and there will be no impact to historic resources. The project will not eliminate important examples of the major periods of California history or prehistory. Furthermore, this project will not create any impacts, that when viewed in connection with existing land uses, other recently approved projects, and existing land use designations, would be considered cumulatively considerable. It is not expected that the proposed project would result in incremental effects. The analysis in this Environmental Assessment demonstrates that project and cumulative impacts would be less than significant. The project as designed and conditioned would not cause substantial adverse health effects on human beings.



Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

1. No Project – No Development

This alternative has the least impact to the environment because it would not result in the significant changes to landform, would not generate any additional traffic, noise, or air emissions, and would not require the provision of additional public services and facilities and utilities. While this alternative would avoid the significant effects of the proposed project, the beneficial impacts of the proposed project would not occur.

2. Amend the General Plan Designation to Commercial and Zone Change to Commercial.

Alternative 2 would do little to avoid or substantially reduce any impacts associated with the proposed project, and in fact, could result in greater impacts relative to some environmental issues. Alternative 2 would prohibit multiple family development on the site and allow for some form of commercial development, which could generate other environmental impacts, and forego several of the unique benefits of the proposed project, as it would not allow for multiple family development.

3. Reduced Density

Under the Reduced Density Alternative (e.g. lesser number of units) construction of the multiple family residential apartments would meet the General Plan and land use designations. Therefore, all other details of this alternative would be identical to those under the Proposed Project. However, the Reduced Density Alternative is rejected in that it would make the project financially infeasible by significantly increasing the cost per square foot to construct each unit and thereby diminishing the opportunity to provide an affordable housing development.

4. Sale of Site

The property could be sold to another developer entity. Based on current housing and the rental market, it can be reasonably assumed that the property would become market rate housing. This type of development would deter the long-term objective of the City's Housing Element to encourage a mix of housing types and rental rates (i.e. affordable).

No Action Alternative [24 CFR 58.40(e)]:

Under the No Project Alternative, the construction of the multiple family residential apartments would not take place. Existing site conditions (i.e. vacant land area) would remain in their present state and no alterations would occur. This alternative gives a baseline for comparison of the Proposed Project and Reduced Density Project.



Summary of Findings and Conclusions:

The proposed project would be consistent with the City of Moreno Valley General Plan Land Use and Housing Element goals and objectives, and the City's Zoning Code. Additionally, there is adequate infrastructure to support the proposed project. Mitigation Measures are required by the development of this project.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.



Law, Authority, or Factor	Mitigation Measure
Hazards and Nuisances including Site Safety and Noise	<p>NOI-1 Prior to issuance of a grading permit, the developer shall prepare a Construction Noise Control Plan (CNCP) and submit it to the City for review and approval. The plan shall include but will not be limited to the following:</p> <ul style="list-style-type: none">○ During all project site excavation and grading, contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.○ The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.○ The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.○ A temporary construction barrier with a minimum height of 8 feet shall be placed along the project's property line during project grading and construction.○ During all project site construction, the construction contractor shall limit all construction-related activities, including maintenance of construction equipment and the staging of haul trucks, to between the hours of 7:00 a.m. to 5:00 p.m. Monday through Friday and 8:00 a.m. to 4:00 p.m. on Saturday. No construction is permitted on Sundays and government code holidays.○ Prior to issuance of a grading or building permit, the developer shall prepare a haul route and staging plan for any trucks hauling earth or construction materials to or from the project site to where material will be disposed (i.e. export). The plan shall be reviewed and approved by the City before a grading permit is issued by the City.

	<p>To the extent feasible, haul routes and truck staging areas shall not pass sensitive land uses or residential dwellings not on a direct driving route to the closest freeway.</p> <p>NOI-2 Prior to issuance of a grading or building permit, the developer shall prepare a haul route and staging plan for any trucks hauling earth or construction materials to or from the project site to where material will be disposed (i.e. export). The plan shall be reviewed and approved by the City before a grading permit is issued by the City. To the extent feasible, haul routes and truck staging areas shall not pass sensitive land uses or residential dwellings not on a direct driving route to the closest freeway.</p> <ul style="list-style-type: none"> • Haul truck and other construction-related trucks traveling to and from the project site shall be restricted to the same hours specified for the operation of construction equipment. • To the extent feasible, construction haul routes shall not pass directly by sensitive land uses or residential dwellings.
<p>Educational and Cultural Facilities</p>	<p>CUL-1 Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a qualified paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.</p> <p>CUL-2 The paleontological monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontological monitor shall be empowered to temporarily halt or divert equipment to allow of removal</p>

	<p>of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have a low potential to contain or yield fossil resources.</p> <p>CUL-3 Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the Western Science Museum in Hemet, California, is required for significant discoveries. The paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.</p> <p>CUL-4 A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the City of Moreno Valley prior to building final.</p>
Vegetation, Wildlife	<p>BIO-1: Vegetation clearing, and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through September 15), unless a migratory bird nesting survey is completed in accordance with the following requirements:</p> <ul style="list-style-type: none"> a) A migratory bird nesting survey of the Project's impact footprint, including suitable habitat within a 500-foot radius, shall be conducted by a qualified biologist within three (3) days prior to initiating vegetation clearing or ground disturbance. b) A copy of the migratory nesting bird survey results report shall be provided to the City of Moreno Valley. If the survey identifies the presence

	<p>of active nests, then the qualified biologist shall provide the City with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be subject to review and approval by the City and shall be no less than a 100-foot radius around the nest for non-raptors and no more than a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and the City verify that the nests are no longer occupied and juvenile birds can survive independently from the nests.</p> <p>BIO-2: Within 30 days prior to grading, a qualified biologist shall conduct a survey of suitable habitat on site and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the City of Moreno Valley prior to the issuance of a grading permit and subject to the following provisions:</p> <ul style="list-style-type: none">a. In the event that the pre-construction survey identifies no burrowing owls on the property, a grading permit may be issued without restriction.b. In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owls, then prior to the issuance of a grading permit and prior to the commencement of
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ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing owls. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow California Department of Fish and Wildlife (CDFW) relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.

- c. In the event that the pre-construction survey identifies the presence of three (3) or more mating pairs of burrowing owls, the requirements of MSHCP Species-Specific Conservation Objectives 5 for the burrowing owl shall be followed. Objective 5 states that if the site (including adjacent areas) supports three (3) or more pairs of burrowing owls and supports greater than 35 acres of suitable habitat, at least 90 percent of the area with long-term conservation value and burrowing owl pairs will be conserved onsite until it is demonstrated that Objectives 1-4 have been met. A grading permit shall be issued, either:
 - a. Upon approval and implementation of a property-specific Determination of Biologically Superior Preservation (DBESP) report for the burrowing owl by the CDFW; or
 - b. A determination by the biologist that the site is part of an area supporting less than 35 acres of suitable Habitat, and upon

passive or active relocation of the species following accepted CDFW protocols. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow CDFW relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.

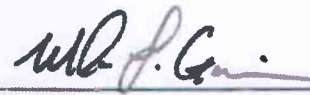
BIO-3 Prior to Grading Permit issuance, the Project Applicant shall demonstrate, to the satisfaction of the Moreno Valley Planning Department that the project complies with the following:

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

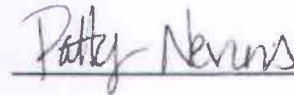
	monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities can occur.
--	---

Determination:

- Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]**
The project will not result in a significant impact on the quality of the human environment.
- Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]**
The project may significantly affect the quality of the human environment.

Preparer Signature:  Date: 8/22/2019

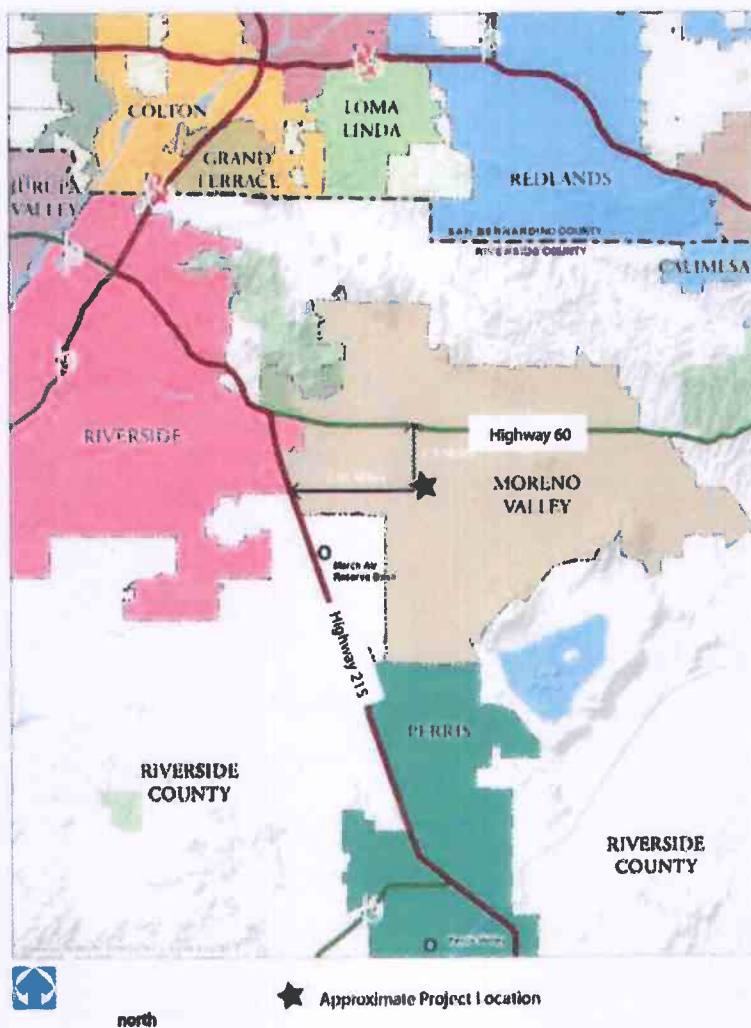
Name/Title/Agency: Milan L. Garrison, President/CEO, Maxsum Development, LLC

