CITY OF MORENO VALLEY

14177 Frederick Street
Moreno Valley, California 92553
Phone: (951) 413-3000

ENVIRONMENTAL INITIAL STUDY

1. Project Title: Majestic Moreno Valley Medical Center (PEN16-0047 through PEN16-0057, and PEN17-0013)

2. Lead Agency Name and Address: City of Moreno Valley, 14177 Fredrick Street, Moreno Valley, CA 92552

3. Contact Person and Phone Number: Sergio Gutierrez, Assistant Planner, or Chris Ormsby, Senior Planner, (951) 413-3206

4. Project Location: Southeast Corner of Brodiaea Ave and Nason Street

5. Project Sponsor's Name and Address: Galaxy Management Inc. c/o Charles Yu, 5067 Walnut Grove Ave, San Gabriel, CA 91776

6. General Plan Designation: Residential 2 (maximum 2 du/ac)

7. Zoning: RA2 (Residential, Agriculture -2 units per acre)

8. Description of the Project: Provided on pages 3 & 4 of this Initial Study.

9. Surrounding Land Uses and Setting: The property to the north is vacant undeveloped land. The property to the south is vacant agriculture land and single-family residential development. The property to the east is improved single family residences. The property to the west includes assisted living uses, medical facilities, office, child care center, and further to the west is the Riverside County Regional Medical Center.

10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement). None

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation

begun? The City of Moreno Valley initiated Tribal Consultation from December 2016-Septempber 2017

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3 (c) contains provisions specific to confidentiality.

PROJECT DESCRIPTION

The property site is approximately 18.38 acres of undeveloped vacant land in the City of Moreno Valley. It is comprised of seven parcels that form a rectangular shaped property on the south east corner of Brodiaea Ave and Nason Street. The project proposes a medical plaza consisting of two medical office buildings, three assisted living facilities and two skilled nursing facilities.

The medical complex would be accommodated in five buildings (1 through 5C) within a unified site plan. The proposed development includes frontage street improvements with two proposed access points (driveways) along Nason Street to the west and three along Brodiaea Avenue to the north. Each proposed driveway would be enhanced with decorative pavers and landscaping. A gated entry for emergency access only is planned on Windmill Lane.

The medical office buildings are intended to be simple in design and form with linear elements and reminiscent of modern architecture. The assisted living and skilled nursing facilities are a nod to classical architecture with simple column details with large windows and gable roofs.

The proposed project includes landscaped open space in the form of courtyards, gardens and pedestrian walkways. The interior of all buildings, parking facilities, and walkways in addition to the exterior perimeter of the project site will be landscaped with California native drought tolerant plants such as willow acacia, Palo Verde, date palms, shrubs, and groundcover.

Project entitlements include a Tentative Parcel Map to subdivide the property into 7-parcels, a General Plan Amendment from Residential 2 (max 2 du/ac) to R/O Residential/Office and Change of Zone from Residential/Agriculture-2 (2-units per acre) to Office (O) with a Medical Use Overlay (MUO). Additional entitlements included are a Phasing Plan, Plot Plan and Conditional Use Permits.

The project proposes to develop the medical complex in three Phases with build-out of the first phase to be completed and open in year 2020. Buildout of Phase 2 is proposed in 2021 with Phase 3 to follow in 2022. The site design places facilities with a relatively higher intensity of use (medical office, wellness center, urgent care) along the Nason Street frontage, while proposed facilities requiring less intense operations (assisted living and skilled nursing) are situated with a greater separation from the primary frontage. The central portion of the medical plaza will primarily serve as a parking lot with accommodations for pedestrian and vehicular circulation.

Proposed Phase 1

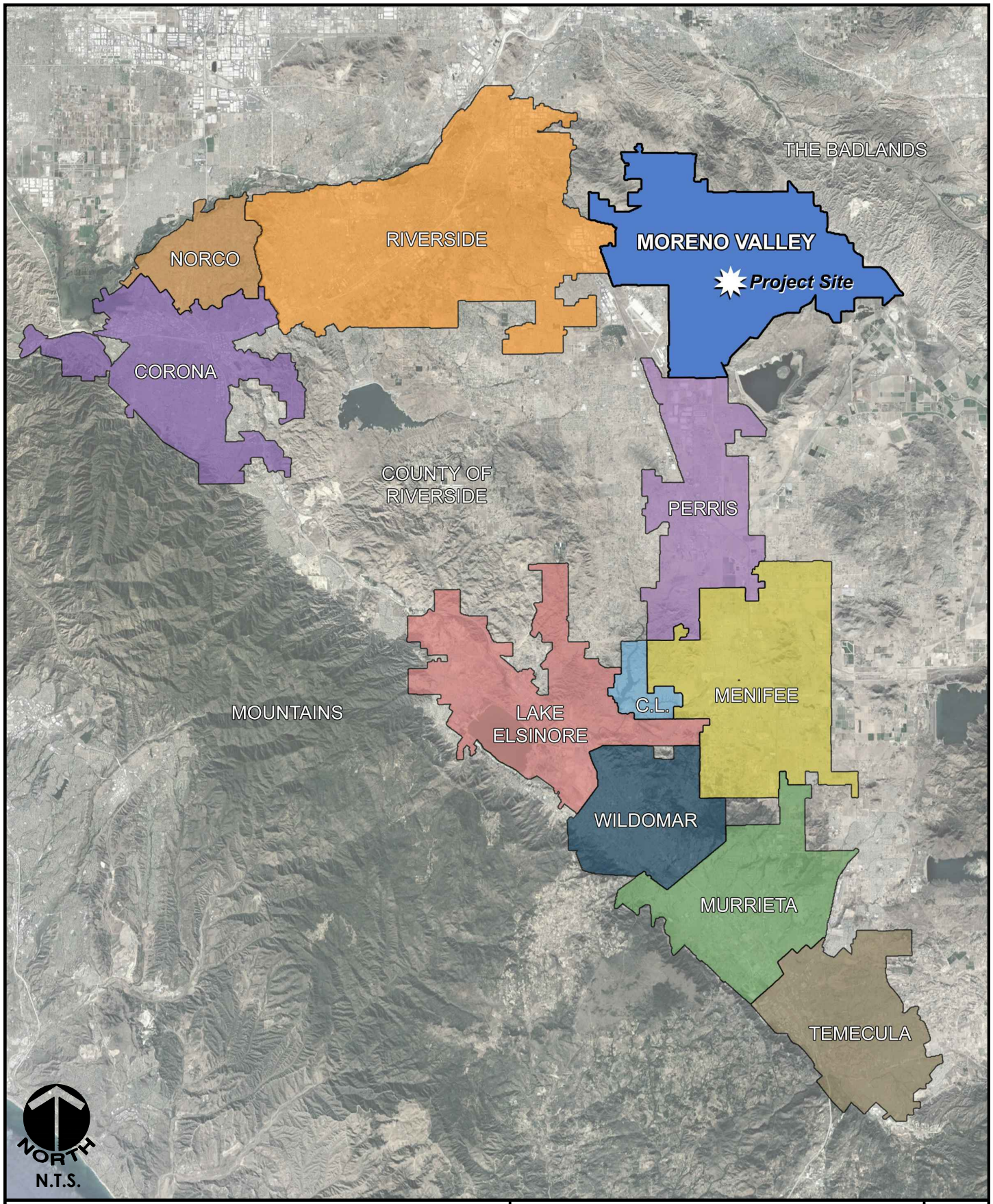
Development of Phase 1 would consist of three residential Assisted Living facilities located within Buildings 3, 4 and 5C. Building 3 and 4 are proposed single-story structure with a height of 18.5 feet. Building 3 is approximately16,200 sf and Building 4 is 18,400 sf, together they provide a combined total of 57 beds. Building 5C is a proposed two-story structure with a height of 34 feet and 57,200 square feet of building area and will hold up to 150 beds. Phase 1 will also include the construction of on-site and off-site improvements in the form of adjacent road improvements, pedestrian connection, curb and gutter, detention basins, and utility connections.

Proposed Phase 2

Development of Phase 2 would consist of the two medical buildings located in buildings 1 and 2, and the parking lot. Medical building 1 is a proposed two-story medical office structure with a height of 32 feet and a building area of 53,000 square feet, occupying the southwest corner of the plaza. Medical building 2 is a proposed two-story wellness center of 53,000 square feet with an attached one-story urgent care facility of 3,000 square feet, occupying the northwest corner of the plaza. The two-story wellness center has a height of 32 feet, while the single-story urgent care component has a height of 16 feet.

Proposed Phase 3

Implementation of Phase 3 would encompass Building 5A and 5B which is a connected structure that also connects to Building 5C that is part of the assisted living component. Buildings 5A and 5B are designated for skilled nursing services. The north and south wing of this single-story structure has a height of 21 feet and an overall building area of 60,800 square feet and approximately 158 beds.



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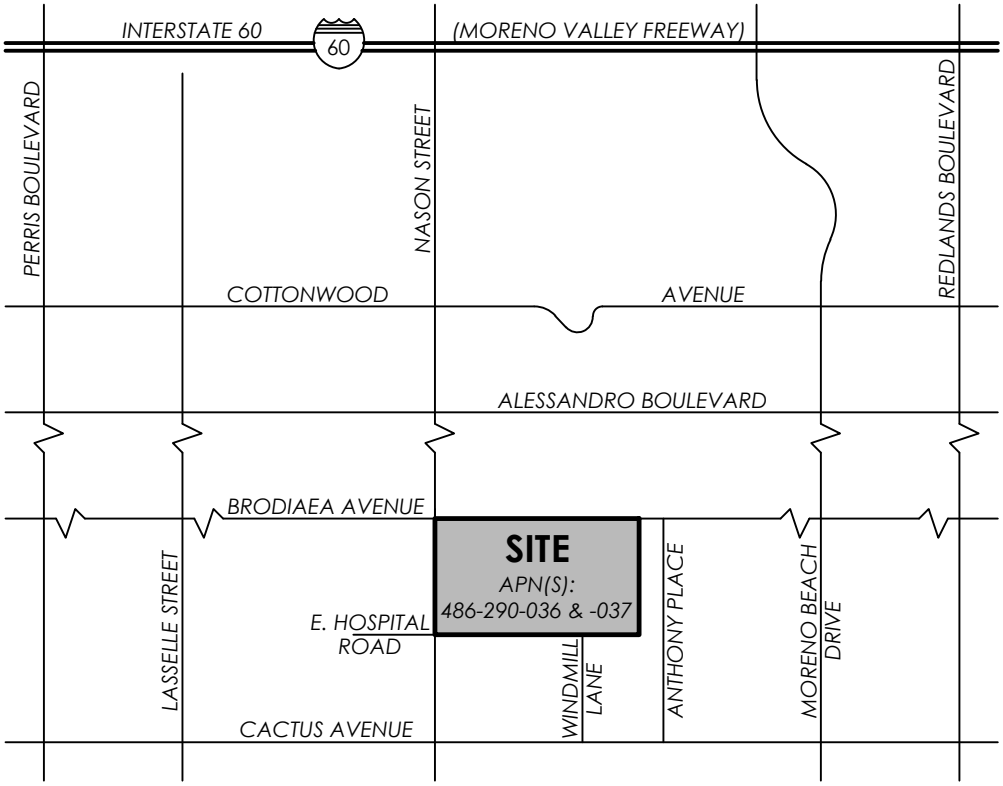
Regional Location Map

GALAXY MANAGEMENT INC.
Initial Study



NORTH

N.T.S.

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Vicinity Map

GALAXY MANAGEMENT INC.
Initial Study

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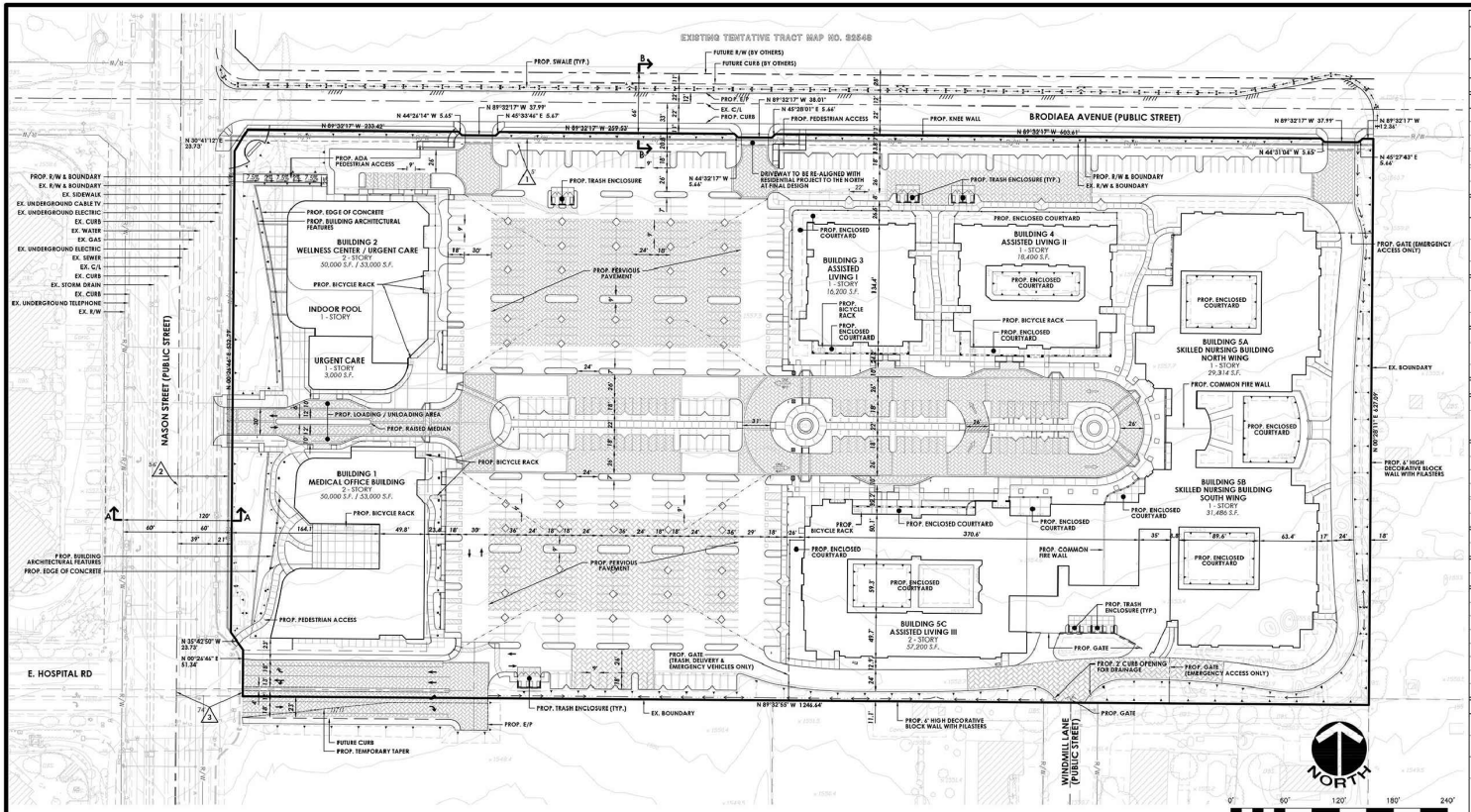
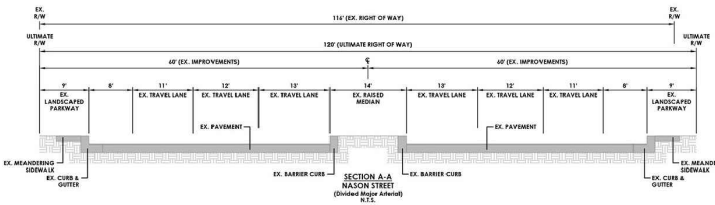
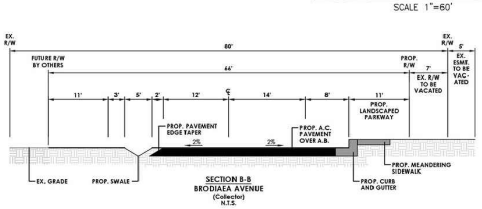
Aerial Photograph