Certifying Officer Signature:  Date: 1/8/2020

Name/Title/Agency: Patty Nevins, Acting Community Development Director,
City of Moreno Valley

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Figure A-1 Regional Map



**Figure A-2 Vicinity Map
(Part of Census Tract 425.21)**

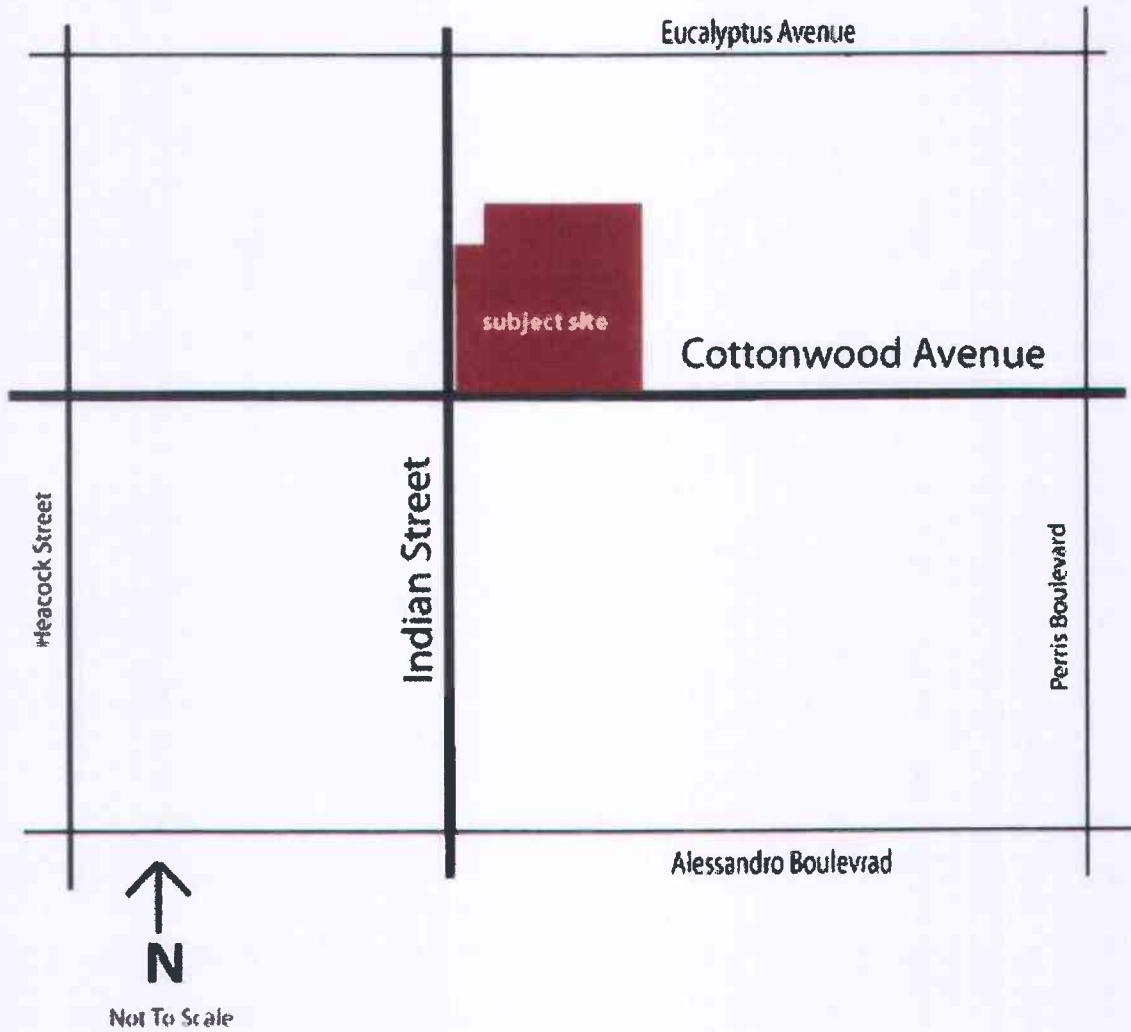


Figure A-3
Site Photos – View Looking north across site from Cotton Wood Avenue

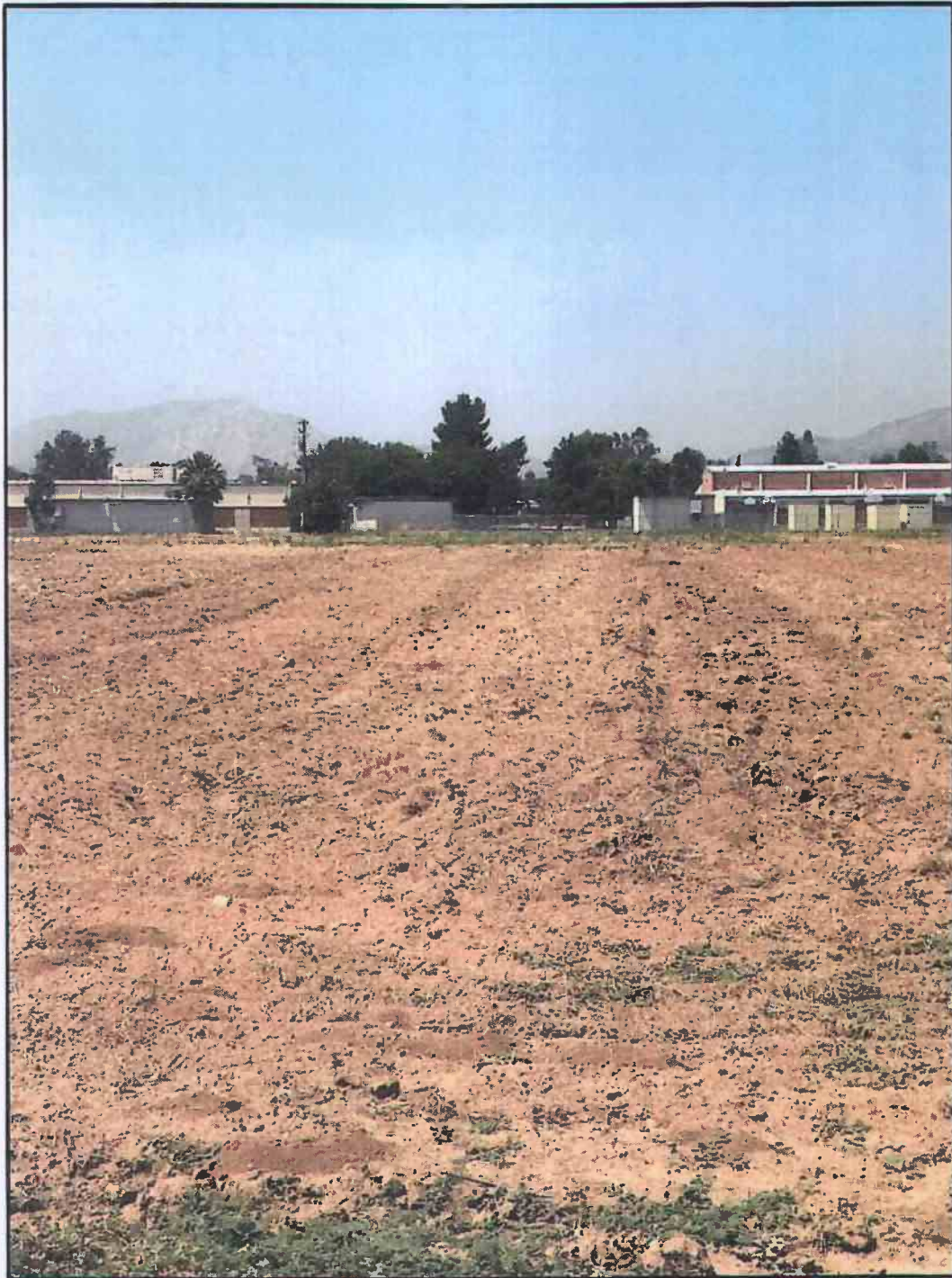


Figure A-4
Site Photos-View looking south across site from Indian Street

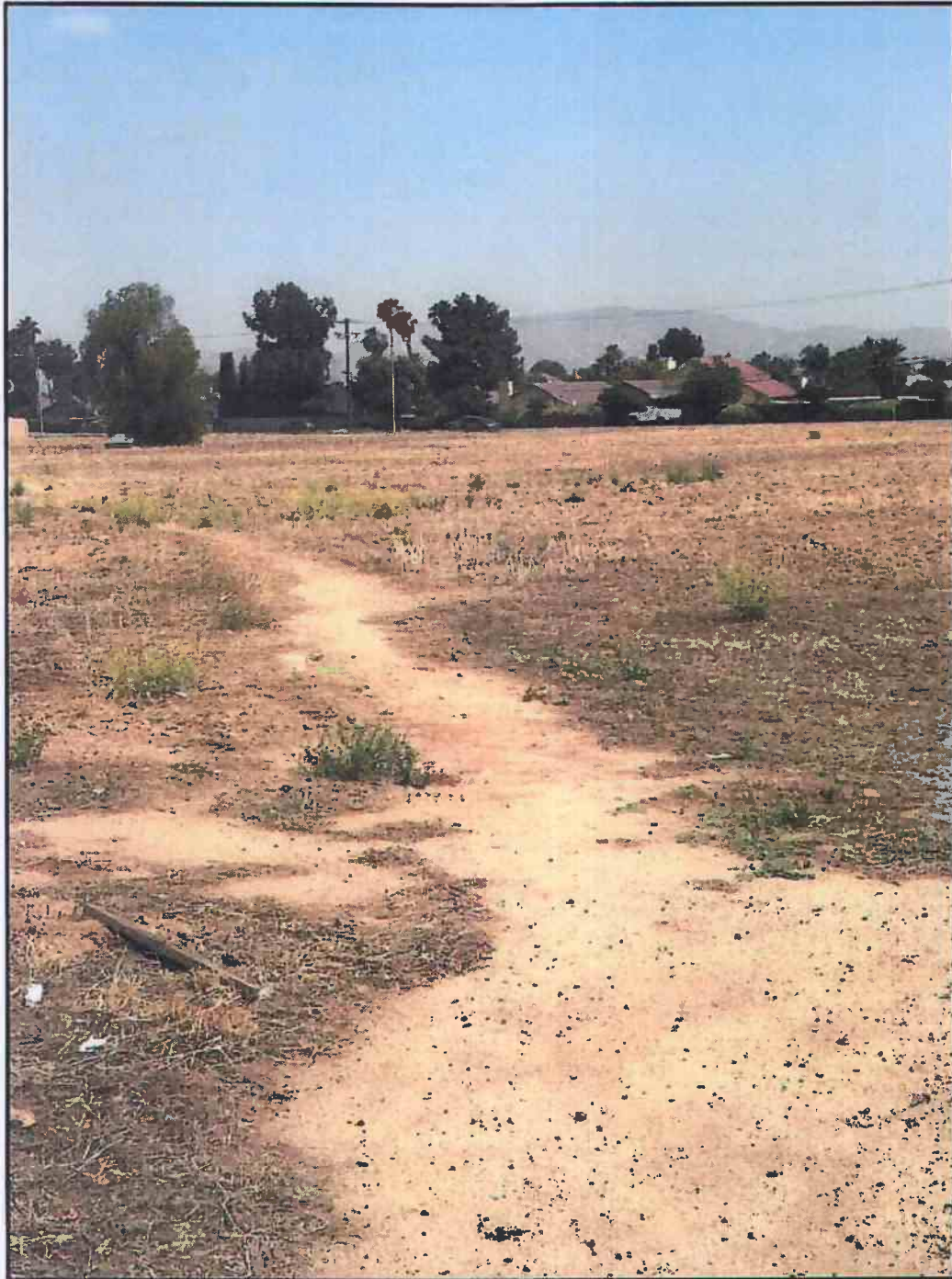


Figure A-5
Site Photos-View looking northeast across site from Indian Street

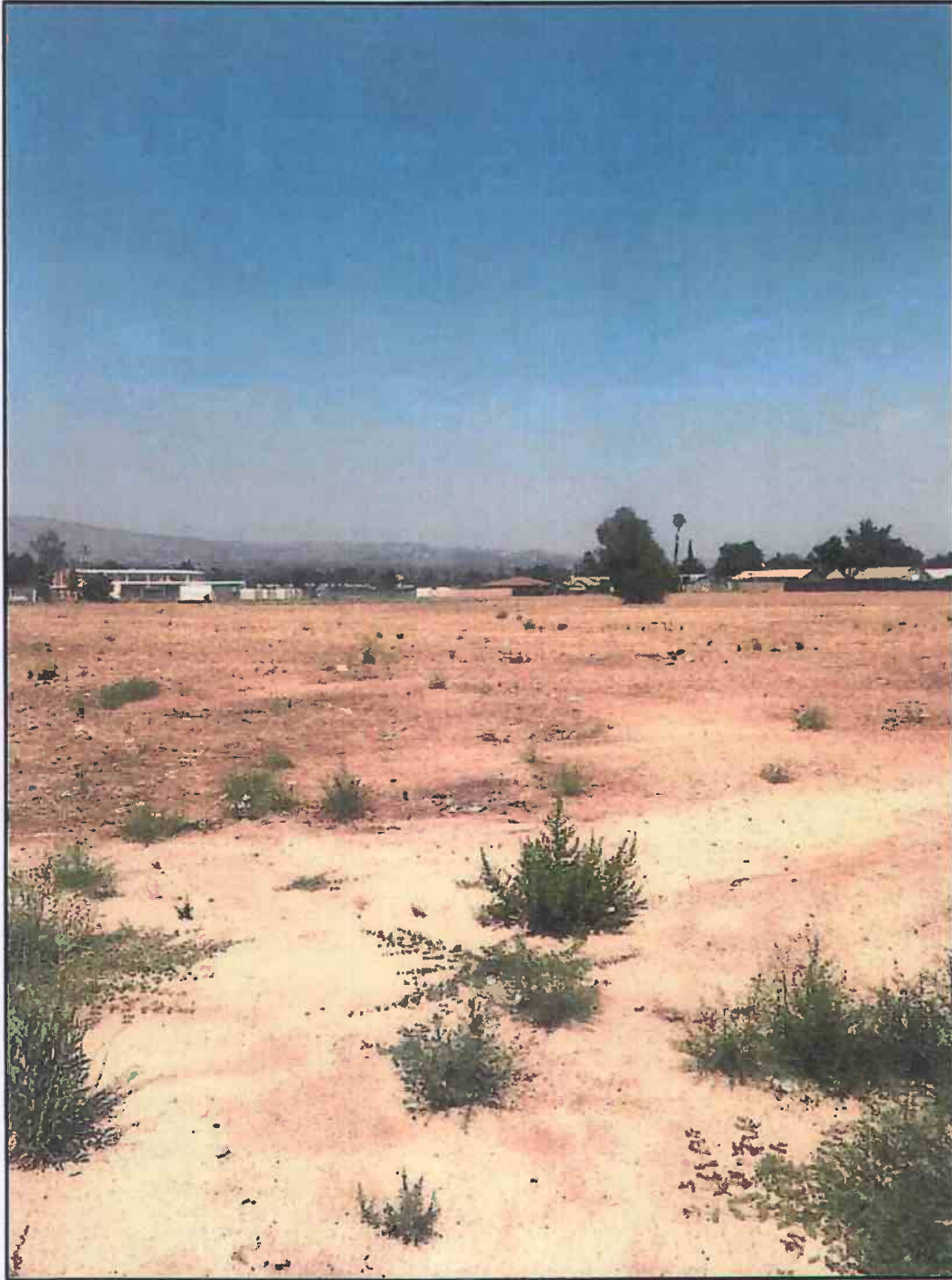


Figure A-6
Site Photos-View looking west across site



the 1990s, the number of people who have been employed in the public sector has increased in all countries.

There are a number of reasons for the increase in public sector employment. One reason is that the public sector has become a more important part of the economy. In many countries, the public sector now provides a significant portion of the total output and income.

Another reason is that the public sector has become a more attractive place to work. This is due to a number of factors, including the fact that the public sector is often seen as a more stable and secure place to work than the private sector.

There are also a number of other reasons for the increase in public sector employment. For example, the public sector has become a more important part of the economy in many countries, and this has led to an increase in the number of people who are employed in the public sector.

One of the main reasons for the increase in public sector employment is the fact that the public sector has become a more important part of the economy. In many countries, the public sector now provides a significant portion of the total output and income.

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THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Notice of FONSI and Notice of Intent to RROF_9.19.19 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

09/19/2019

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: September 19, 2019
At: Riverside, California


Legal Advertising Representative, The Press-Enterprise

MORENO VALLEY, CITY OF
PO BOX 88005
MORENO VALLEY, CA 92552-0805

Ad Number: 0011314895-01

P.O. Number:

Ad Copy:



NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

September 19, 2019

City of Moreno Valley
Community Development Department, Planning Division
14177 Fredrick Street
Moreno Valley, CA 92553
(951)413-3214

This combined notice shall satisfy two separate but related procedural requirements: (1) 24 CFR 58.43, Dissemination and/or publication of the Findings of No Significant Impact (FONSI) and (2) 24 CFR 58.70, Notice of Intent to Request Release of Funds. The public is advised to specify which notice their comments address, so that the City of Moreno Valley may properly take into account the comments received.