GALAXY MANAGEMENT INC.
Initial Study







IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TECHNICAL SITE PLAN

FOR TENTATIVE PARCEL MAP NO. 36227

EXHIBIT DATE: SEPTEMBER 30, 2016

REVISIONS

NO.	DATE	DESCRIPTION
1	12/6/2016	REVISIONS (DIMENSIONS & LABELING) PER CITY OF MORENO VALLEY PROJECT REVIEW STAFF MEETING NOVEMBER 16, 2016 CONDITIONS OF APPROVAL
2	03/30/17	ADDED A BLANKET EASEMENT NOTE TO THE DATA TABLE PER CITY COMMENTS
3	05/18/17	REVISIONS (LABELING) PER CITY OF MORENO VALLEY PROJECT REVIEW STAFF MEETING FEBRUARY 28, 2017 PRSC MEETING

DATA TABLE

APPLICANT / LAND OWNER:	GALAXY MANAGEMENT INC.		
ADDRESS:	5057 WALNUT GROVE AVENUE SAN GABRIEL, CALIFORNIA 91776		
CONTACT:	RICHARD TORNG	TELEPHONE:	(626) 818-4858
EXHIBIT PREPARER:	MSA CONSULTING, INC.		
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
CONTACT:	PAUL DEPALATIS, AICP	TELEPHONE:	(760) 320-9811
SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS, INC.		
ADDRESS:	7117 ARLINGTON AVENUE, SUITE "A" RIVERSIDE, CALIFORNIA 92503		
DATE OF TOPOGRAPHY:	MAY 18, 2016	TELEPHONE:	(951) 687-4252
ASSESSOR'S PARCEL NUMBER:	486-290-036 & -037		

LEGAL DESCRIPTION:

LOT 3 AND A PORTION OF LOT 4 OF BLOCK 131 MAP NO. 1 BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO. PER M.B. 11/10, SECTION 15 TOWNSHIP 3 SOUTH RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

LAND USE DESCRIPTION:	ACREAGE
EXISTING GROSS ACREAGE:	17.98 AC.
PUBLIC STREET DEDICATION (NASON STREET):	0.05 AC.
PUBLIC STREET DEDICATION SUB-TOTAL:	17.93 AC.
PUBLIC STREET VACATION (BRODIAEA AVENUE):	0.19 AC.
PROPOSED NET ACREAGE:	18.12 AC.

EXISTING ZONING:	RESIDENTIAL AGRICULTURE - 2 UNITS PER ACRE (RA2)
PROPOSED ZONING:	OFFICE (O) WITH MEDICAL USE OVERLAY (MUO)
EXISTING GENERAL PLAN LAND USE:	RESIDENTIAL AGRICULTURE- MAX. 2 DU/AC (RA2)
PROPOSED GENERAL PLAN LAND USE:	RESIDENTIAL/OFFICE (R/O)

PUBLIC UTILITY PURVEYORS:

ELECTRIC:	MORENO VALLEY ELECTRIC UTILITY	(877) 811-8700
GAS:	THE GAS COMPANY	(800) 427-2200
TELEPHONE:	VERIZON COMPANY	(800) 483-5000
WATER:	EASTERN MUNICIPAL WATER DISTRICT	(951) 928-6146
CABLE:	TIME WARNER CABLE	(866) 489-2249
SEWER:	EASTERN MUNICIPAL WATER DISTRICT	(951) 928-6146
USA:	UNDERGROUND SERVICE ALERT	(800) 227-2600

EXISTING EASEMENT NOTES:

1. 5' EASEMENT FOR WATER LINES PER BOOK 2164, PAGE 73, RECORDED OCTOBER 16, 1957, OF OFFICIAL RECORDS.
2. 56' RIGHT OF WAY PER DOCUMENT 2013-0407043 RECORDED AUGUST 20, 2013, OF OFFICIAL RECORDS.
3. 74' RIGHT OF WAY PER DOCUMENT 2013-0407043 RECORDED AUGUST 20, 2013, OF OFFICIAL RECORDS.
- WE HEREBY DEDICATE TO THE CITY OF MORENO VALLEY A PERPETUAL NON-EXCLUSIVE BLANKET EASEMENT OVER PARCEL 1 AND 2 OF LLA NO. 1002 FOR THE ELECTRICAL UTILITY PURPOSES. THE EASEMENT WILL INCLUDE RIGHTS OF INGRESS-EGREE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, FACILITY REPAIR AND METER READING.

FEMA FLOOD ZONE DESIGNATION:

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AS SHOWN ON RIVERSIDE COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL MAP NUMBERS 06065C-0765G & 06065C-0770G EFFECTIVE DATE: AUGUST 28, 2008.

LIQUEFACTION: LOW MODERATE & MODERATE LIQUEFACTION ZONE

ABBREVIATIONS

(E)	EAST	N.T.S.	NOT TO SCALE
(N)	NORTH	O/H	OVERHEAD
(S)	SOUTH	OS/PP	OPEN SPACE / PARKS
(W)	WEST	PG.	PAGE
A.C.	ASPHALT CONCRETE	P/L	PROPERTY LINE
AC.	ACREAGE	PROP.	PROPOSED
APN	ASSESSORS PARCEL NUMBER	P.U.E.	PUBLIC UTILITY EASEMENT
BNDRY	BOUNDARY	R	RADIUS
C/L	CENTERLINE	R-L	LOW DENSITY (RESIDENTIAL)
C&G	CURB AND GUTTER	R/W	RIGHT OF WAY
E/P	EDGE OF PAVEMENT	SF	SQUARE FEET
ESMT.	EASEMENT	STD.	STANDARD
EX.	EXISTING	TYP.	TYPICAL
MAX.	MAXIMUM	UG	UNDERGROUND
M.B.	MAP BOOK		
MIN.	MINIMUM		
NO.	NUMBER		

LEGEND

876.5	EXISTING SPOT ELEVATIONS
	EXISTING CONTOURS
1	EXISTING EASEMENT DELTA
C	EXISTING CABLE
DRN	EXISTING IRRIGATION DRAIN LINE
	EXISTING EASEMENT
E	EXISTING ELECTRIC
G	EXISTING GAS
IRR	EXISTING IRRIGATION
	EXISTING LOT LINE
	EXISTING EDGE OF PAVEMENT
T	EXISTING TELEPHONE
O/H T	EXISTING OVERHEAD TELEPHONE
R/W	EXISTING RIGHT OF WAY
S	EXISTING SEWER
FM	EXISTING SEWER FORCE MAIN
W	EXISTING WATER
	PROPOSED BOUNDARY
	PROPOSED AND EXISTING CENTER LINE
	PROPOSED CURB
	PROPOSED EASEMENT
	PROPOSED LOT LINE
	PROPOSED RIGHT OF WAY

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Site Plan

GALAXY MANAGEMENT INC.

Initial Study

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Signature 11/7/17
Date

Julia Descoteaux
Printed Name For

EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross-referenced).

5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:

   (a) Earlier Analysis Used. Identify and state where they are available for review.

   (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   (c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

I. **AESTHETICS.** Would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	

The City of Moreno Valley has varying distinguished views of surrounding topographic features and mountain ranges. The perception and uniqueness of scenic vistas and visual character can vary according to location and composition of the surrounding context. The subjective value of views is generally affected by the presence and intensity of neighboring man–made improvements, such as structures, overhead utilities, and landscape, often in relation to the aesthetic quality offered by a natural background, such as open space, mountain ranges, or a natural landmark feature. The proximity and massing of structures, vegetation and other visual barriers interacts with the visibility of surrounding environments to restrict or enhance local characteristic views. The assessment of scenic value also considers the compatibility of proposed projects in relation to areas, land uses or vantage points where the enjoyment of scenic vistas may exist, such as scenic roads or residential areas.

The Project property consists of undeveloped and generally flat land located east of Nason Street and south of the unimproved alignment of Brodiaea Avenue. The vacant site condition historically formed part of a larger agricultural setting that is no longer active on-site or in the general surroundings. Presently, a mixture of grasses covers a majority of the ground surface. The site exhibits signs of former plowing or disking, which appears to be the result of fire hazard abatement (weed abatement) activities. A cleared dirt road is present along the westerly and easterly boundaries, presumably to serve as a fire break in accordance with the City of Moreno Valley's fire hazard abatement standards. The southeast corner of the Property, an area of approximately one acre, exhibits various dirt mounds and scattered debris. Based on the review of historic aerial photos, there are no salient topographic features or other visual landmarks on-site. The vacant condition has been representative of the property since at least 1938. Accordingly, no historic buildings or structures have been known to formerly exist or are currently present on-site, including any discernable facilities representative of the former agricultural setting.

Presently, the northerly Project boundary is not physically delineated, but can be referenced by the unimproved east-west alignment of Brodiaea Avenue. An informal dirt road roughly follows this prolongation. Adjoining land along this property limit consists of vacant fields with vegetation and conditions similar to those observed on the Project property. The easterly Project boundary is delineated by a chain-link fencing and adjoined by the rear yards of single-family residential properties. The southerly boundary is partially delineated by chain-link fencing of existing residential properties on the south. The unpaved alignment of Windmill Lane has its north terminus against this Project limit. Land on the west includes Nason Street, followed by the Integrated Care Communities complex with a child development center, assisted living/memory care, and skilled nursing facilities within fenced limits.

The City of Moreno Valley is characterized by a relatively flat valley floor surrounded by rugged hills and mountains that are known to provide scenic vistas. In this context, the undeveloped Project property has distant and partially obstructed views of Moreno Peak and the Badlands to the north and northeast. Moreno Peak is a natural landform located south of State Route 60, approximately one mile northeast of the Project. The Badlands features are located farther from the site, approximately three miles to the northeast. To the southeast and south, the site also has partially obstructed views of Mount Russell.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

In this existing context, the proposed Project would utilize the entire unimproved site for the development of a mixed-use medical facility with offices, a wellness center, an urgent care center, and accommodations for assisted living and skilled nursing. These services would be housed in five buildings within a unified site plan. The proposed development includes frontage street improvements with two proposed access points (driveways) along Nason Street to the west and three along Brodiaea Avenue to the north. Each proposed driveway would be enhanced with decorative pavers and landscaping to improve their aesthetic quality.

Building 1 is a proposed two-story medical office structure with a height of 32 feet and a building area of 53,000 square feet, occupying the southwest corner of the plaza. Building 2 is a proposed two-story wellness center of 53,000 square feet with an attached one-story urgent care facility of 3,000 square feet, occupying the northwest corner of the plaza. The two-story wellness center has a height of 32 feet, while the single-story urgent care component has a height of 16 feet. Building 3 is a proposed assisted living single-story structure with a height of 18.5 feet and 16,200 square feet of space occupying a north-central portion of the site. Building 4 is a proposed assisted living single-story structure with a height of 18.5 feet and 18,400 sq. ft. located east of Building 3. Proposed buildings 5A, 5B, and 5C are connected structures with a unified mass and appearance, occupying the easternmost portion of the medical campus.

Building 5A and 5B are designated for skilled nursing services. The north and south wing of this single-story structure has a height of 21 feet and an overall building area of 60,800 square feet. Building 5C is a proposed assisted living two-story structure with a height of 34 feet and 57,200 square feet of building area. As proposed, the site design places facilities with a relatively higher intensity of use (medical office, wellness center, urgent care) along the Nason Street frontage, while proposed facilities requiring less intense operations (assisted living and skilled nursing) are situated with a greater separation from the primary frontage. The central portion of the medical plaza will primarily serve as a parking lot with accommodations for pedestrian and vehicular circulation. The features and characteristics of the proposed buildings are intended to establish an attractive architectural presence while providing a desirable scale and environment for patients. The site design adheres to the building setback requirements.