REQUEST FOR RELEASE OF FUNDS

On or about October 7, 2019, the City of Moreno Valley will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of federal HOME Investment Partnerships Program (HOME) funds under Title II of the Cranston-Gonzalez National Affordable Housing Act (NAHA), in accordance with section 288 (42 U.S.C. 12838), as amended, and the release of National Stabilization Program funds under Title III of the Housing and Economic Recovery Act of 2008 and related laws, to undertake the following project:

Project: The Courtyards @ Cottonwood Family Apartments
Project Cost: Home Investment Partnership Funds (HOME- County): \$1,000,000;
Home Investment Partnership Funds (HOME-City): \$2,000,000; and
Neighborhood Stabilization Program Grant Funds (NSP-1): \$3,500,000.

Project Description: The proposed development will be gated and consist of eighty-one (81) affordable units within 2 two-story 30-unit family buildings with a total of eight (8) 1-bedroom, twenty-four (24) 2-bedroom and twenty-eight (28) 3-bedroom units. The proposed development also includes a one-story 20-unit senior building with sixteen (16) 1-bedroom and four (4) 2-bedroom units. The proposed project will also include a Community Building with management, leasing, services and maintenance offices, a maintenance garage, computer lab, laundry room and a full kitchen. Site amenities are also proposed to include a community pool, a tot lot, basketball court and a senior vita course. A manager's unit will be located on the second floor of the community building.

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

The Project also provides 118 on-site vehicular parking spaces which is in compliance with allowable parking reductions for affordable housing projects within the City. The development will total 83,741 square feet of gross building area on a net lot area of 294,465 square feet (6.76 net acres) located at the northeast corner of Cottonwood Avenue and Indian Street.

FINDING OF NO SIGNIFICANT IMPACT

The City of Moreno Valley has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the City of Moreno Valley, Community Development Department, Planning Division, 14177 Fredrick Street, Moreno Valley, CA 92553 and may be examined or copied Monday thru Thursday 7:30 am to 5:30 pm. and Friday 7:30 am to 4:30 pm. No further environmental review of these projects is proposed to be conducted, prior to the request for release of Federal funds.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Moreno Valley Community Development Department, Planning Division, 14177 Fredrick Street, Moreno Valley, CA 92553. All comments received by October 7, 2019 will be considered by any individual, group, or agency may submit written comments on the ERR to the City of Moreno Valley prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Moreno Valley certifies to HUD that Patty Nevins in her capacity as the City of Moreno Valley's Planning Official consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce; responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Rancho Belago Developers, Inc. to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the City of Moreno Valley certification for a period of fifteen (15) days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Moreno Valley; (b) the City of Moreno Valley has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD administration office at U.S. Department of Housing and Urban Development, Community Planning and Development, Attn: Rufus Washington, Director, 300 N. Los Angeles Street, Suite 4054, Los Angeles, CA 90012. Potential objectors should contact HUD to verify the actual last day of the objection period.

Patty Nevins, Planning Official

Date

9/19

TEL: 951.413.3021
FAX: 951.413.3096
WWW.MOVAL.ORG



14177 FREDERICK STREET
P.O BOX 88005
MORENO VALLEY

September 19, 2019

Subject: Proposed Courtyards @ Cottonwood Family Apartments Project

Dear Property Owner/Resident:

Enclosed please find a Notice of Finding of No Significant Impact and Intent to Request Release of Funds for the proposed Courtyards @ Cottonwood Family Apartments Project. The Notice explains that the City has completed an environmental review for this project and that no significant findings were found. It also advises the public that the City intends to request release of funds for their project on or about October 7, 2019.

The City is currently accepting public comments through October 7, 2019. Comments may be directed to:

Financial & Management Services Department
14177 Frederick Street
Moreno Valley, CA 92552
Attention: Dena Heald, Financial Operations Division Manager
denah@moval.org, (951) 413-3063

If you would like to object to this release of funds you may do so by contacting the U.S. Department of Housing and Urban Development (HUD) at:

U.S. Department of Housing and Urban Development
Community Planning & Development
Attn: Mr. Rufus Washington, Director
300 N. Los Angeles Street, Suite 4054
Los Angeles, CA 90012

Para asistencia en español, favor de llamar al 951-413-3446 y pregunte por Patty Yhuit.

Thank you,

Dena Heald
Financial Operations Division Manager

FINANCIAL & MANAGEMENT SERVICES DEPARTMENT



**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

September 19, 2019

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Community Development Department, Planning Division
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and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Rancho Belago Developers, Inc. to use Program funds.

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Patty Nevins
Patty Nevins, Planning Official

1.13.2020
Date

PLANNING COMMISSION
SUMMARY OF ACTIONS OCTOBER 10, 2019

APPROVAL OF AGENDA

Vote: 7-0

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

Action: **Approved**

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

No public comments.

CONSENT CALENDAR

1. Planning Commission - Regular Meeting - Aug 22, 2019 7:00 PM
2. Planning Commission - Regular Meeting - Sep 26, 2019 7:00 PM

Vote: 7-0

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

Action: **Approved**

NON-PUBLIC HEARING ITEMS

No items for discussion

PUBLIC HEARING ITEMS

1. PEN19-0110 - Courtyards at Cottonwood Proposed General Plan Amendment, Change of Zone, and Plot Plan for 81 affordable residential units on 8.37 acres, located at the northeast corner of Cottonwood Avenue and Indian Street (Report of: Planning Commission)

Public Comments:

Darrell Barnes

David Connor

Karla Gomez

Cheryl Didio

Vote: 7-0

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

Action: **Approved**

2. Conditional Use Permit for a New Banquet Facility Located at 23750 Alessandro Boulevard, Suites L-107 Through L112, Within an Existing Commercial Center (Report of: Planning Commission)

Public Comments:

No public speakers.

Vote: 7-0

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

Action: **Approved**

STAFF COMMENTS

No items for discussion.

PLANNING COMMISSIONER COMMENTS

Commissioner Brugueras stated he is glad that the City of Moreno Valley is doing its part in affordable housing, as it is very important. He states that people may not like it and have bad ideas of what affordable housing is but we can turn it around and we did tonight. He states the project is good, it is built well, has a good design and it will make the community better and he hopes that the City continues and the developers know we are open for business in the City of Moreno Valley.

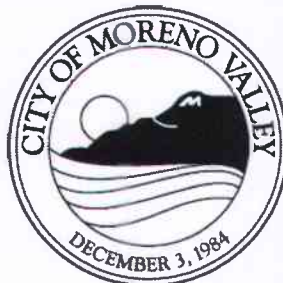
ADJOURNMENT – To Next Regular Meeting of October 24, 2019.

PLANNING COMMISSIONERS

JEFFREY SIMS
Chairperson

RAY L. BAKER
Vice Chairperson

PATRICIA KORZEC
Commissioner



ALVIN DEJOHNETTE
Commissioner

JOANN STEPHAN
Commissioner

ROBERT HARRIS
Commissioner

RAFAEL BRUGUERAS
Commissioner

PLANNING COMMISSION Regular Meeting

Agenda

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC COMMENTS PROCEDURE

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

PUBLIC COMMENTS

CONSENT CALENDAR

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

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

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

NON-PUBLIC HEARING ITEMS

No items for discussion

PUBLIC HEARING ITEMS

1. Case: PEN19-0108 – General Plan Amendment
PEN19-0109 – Change of Zone
PEN19-0110 – Plot Plan
PEN19-0097 – Expanded Environmental Review
- Applicant: Moreno Valley Housing Authority
- Property Owner: Moreno Valley Housing Authority
- Representative: David J. Slawson, Winchester Associates Inc.
- Location: Northeast corner of Cottonwood Avenue and Indian Street
- Case Planner: Jerry Guarracino
- Council District: 1
- Proposal: The applicant is requesting approval of the following entitlements for an 8.37-acre site: 1) a General Plan Amendment to amend the land use of a 6.78-acre portion of the project site, Parcel 1, from Residential 5 to Residential 10 and a 1.59-acre portion of the project site, Parcel 2, from Residential 5 to Public; 2) a Change of Zone to rezone Parcel 1 from Residential 5 District (R5) to Residential 10 District (R10) and Parcel 2 from Residential 5 District (R5) to Public (P); 3) a Plot Plan to construct an 80-unit gated affordable housing development and a managers unit on Parcel 1; and 4) a Mitigated Negative Declaration and pursuant to CEQA.
2. Case: PEN19-0181
- Applicant: Alessandro Group LLC
- Property Owner: Alessandro Group LLC
- Representative: AEC Moreno

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

Case Planner: Claudia Manrique

Council District: 1

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

OTHER COMMISSION BUSINESS

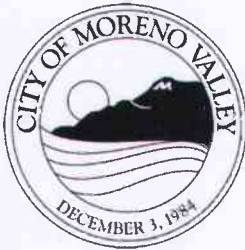
No items for discussion.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

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



PLANNING COMMISSION

STAFF REPORT

Meeting Date: October 10, 2019

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

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

Applicant: Moreno Valley Housing Authority

Property Owner: Moreno Valley Housing Authority

Representative: David J. Slawson, Winchester Associates Inc.