The proposed architectural characteristics of the project would incorporate two complimentary building styles to help distinguish the types of facilities, while maintaining a unified appearance. The proposed medical office building, wellness center, and urgent care center facilities situated on the west side of the Project, along the Nason Street frontage, would employ a contemporary design with coordinated stucco finishes and a unified color scheme. The storefront windows would be treated with a tint glazing to reduce glare effects. The proposed skilled nursing and assisted living facilities, situated on the east side of the Project, would employ a more classic architectural style with color coordinated stucco and cultured stone finishes. The building windows would also be treated with a tint glazing and the proposed tower elements would include classic roof tiles. Moreover, the two proposed building styles would be visually unified by the entry monument, trash enclosure, stamped concrete and stone pavers throughout the site design. For security purposes, the Project will provide varied nighttime lighting to safely illuminate the parking areas, entrances, signs, walkways and other project features in accordance with

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

the City's light and glare performance standards. These standards require that all outdoor lighting associated with nonresidential uses shall be fully shielded and directed away from surrounding residential uses and such lighting shall not exceed an intensity of 0.25 foot-candles measured from within 5 feet of any property line, and shall not blink, flash, oscillate or be unusually high intensity or brightness. Furthermore, the standards require that all lighting shall be designed to project downward and shall not create glare on adjacent properties. Relative to the scenic vistas, less than significant impacts are anticipated.

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

The Project property consists of undeveloped land that previously formed part of an agricultural setting. A mixture of grasses and seasonal vegetation covers a majority of the flat ground surface and the Site has previously been subject to plowing or disking activities, likely as a form of fire hazard abatement. Based on historical aerial photographs, the vacant condition has been representative of the property since at least 1938. Accordingly, no historic buildings or structures have been known to formerly exist on-site and no physical improvements, structures, natural topographic features or other visual landmarks are currently found on-site. A Phase I Cultural Resources Assessment of the Project site, performed by MIG in June of 2016, found no evidence of recorded historic resources on-site, as defined in Section 15064.5 of the CEQA Guidelines that would be adversely affected by the proposed development.

The project is not located adjacent to or near any state or county, eligible or designated scenic highway. The purpose of the State Scenic Highway Program is to preserve and protect scenic State highway corridors from change that would diminish the aesthetic value of lands adjacent to highways. State highways can be officially designated as Scenic Highways or be determined to be eligible for designation. The status of a state scenic highway changes from eligible to "officially designated" when a local jurisdiction adopts a scenic corridor protection program and the California Department of Transportation (Caltrans) approves the designation as a Scenic Highway.

The Circulation Element of the City's General Plan designates certain roadways as local scenic roads based on their scenic value and characteristics. Specifically, these include Gilman Springs Road, Moreno Beach Drive, and State Route 60. Along these scenic roadways, development is required to be visually attractive and designed to allow for scenic views of the surrounding mountains and other local resources. The proposed Project is not located adjacent to one of the City's local scenic roads. In particular, the Project is located approximately 3.85 miles southwest of Gilman Springs Road, 0.75 miles west of Moreno Beach Drive, and 1.75 miles south of State Route 60. Based on separation, the project is not expected to impact the existing visual character along these locally recognized scenic roadways. As previously discussed, Project implementation would introduce a visually attractive frontage that would complement the existing streetscape. Less than significant impacts are expected in relation to scenic highways or corridors.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	

As previously discussed, the proposed site plan involves a total of five one- and two-story buildings with heights ranging from 16 to 34 feet, served by parking lot facilities and drive aisles with perimeter landscaping enhancements. The proposed architectural style employs two complementary building design styles with coordinating construction materials and tones. In doing so, the proposed development will replace the existing unimproved site with a facility and corresponding frontage complementary to its surrounding context. The Project's final site design, architecture and landscape architecture will be subject to review and approval by the City of Moreno Valley to ensure that aesthetic considerations of the community are addressed in the proposed design. Less than significant impacts are expected.

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

The Project property and the adjoining land to the north lack structural or lighting improvements and therefore do not constitute an existing source of glare or light. In the local surroundings, existing sources of nighttime lighting can be attributed to public street light standards and illuminated traffic signals associated with Nason Street to the west. Existing day and nighttime traffic activity also contributes to the ambient setting. Existing medical office facilities located on the west side of Nason Street include post- and wall-mounted light fixtures oriented downward to cover the facility interior (sidewalks, driveways, and drive aisles) during the nighttime. The adjoining residential uses to the south and east of the Property include lighting generally consisting of low-intensity, wall-mounted, downward-oriented fixtures for the respective front, side and rear yards of homes.

The proposed Project would utilize the entire vacant property for the development of a mixed-use medical facility with offices, a wellness center, an urgent care center, and accommodations for assisted living and skilled nursing. The facilities would be housed in five one and two-story buildings. The site design includes frontage street improvements with two proposed access points (driveways) along Nason Street to the west and three along Brodiaea Avenue to the north. Each proposed driveway would be enhanced with the installation of decorative pavers and landscaping to improve their aesthetic quality. The project includes nighttime lighting to safely illuminate the site entrances, signage, parking, walkways and other project features in accordance with the City's light and glare performance standards. As previously described, the standards require lighting intensity to 0.25 foot candles from within five feet of any property line. Furthermore, the City standards prohibit light sources from blinking, flashing, oscillating or being unusually high intensity or brightness.

A project-specific lighting analysis has been prepared, identifying the point-by-point lighting levels (measured in foot-candles) for the entire Project in relation to the proposed locations, intensities and types of lighting fixtures. The photometric plan identifies two primary sources of lighting: 1) pole-mounted fixtures for the interior parking areas and driveways, and 2) indirect architectural post lights for pedestrian environments. Both types of fixtures have downward-projected illumination to provide coverage to their designated localized areas. As a form of context sensitivity, no light fixtures are proposed along a major portion of the southerly and easterly boundaries, which are adjacent to residential uses. Instead, adequate lighting is provided in the interior parking lots and walkways as necessary. The lighting analysis demonstrates that the proposed placement, orientation and intensity of

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

exterior light fixtures will provide the necessary on-site coverage, while preventing light spillage onto adjoining properties by ensuring that the illumination is sufficiently diminished at the project edges and adjacent properties. The photometric analysis demonstrates that lighting conditions along the Project edges will not surpass the threshold of 0.25 foot candles.

Pertaining to glare and reflectivity, the proposed residential structures are expected to have light-colored stucco finishes with no highly reflective properties or other surface conditions that would cause substantial daytime or nighttime glare. The proposed windows include a tint treatment to prevent full reflectivity from those fixtures. With the proposed landscape plan that includes a strategic placement of trees, shrubs, groundcover, and accent plantings, the potential visibility of nighttime light sources and building surfaces is expected to be partially screened. Less than significant impacts are expected.

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

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

The Project proposes a Change of Zone (CZ) from Residential, Agriculture-2 (RA2) to Office with Medical Use Overlay zone (O/MUO) to allow for the development of a medical complex on approximately 18.38 acres. The Project site is vacant and located to the south of the unimproved alignment of Brodiaea Avenue and on the east side of Nason Street.

According to the 2014 California Farmland Mapping and Monitoring Program map, the property is designated as “Farmland of Local Importance”, which consists of soils that would be classified as Prime and/or of Statewide Importance but lack available irrigation water. The designation of Farmland of Local Importance comprises the largest portion of farmland in the City consisting of approximately 10,781 acres according to the Moreno Valley General Plan EIR.