Location: Northeast corner of Cottonwood Avenue and Indian Street

Case Planner: Jerry Guarracino

Council District: 1

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

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

SUMMARY

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

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

PROJECT DESCRIPTION

Project

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

General Plan Amendment

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

Zone Change

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

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

Plot Plan

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

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

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

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

Affordable Housing Incentives

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

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

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

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

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

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

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

Site/ Surrounding Area

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

Access/Parking

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

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

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

Design/Landscaping

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

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

REVIEW PROCESS

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

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

ENVIRONMENTAL

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

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

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

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

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

NOTIFICATION

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

REVIEW AGENCY COMMENTS

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

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

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

Prepared by:

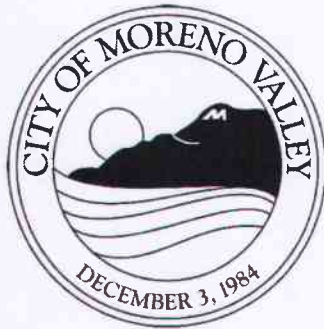
Approved by:

Jerry Guarracino
Planning Consultant

Patty Nevins
Acting Community Development Director

ATTACHMENTS

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



This may affect your property Notice of PUBLIC HEARING

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

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

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

APN's: 482-161-021 through 482-161-024
Proposal: The applicant is requesting approval of the following entitlements for an 8.37-acre site: 1) a General Plan Amendment to amend the land use of a 6.78-acre portion of the project site, Parcel 1, from Residential 5 to Residential 10 and a 1.59-acre portion of the project site, Parcel 2, from Residential 5 to Public; 2) a Change of Zone to rezone Parcel 1 from Residential 5 District (R5) to Residential 10 District (R10) and Parcel 2 from Residential 5 District (R5) to Public (P); 3) a Plot Plan to construct an 80-unit gated affordable housing development and a managers unit on Parcel 1; and 4) a Mitigated Negative Declaration and pursuant to CEQA.
Council District: 1

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

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

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

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

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



LOCATION N ↑

PLANNING COMMISSION HEARING

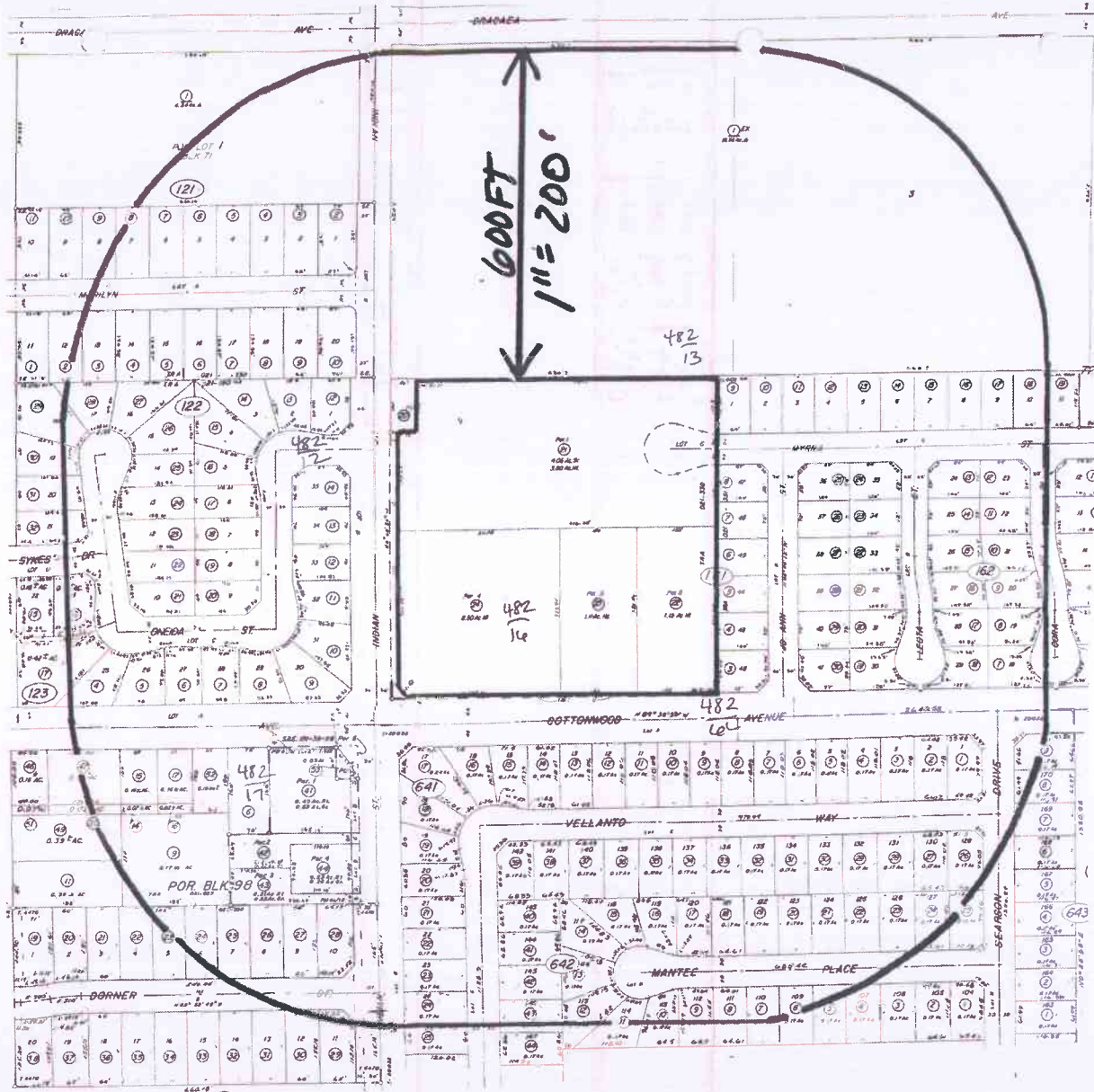
City Council Chambers, City Hall
14177 Frederick Street
Moreno Valley, Calif. 92553

DATE AND TIME: October 10, 2019, 7:00 p.m.
CONTACT PLANNER: Jerry Guarracino
PHONE: (951) 413-3206

Attachment: Public Hearing Notice (3758 : PEN19-0110 - Courtyards at Cottonwood)

Upon request and in compliance with the Americans with Disabilities Act of 1990, any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 48 hours before the meeting. 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

1" = 200'
N



RESOLUTION NO. 2019-37

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

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

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

WHEREAS, an Initial Study, supporting technical studies, and Mitigated Negative Declaration for the Project were prepared, consistent with the California Environmental Quality Act (CEQA); and

WHEREAS, a 20-day public review period of the Initial Study and Mitigated Negative Declaration commenced on September 20, 2019 and concluded on October 10, 2019. The public Notice of Intent to adopt the Mitigated Negative Declaration was mailed to interested parties, public agencies, as well as published in the local newspaper on September 20, 2019 and filed with the Riverside County Clerk on September 19, 2019; and

WHEREAS, the City, in conducting its own independent analysis of the Initial Study, determined that a Mitigated Negative Declaration is an appropriate environmental determination for the Project as there is substantial evidence that demonstrates the Project with mitigation would not result in any significant environmental impacts; and

WHEREAS, a Mitigation Monitoring and Reporting Program (MMRP) has been prepared in accordance with CEQA Guidelines, and is designed to ensure compliance with the identified mitigation measures outlined in the Mitigated Negative Declaration through Project implementation; and

WHEREAS, the City of Moreno Valley, Community Development Department, located at 14177 Frederick Street, Moreno Valley, California 92552 is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based; and

WHEREAS, the Planning Commission of the City of Moreno Valley considered the Project, including all environmental documentation, at a public hearing held on October 10, 2019; and

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

WHEREAS, the Planning Commission considered the Initial Study prepared for the Project for the purpose of compliance with the California Environmental Quality Act (CEQA), and based on the Initial Study including all supporting technical evidence, determined that the project impacts are expected to be less than significant with mitigation, and approval of a Mitigated Negative Declaration is an appropriate environmental determination for the Project.

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

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

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

1. Independent Judgment and Analysis – City staff coordinated the preparation of the Initial Study/Mitigated Negative Declaration and related technical studies with MaxSum Development, LLC., for the Courtyards at Cottonwood project. The documents were properly circulated for public review in accordance with the California Environmental Quality Act Guidelines. The Initial Study/Mitigated Negative Declaration has been completed along with the Mitigation Monitoring and Reporting Program (MMRP) to ensure compliance with all mitigation through project implementation. All environmental documents that comprise the Mitigated Negative Declaration, including

all technical studies, were independently reviewed by the City. On the basis of the whole record, there is no substantial evidence that the Project as designed, conditioned and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration prepared and completed, in accordance with the CEQA Guidelines, reflects the independent judgment and analysis of the City.

BE IT FURTHER RESOLVED that the Planning Commission HEREBY APPROVES Resolution No. 2019-37 and recommends that the City Council:

1. **CERTIFY** that the Mitigated Negative Declaration prepared for General Plan Amendment, PEN19-0108, Zone Change, PEN19-0109 and Plot Plan PEN19-0110 on file with the Community Development Department, incorporated herein by this reference, has been completed in compliance with the California Environmental Quality Act, that the Planning Commission reviewed and considered the information contained in the Mitigated Negative Declaration and that the Document reflects the City's independent judgment and analysis; attached hereto as Exhibit A; and
2. **APPROVES** the Mitigation Monitoring and Reporting Program for General Plan Amendment, PEN19-0108, Zone Change, PEN19-0109 and Plot Plan PEN19-0110, attached hereto as Exhibit B.

APPROVED this 10th day of October, 2019.

Jeffrey Sims
Chairperson, Planning Commission

ATTEST:

APPROVED AS TO FORM:

Chris Ormsby, Senior Planner
Secretary to the Planning Commission

City Attorney

ATTACHMENTS:

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

Draft Initial Study/ Mitigated Negative Declaration of Environmental Impact

September 2019

The Courtyards at Cottonwood Family Apartments (Northeast Corner of Cottonwood Avenue and Indian Street)



Prepared By:



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

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



Draft Initial Study/Mitigated Negative Declaration of Environmental Impact

September 2019

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

Lead Agency:



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

Project Applicant:

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

Prepared By:



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

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



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D. Appendices

- Appendix A: Air Quality & Greenhouse Gas Emissions Quantification Report, Prepared by Maxsum Development, LLC (June 2019)
- Appendix B: Trip Generation Assessment Table, Prepared by Coco Traffic Planners, Inc. (May 2019)
- Appendix C: Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis, Prepared by MG Resolutions, Inc. (June 2019)
- Appendix D: Cultural Resources Assessment, Prepared by Maxsum Development, LLC (June 2019)
- Appendix E: Arborist Report, Prepared by James Carerra/Consulting Arborist (June 2019)
- Appendix F: Phase I Environmental Site Assessment, Prepared by LOR Geotechnical Group, Inc. (April 10, 2019)
- Appendix G: Geotechnical and Infiltration Investigation Report, Prepared by LOR Geotechnical Group, Inc. (April 10, 2019)
- Appendix H: Water Quality Management Plan (WQMP), Prepared by Winchester Associates, Inc. (May 3, 2018)
- Appendix I: Acoustical Analysis Assessment, Prepared by Maxsum Development, LLC (June 2019)

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



1.0 Introduction



1.0 INTRODUCTION

1.1 DOCUMENT PURPOSE AND SCOPE

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

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

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

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

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



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

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

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

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

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

1.2. DOCUMENT ORGANIZATION

This IS/MND includes the following sections:

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

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

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



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

I.3 DISPOSITION OF THIS DOCUMENT

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

I.4 POTENTIAL ENVIRONMENTAL EFFECTS

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



2.0 Project Description

119 - Court

8-57



2.0 PROJECT DESCRIPTION

2.1 INTRODUCTION

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

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

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

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

2.2 PROJECT LOCATION AND SURROUNDING AREA

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

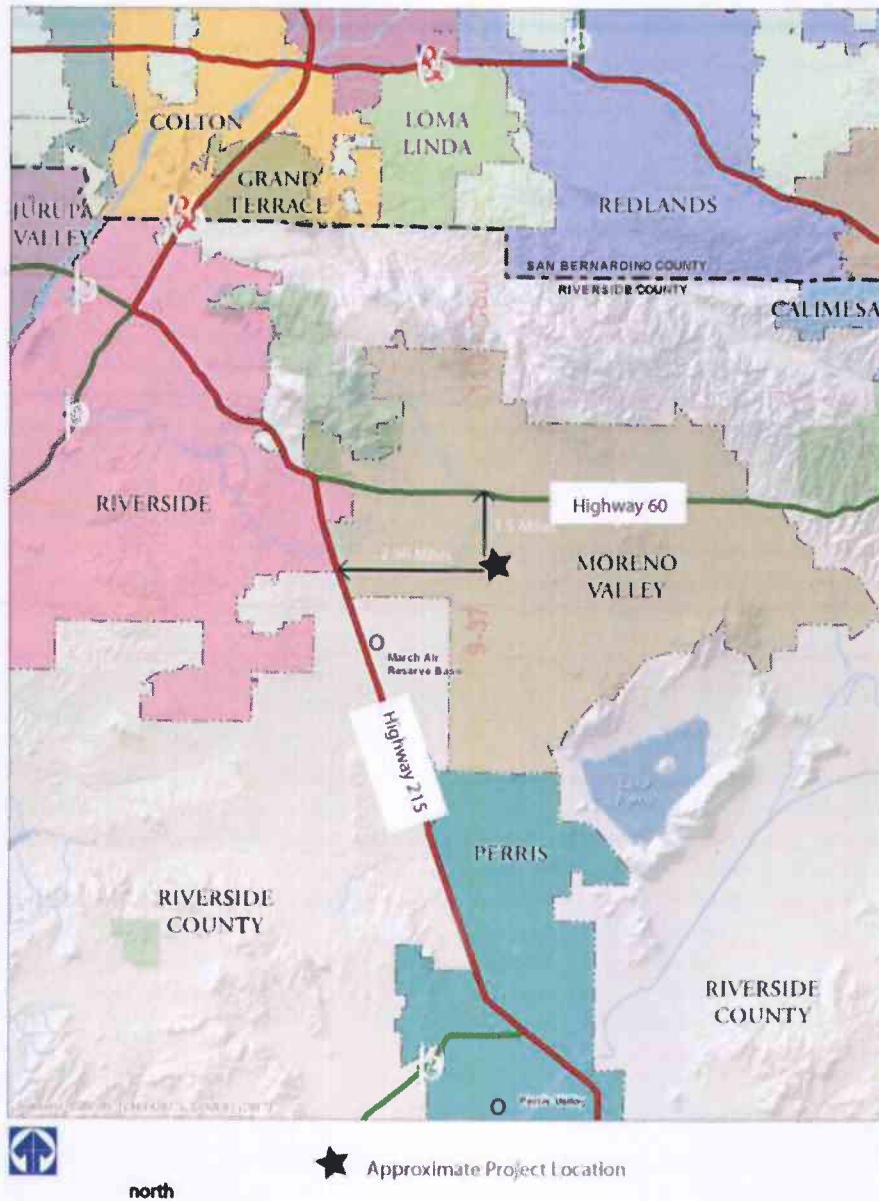


the unincorporated communities of Mead Valley and Woodcrest. As shown on Figure A-1, Regional Location Map, the Project Site is approximately 2.95 miles east of the Interstate 215 (I-215), and approximately 1.1 miles south of State Route 60 (SR-60). Locally, the Project site is situated at the northeast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