The subject site and surrounding land to the north, east, south, and west is not categorized as Prime Farmland, Unique Farmland, or Farmland of Statewide importance. Less than significant impacts are expected.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	

The Project site is currently located in an existing zoning for Residential Agriculture-2 (RA2) of which the primary purpose is to provide for suburban life-styles on residential lots larger than are commonly available in suburban subdivisions, according to the Moreno Valley General Plan. The site condition is currently vacant and has historically formed a portion of a larger agricultural area that is no longer active on-site or in the Project vicinity. As discussed previously, the Project proposes a Change of Zone (CZ) from RA2 to Office with Medical Use Overlay (O/MUO) to allow for the development of a medical

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

complex on approximately 18.38 acres.

According to the Williamson Act Program 2015/2016 Land Conservation Map, no portion of land within a one-mile radius is recognized as being under a Williamson Act Contract. The proposed Project will change the current RA2 zoning and thus remove approximately 18.38 acres of the City's 10,781 acres of Farmland of Local Importance. Less than significant impacts are expected.

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			X	

The Project proposes a CZ from RA2 to (O/MUO) to allow for the development of a medical complex. The RA2 zoning designation is primarily to provide for a suburban lifestyle on residential lots larger than are commonly available in suburban subdivisions, and to allow non-equestrian residential developments in a rural atmosphere.

The Project site is not currently being used for farmland although it has historically been used to cultivate crops. The conversion of this land to support the 18.38 acre medical complex will support the community and local economy by providing medical offices, assisted living facilities, and skilled nursing facilities. Moreover the Project location is appropriate given its close proximity to other medical and commercial uses, including the Riverside County Regional Medical Center (west of Nason Street), an Assisted Living Facility, an office building, and a day care center.

The Project will convert 18 acres of the City's 10,781 acres of Farmland of Local Importance established by the 2014 California Farmland Mapping and Monitoring Program map. Less than significant impacts are expected.

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

a) Conflict with or obstruct implementation of the applicable air quality plan?			X	

The project is located in the City of Moreno Valley within Riverside County. Riverside County and the broader Inland Empire are defined by a semi-arid, Mediterranean climate with mild winters and warm summers. Annual rainfall averages 9.86 inches with the rainy season generally occurring during the winter. The project site is at an elevation of approximately 1,560 feet above mean sea level (AMSL).

Per the *Galaxy Management Medical Village Air Quality & Climate Change Assessment* (February 2017), prepared by MIG, the proposed Project is located within the South Coast Air Basin (Basin). The Basin includes Orange County and the non-desert portions of Los Angeles, San Bernardino, and Riverside Counties. The Basin is bounded by the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east that trap ambient air and pollutants within the Los Angeles and Inland Empire valleys below. The Basin is managed by the South Coast Air Quality Management District (SCAQMD). Pursuant to the California Clean Air Act (CCAA), SCAQMD is responsible for bringing air quality within the Basin into conformity with federal and state air quality standards by reducing existing emission levels and ensuring that future emission levels meet applicable air quality standards.

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SCAQMD works with federal, state, and local agencies to reduce pollutant emissions from stationary, mobile, and indirect pollutant sources through the development of rules and regulations.

Both California and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as "criteria pollutants"). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), inhalable particulate matter with a diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead (Pb). The state has also established AAQS for the additional pollutants of visibility reducing particles, sulfates, hydrogen sulfide, and vinyl chloride. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, state AAQS are more stringent than federal AAQS. Regional air pollution levels are measured at monitoring stations located throughout the Basin. Areas that are in nonattainment with respect to criteria pollutants are required to prepare plans and implement measures that will bring the region into attainment. The non-desert portion of the Basin is currently in nonattainment status for ozone, inhalable and fine particulate matter, nitrogen dioxide, and lead.

According to the *Galaxy Management Medical Village Air Quality & Climate Change Assessment*, regional pollution problems in the Basin are caused by emissions within the area and the specific meteorology that promotes pollutant concentrations. Emissions sources vary widely from smaller sources such as individual residential water heaters and short-term grading activities to extensive operational sources including long-term operation of electrical power plants and other intense industrial uses. Pollutants in the Basin are blown inward from coastal areas by sea breezes from the Pacific Ocean and are prevented from horizontally dispersing due to the surrounding mountains. This is further complicated by atmospheric temperature inversions that create inversion layers. The inversion layer in Southern California refers to the warm layer of air that lies over the cooler air from the Pacific Ocean. This is strongest in the summer and prevents ozone and other pollutants from dispersing upward. A ground-level surface inversion commonly occurs during winter nights and traps carbon monoxide emitted during the morning rush hour.

At the local level, the project site is located in the Perris Valley monitoring area known as Source Receptor Area (SRA 24). The air quality in SRA 24 is monitored at Station 4149. Based on the 2012-2014 air quality monitoring data, the Perris Valley area experiences ozone pollution and particulate matter pollution with at most 64 days exceeding State ozone standards in 2012 and at most 10 days exceeding State PM10 standards in 2011.

The project site is currently vacant and therefore does not emit criteria pollutants. The proposed Project includes the construction of a medical village consisting of five buildings, on-grade uncovered parking, and associated drive aisles and landscaping. The proposed development will include medical office, wellness center, urgent care, assisted living and skilled nursing facilities.

A significant impact could occur if the proposed project conflicts with or obstructs the implementation of the South Coast Air Basin 2016 Air Quality Management Plan. Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology

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provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2016 Air Quality Management Plan (AQMP) is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

The project would result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, with mitigation incorporated; therefore, the project could not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities; therefore, the proposed project is not defined as significant. This project includes a General Plan Amendment and therefore requires consistency analysis with the AQMP.

Per the *Galaxy Management Medical Village Air Quality & Climate Change Assessment*, the SCAG Regional Transportation Plan /Sustainable Communities Strategy (RTP/SCS) estimates an employment base of 31,400 for Moreno Valley 2012 and projects an employment base of 83,200 by the year 2040, an increase of 51,800 jobs. The proposed project will result in the addition of approximately 440 employees. This increase in employment is within the growth assumptions estimated by SCAG and thus would be consistent with regional growth projections for employment. The proposed project includes a total of 207 assisted living beds and 158 Skilled Nursing Program beds for a total of 365 beds/residents. SCAG estimates total population for Moreno Valley at 197,600 residents in 2012 and projects a total population of 256,600 by the year 2040, an increase of 59,000 residents.

The increase in population anticipated from the proposed project, compared to the current undeveloped condition, is within regional population growth assumptions. Therefore, the proposed project is consistent with the AQMP. Based on the consistency analysis presented above, the proposed project will not conflict with the AQMP. Less than significant impacts are anticipated relative to conflict with or obstruction of implementation of the applicable air quality plan following the implementation of standard conditions.

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

MIG prepared the *Galaxy Management Medical Village Air Quality & Climate Change Assessment* (February 2017). The report was prepared for use by the Lead Agency to assess potential project-related air quality impacts in compliance with the State CEQA Statutes and Guidelines, particularly in respect to the air quality issues identified in Appendix G of the state CEQA Guidelines.

To determine if maximum daily criteria pollutant emissions from construction and operation of the proposed project are significant, the SCAQMD significance thresholds are used. These thresholds are identified in Table III-1 (SCAQMD Maximum Daily Emissions Thresholds).