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



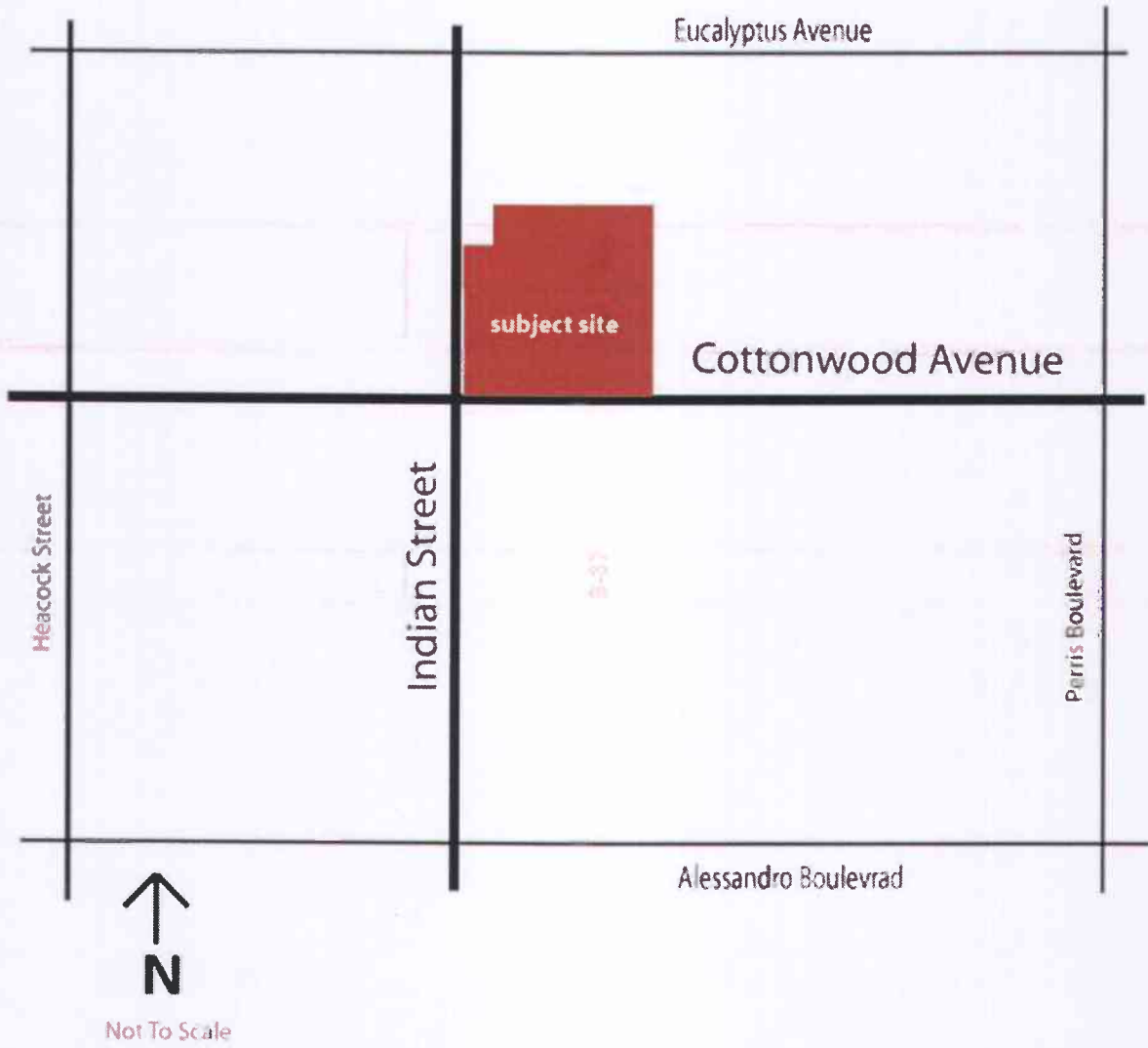
Figure A-1
Regional Location Map



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



Figure A-2
Vicinity Map



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



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

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

2.3. EXISTING LAND USE AND ZONING DESIGNATIONS

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

2.4 DESCRIPTION OF THE PROPOSED PROJECT

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

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



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

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

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

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

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

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

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

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

- To remain vacant/undeveloped



Figure A-3
Existing and Proposed General Plan Land Use Designation

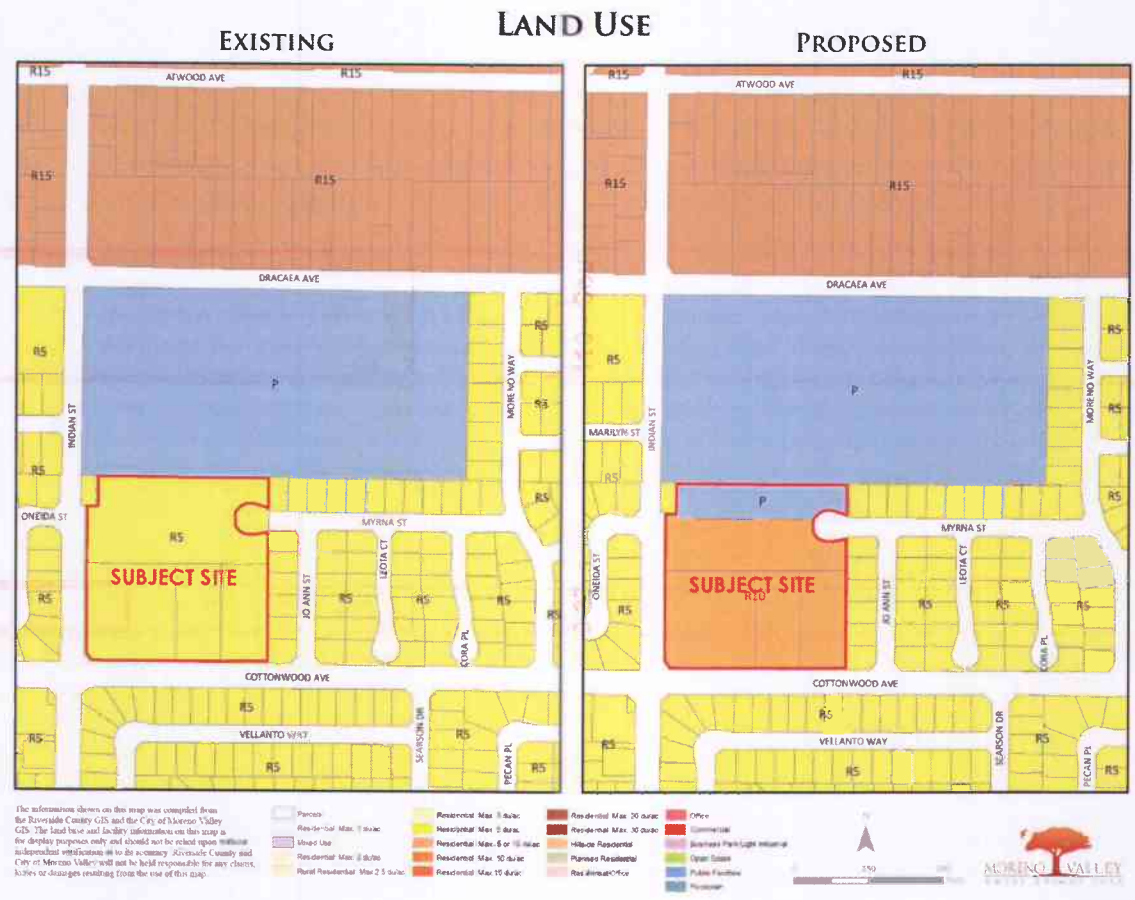
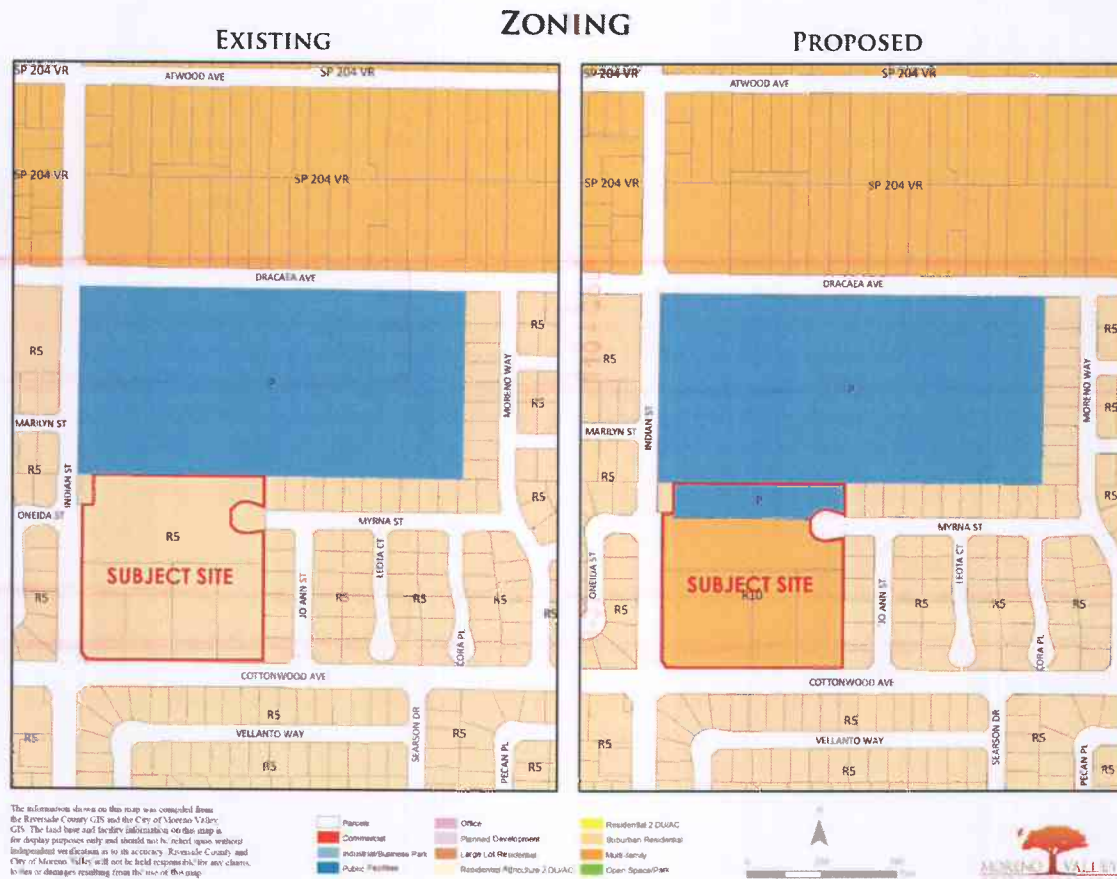




Figure A-4
Existing and Proposed Zoning Designation



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

Figure A-5
Project Site



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

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



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



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



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



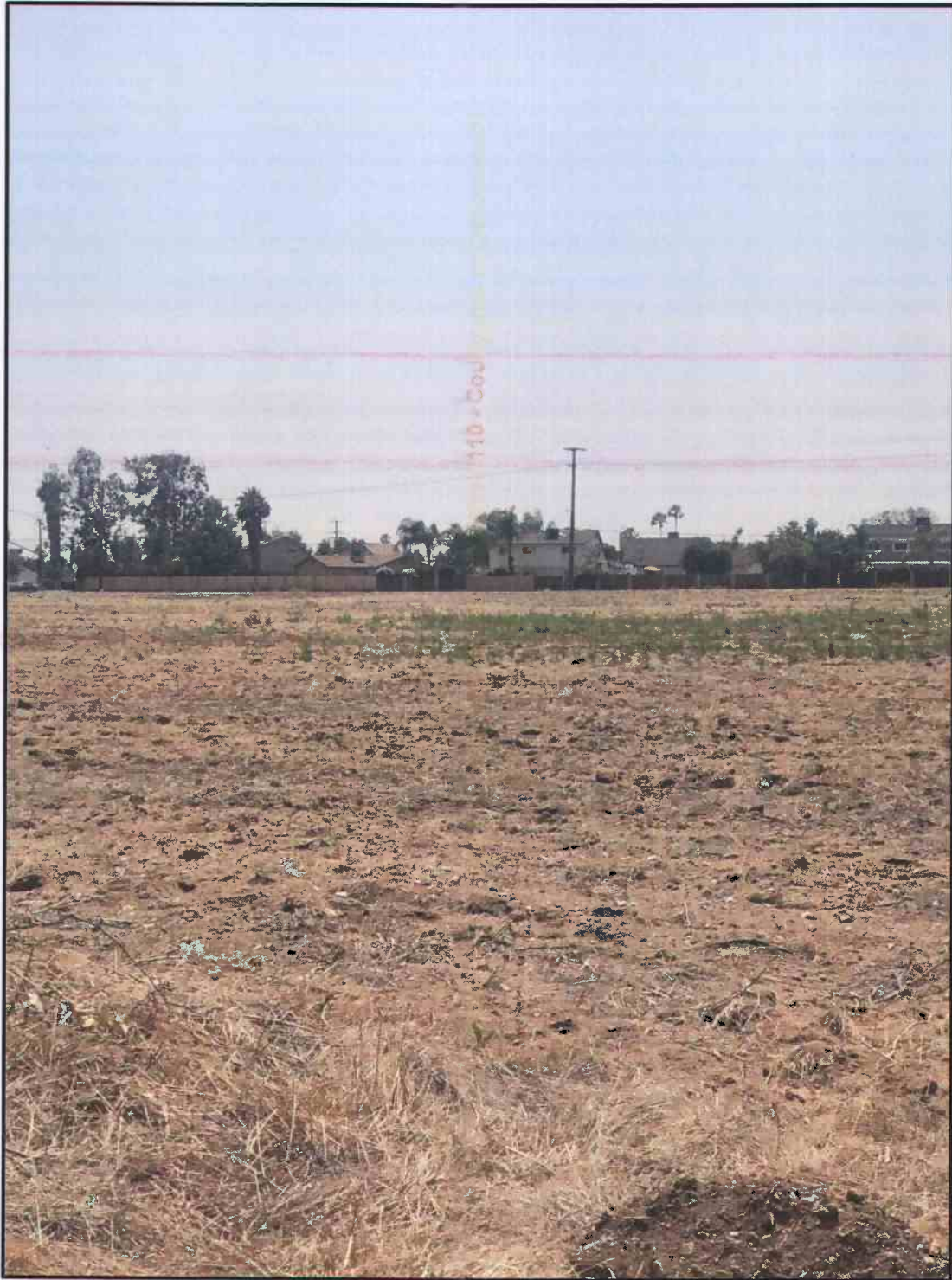
Figure A-8
Site Photos-View looking northeast across site from Indian Street



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



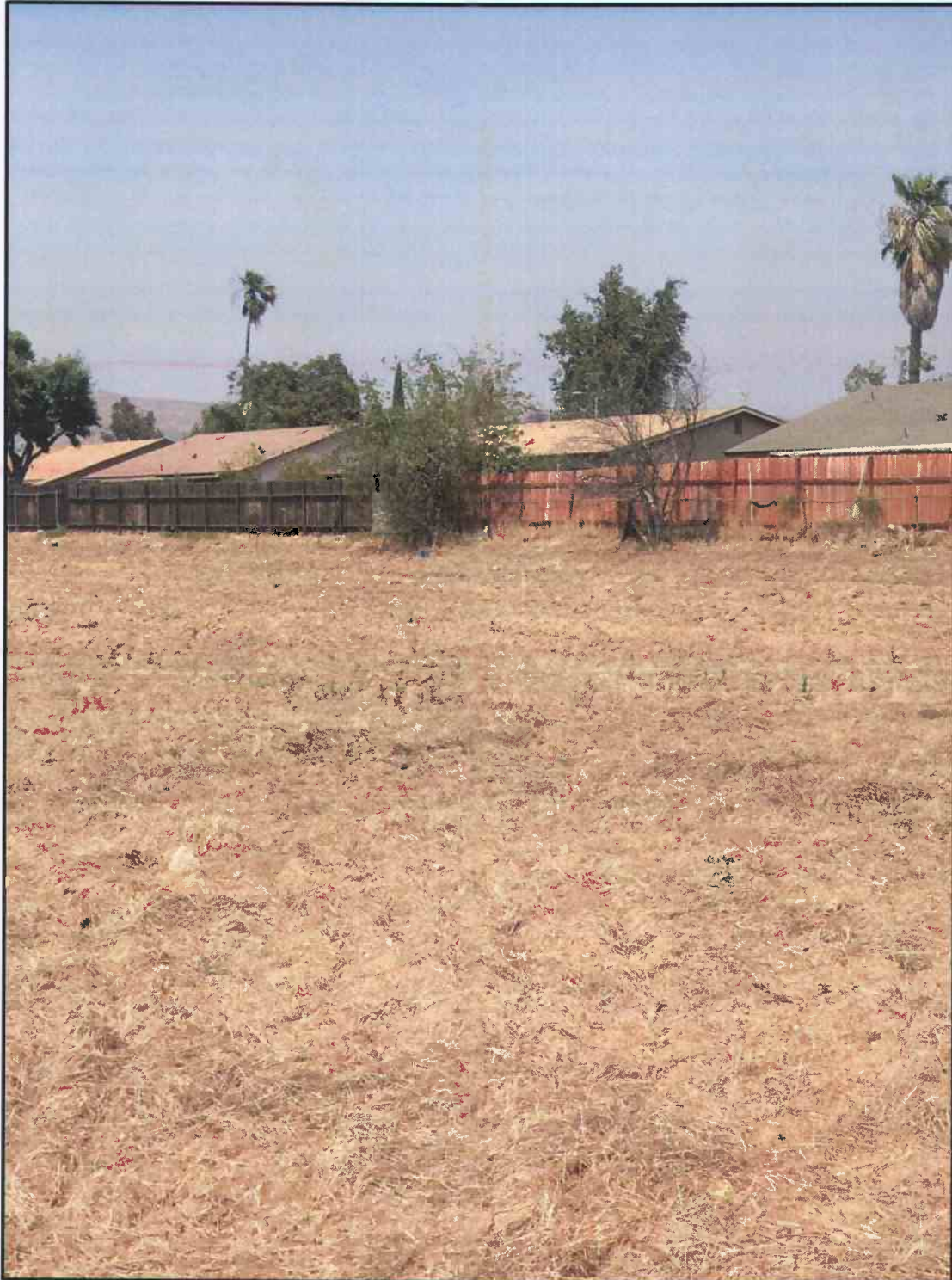
Figure A-9
Site Photos-View looking west across site



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



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



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



Table A-1 Project Summary

Site Area

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

Zoning Information

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

Lot Coverage

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

Maximum Building Height

30'-1"

Proposed Development

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

Required Parking

Provided Parking	118 spaces
Minimum Required	118 spaces

Rental Unit Breakdown

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

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



2.5 Construction Schedule

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

2.6 NECESSARY APPROVALS

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

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



3.0 Initial Study Checklist

37 - 111 - 604



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

LEAD CITY AGENCY:

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

PROJECT TITLE:

The Courtyards at Cottonwood
Family Apartments

CASE NO:

Plot Plan No. PEN 19-
0110

RELATED CASE NOS.

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

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

PROJECT DESCRIPTION:

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

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

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

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



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

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY

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

FINDING:

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

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

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

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM		TITLE	
Milan L. Garrison		President/CEO	
ADDRESS Maxsum Development, LLC 3016 E. Colorado Boulevard, Suite 5626 Pasadena, CA 91117	SIGNATURE (Official)		DATE September 17, 2019
	TITLE President/CEO		

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



CITY OF MORENO VALLEY

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY and CHECKLIST

(CEQA Guidelines Section 15063)

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

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



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

ENVIRONMENTAL SETTINGS:

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

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

PROJECT LOCATION:

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

COMMUNITY PLAN AREA: N/A

STATUS:

- Does Conform to Plan
- Does NOT Conform to Plan

EXISTING ZONING:

Residential 5 District (R5)

MAX DENSITY ZONING:

5 du/ac

GENERAL PLAN LAND USE:

Residential5

MAX DENSITY PLAN:

5 du/ac

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

PROPOSED GENERAL PLAN LAND USE: Residential 10 and Public

PROPOSED PROJECT DENSITY:

11.98 du/ac (including density bonus)

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



Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

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

Signature	Title	Phone

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



Evaluation of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," cross referenced).
5. Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 16063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.



7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

MSB - Cow

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