Table III-1
SCAQMD Maximum Daily Emissions Thresholds (Pounds/Day)

Pollutant	Construction	Operation
NOx	100	55
VOC/ROG	75	55
PM10	150	150
PM2.5	55	55
SOx	150	150
CO	550	550
Lead	3	3
Source: SCAQMD 2012		

Short-term criteria pollutant emissions will occur during grading, building construction, paving, and coating activities. Emissions will occur from use of equipment, worker, vendor, and hauling trips, and disturbance of on-site soils (fugitive dust). To determine if construction of the proposed project could result in a significant air quality impact, the California Emissions Estimator Model (CalEEMod) has been utilized. It is estimated that the project will take approximately 17 months to complete and a 2020 operational year has been assumed. It is estimated that approximately 25,317 cubic yards of soil will be exported. Particulate matter emissions account for daily watering required by SCAQMD Rule 403 (three times per day for a 61 percent reduction in fugitive dust). Based on the results of the model, maximum daily emissions from the construction of the project will result in excessive emissions of volatile organic chemicals (identified as reactive organic gases) associated with interior and exterior coating activities. Using the default assumptions of 50 grams per liter (g/l) VOC content for residential interior and exterior coatings and 100 d/l for non-residential interior and exterior coatings, daily VOC emissions will reach 176.43 lbs/day.

To compensate for excessive volatile organic compound (reactive organic gasses) emissions from coating activities, the model includes use of a maximum 25 grams per liter (g/l) volatile organic compound (VOC) content for interior and exterior coatings. Use of low-VOC coatings during construction activities will reduce VOC emissions to below the 75 lbs/day threshold established by SCAQMD). The requirement for use of low-VOC coatings has been incorporated as Mitigation Measure AQ-1. Short-term construction-related impacts will be less than significant with mitigation incorporated.

Table III-2
Maximum Unmitigated Daily Construction Emissions (Pounds/Day)

Year	ROG	NOx	CO	SO2	PM10	PM2.5
Summer	176.38	92.78	49.96	0.15	8.84	4.52
Winter	176.43	93.25	48.01	0.15	8.85	4.52
SCAQMD Threshold	75	100	550	150	150	55
Threshold Exceeded	Yes	No	No	No	No	No

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Table III-3
Maximum Mitigated Daily Construction Emissions (Pounds/Day)

Year	ROG	NOx	CO	SO2	PM10	PM2.5
Summer	73.24	92.78	49.96	0.15	8.84	4.52
Winter	73.30	93.25	48.01	0.15	8.85	4.52
SCAQMD Threshold	75	100	550	150	150	55
Threshold Exceeded	No	No	No	No	No	No

Long-term criteria air pollutant emissions will result from the operation of the proposed project. Long-term emissions are categorized as area source emissions, energy demand emissions, and operational emissions. Operational emissions will result from automobile and other vehicle sources associated with daily trips to and from the project site. The California Emissions Estimator Model (CalEEMod) was utilized to estimate mobile source emissions. Trip generation is based on the project traffic study prepared by Kunzman Associates. Area source emissions are the combination of many small emission sources that include use of outdoor landscape maintenance equipment, use of consumer products such as cleaning products, and periodic repainting of the project. Energy demand emissions result from use of electricity and natural gas. Area, energy, and mobile source emissions are included in Table III-4 (Unmitigated Daily Emissions). Based on the results of the model, net daily operational emissions associated with the proposed development will not exceed the thresholds established by SCAQMD.

Table III-4
Unmitigated Daily Emissions (Pounds/Day)

Year	ROG	NOx	CO	SO2	PM10	PM2.5
Summer						
Area Sources	20.99	7.26	135.35	0.33	14.91	14.91
Energy Demand	0.21	1.83	0.82	0.01	0.15	0.15
Mobile Sources	9.41	44.17	116.52	0.39	30.45	8.30
Summer Total	30.62	53.25	252.69	0.73	45.50	23.46
Winter						
Area Sources	20.99	7.26	135.35	0.33	14.91	14.91
Energy Demand	0.21	1.83	0.82	0.01	0.15	0.15
Mobile Sources	9.06	45.11	110.71	0.37	30.45	8.30
Winter Total	30.26	54.20	246.88	0.71	45.51	23.46
SCAQMD Threshold	55	55	550	150	150	55
Threshold Exceeded	No	No	No	No	No	No

Operationally, the proposed project does not emit toxic air contaminants and there are no emitters of toxic air contaminants in vicinity of the project. No long-term impacts related to toxic air contaminants (TAC) will occur.

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A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. CO hotspots have the potential to violate State and Federal CO standards at intersections, even if the broader Basin is in attainment for Federal and State levels. The Sacramento Metropolitan Air Quality Management District (SMAQMD) developed a screening threshold in 2011 which states that any project involving an intersection experiencing 31,600 vehicles per hour or more will require detailed analysis. In addition, the Bay Area Air Quality Management District developed a screening threshold in 2010 which states that any project involving an intersection experiencing 44,000 vehicles per hour would require detailed analysis. The proposed project's operations would not involve an intersection experiencing this level of traffic; therefore, the proposed project passes the screening analysis and impacts are deemed less than significant. Based on the local analysis procedures, the proposed project would not result in a CO hotspot.

As part of SCAQMD's environmental justice program, attention has recently been focusing more on the localized effects of air quality. Although the region may be in attainment for a particular criteria pollutant, localized emissions from construction activities coupled with ambient pollutant levels can cause localized increases in criteria pollutant that exceed national and/or state air quality standards.

Construction-related criteria pollutant emissions and potentially significant localized impacts were evaluated pursuant to the SCAQMD Final Localized Significance Thresholds Methodology. This methodology provides screening tables for one through five-acre project scenarios, depending on the amount of site disturbance during a day using the Fact Sheet for equipment usage in CalEEMod. Daily oxides of nitrogen (NOX), carbon monoxide (CO), and particulate matter (PM10 and PM2.5) emissions will occur during construction of the project, grading of the project site, and paving of facility parking lot and drive aisles.

Table III-5 (Localized Significance Threshold Analysis) summarize on-site emissions as compared to the local thresholds established for Source Receptor Area (SRA) 24 (Perris Valley). Based on the use of two tractors, one grader, and one dozer during grading activities, a two-acre threshold will be used. A 25-meter (82-foot) receptor distance was used to reflect the proximity of residential uses to south and east of the project site. Particulate matter emissions account for daily watering required by SCAQMD Rule 403 (three times per day for a 61 percent reduction in fugitive dust). Emissions from construction activities will not exceed any localized threshold.

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Table III-5
Localized Significance Threshold Analysis

Construction Activity	CO	NOx	PM10	PM2.5
Grading	35.09	59.52	6.05	3.83
Building Construction 2018	17.58	23.39	1.50	1.41
Building Construction 2019	17.16	21.08	1.29	1.21
Paving	14.66	15.24	0.82	0.76
Architectural Coating	1.84	1.84	0.13	0.13
Maximum	35.09	59.52	6.05	3.83
Threshold	883	170	7.0	4.0
Potentially Significant?	No	No	No	No

With mitigation incorporated, less than significant impacts are anticipated.

Mitigation Measure:

AQ-1: The applicant shall ensure that approved architectural coatings utilized. Prior to the issuance of building permits, the City will verify that construction plans submitted by the project proponent reflect use of architectural coatings where the content of volatile organic compounds (VOC) does not exceed 25 grams per liter (g/l) for interior and exterior applications. This measure must be verified through standard building inspections in light of the performance standard that emissions of volatile organic compounds from application of interior or exterior coatings shall not exceed the daily emissions thresholds established by the South Coast Air Quality Management District. The applicant bears the cost of implementing this mitigation.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	

As previously discussed, cumulative short-term, construction-related emissions from the project will not contribute considerably to any potential cumulative air quality impact because short-term project emissions will be less than significant and other concurrent construction projects in the region will be required to implement standard air quality regulations and mitigation pursuant to state CEQA requirements, just as this project has. The proposed project is consistent with the growth assumptions in the AQMP. Therefore, the proposed project will not contribute to any potential cumulative air quality impacts.

d) Expose sensitive receptors to substantial pollutant concentrations?			X	

Some people are especially sensitive to air pollution and are given special consideration when evaluating air quality impacts from projects. These groups of people include children, the elderly, individuals with pre-existing respiratory or cardiovascular illness, and athletes and others who engage in frequent exercise. Structures that house these persons or places where they gather to exercise are defined as

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"sensitive receptors"; they are also known to be locations where an individual can remain for 24 hours.

As previously discussed, the proposed development will be implemented in three phases of construction. In summary, Phase 1 consists of three residential assisted living facilities and the construction of street improvements, drive aisles, parking, ADA-compliant pedestrian connections, stormwater facilities, and utility connections. Phase 2 includes two medical buildings and additional parking lot facilities, while Phase 3 could complete the project with the remaining skilled nursing buildings and associated drive aisles. All phases of development will accommodate sensitive receptors (e.g. elderly patients).

During construction, the project is expected to produce temporary and localized emissions, which based on the Air Quality Assessments modeling results would not exceed the established thresholds of significance. As previously discussed, the project applicant is required to comply with Rule 403 by implementing fugitive dust control. Examples of dust control measures include constructing a temporary fence with wind screen to prevent propagation of emissions, utilizing properly maintained equipment, maintaining stabilized soil, and constructing track-out prevention devices at construction access points. The temporary construction activities associated with Phase 2 and 3 will be implemented with the necessary safety measures to ensure that staff and patients in the operating phases are not obstructed of their access.

The *Galaxy Management Medical Village Air Quality & Climate Change Assessment* (February, 2017) concludes that the project will not result in substantial emissions of volatile organic compounds (with mitigation incorporated), oxides of nitrogen, or particulate matter and will not exceed the regional growth assumptions used in the Air Quality Management Plan (AQMP). The project will not individually cause or cumulatively contribute to an air quality standard violation. Toxics emissions, carbon monoxide, and localized criteria pollutants will not substantially impact sensitive receptors in vicinity of the project. The project will not expose a substantial number of people to odors. Less than significant impacts are expected.

e) Create objectionable odors affecting a substantial number of people?			X	

Objectionable odors can be associated with toxic or non-toxic emissions. While offensive odors seldom cause physical harm, they can be unpleasant and lead to considerable annoyance and distress among the public. The SCAQMD has compiled a list of facilities and operations that tend to produce offensive odors. Examples of such facilities that commonly generate odors include wastewater treatment plants, sanitary landfills, composting/green waste facilities, recycling facilities, petroleum refineries, chemical manufacturing plants, painting/coating operations, rendering plants, food packaging facilities, agricultural activities, and feedlots. Certain facilities, land uses and populations are considered more likely to experience concern over odors. These include retirement homes, residences, schools, playgrounds, child-care centers, and athletic facilities among others.

The *Galaxy Management Medical Village Air Quality & Climate Change Assessment* (February, 2017) included an analysis of potential odor impacts. The assessment indicates that the surrounding land uses include residential and health care uses which are not considered uses that produce odors. The proposed project, in turn, does not produce odors that will affect a substantial number of people considering that

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the proposed project will not result in the manufacturing of any products or conduct other heavy industrial operations. SCAQMD Rule 402 acts to prevent occurrences of odor nuisances. Consistent with City requirements, all Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with solid waste regulations. Potential operational-source odor impacts are therefore considered less-than-significant. Established requirements addressing construction equipment operations, and construction material use, storage, and disposal requirements act to minimize odor impacts that may result from construction activities. Moreover, construction-source odor emissions would be temporary, short-term, and intermittent in nature and would not result in persistent impacts that would affect substantial numbers of people. Potential construction-source odor impacts are therefore considered less-than-significant.

IV. **BIOLOGICAL RESOURCES**. Would the project:

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

On May 19, 2016, MIG conducted a Project-specific Biological Resources Assessment and Consistency Analysis for the18.38 Project site. The biological survey and analyses were designed to ascertain the impacts of the proposed development on the potential biological resources of the Project site and immediate vicinity, as mandated by CEQA and required by the City of Moreno Valley. Survey methodology included review of available background information pertaining to the biological resources on and in the vicinity of the project. Available literature and resource mapping reviewed included the occurrence records for special-status species and sensitive natural communities.

Field surveys were conducted on May 19, 2016 to assess the existing condition of the site, including recording observed plant and wildlife species, characterizing and delineating the vegetation communities and associated wildlife habitats, and evaluating the potential for these habitats to support special-status species and sensitive communities. The Project site is relatively flat with elevations ranging between approximately 1,555-1,570 feet above mean sea-level. The majority of the site has been graded and used for agricultural uses, specifically, barley. Crop barley is the dominate plant species throughout the project site. No sensitive plan species were observed on the Project site. Additionally, no sensitive plant species have been documents in the vicinity of the Project site.

No wildlife species listed by the State and or Federal government as endangered or threatened were identified during the biological field survey conducted on May 19, 2016. However, nesting birds protected under the Migratory Bird Treaty Act and California Department of Fish and Wildlife (CDFW) are potentially present in the grasslands and shrubs in and around the Project area. Focused burrowing owl surveys were conducted on June 13, 14, and 15, 2016. While no owls were observed during the field surveys, the project site is considered suitable habitat for the burrowing owl.

Based upon the recommendation of the Project-specific biological assessment, all construction related activities should occur outside of the nesting season (prior to February 1 or after August 31) or a nesting survey shall be prepared by a qualified biologist should construction occur within the avian nesting

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survey. Moreover, a focused burrowing owl clearance survey shall be conducted not more than 30 days prior to site disturbance (grubbing, grading, and construction). These measures are specified in Mitigation Measure BIO-1, BIO-2 and BIO-3. Less than significant impacts are expected to species identified as a candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the CDFW or the U.S. Fish and Wildlife Service (USFWS) following the recommended mitigation listed below:

Mitigation Measures:

BIO-1: The applicant shall avoid impacts to nesting birds and violation of state and federal laws pertaining to birds, all construction related activities (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) should occur outside the avian nesting season (generally prior to Feb 1 or after Aug 31). If construction and construction noise occurs within the avian nesting season (from Feb 1 to Aug 31 or according to local requirements), all suitable habitats located within the project's area of disturbance including staging and storage areas plus a 250-foot (passerines) and 1,000 foot (raptor nests) buffer around these areas shall be thoroughly surveyed, as feasible, for the presence of active nests by a qualified biologist no more than 5-days before commencement of any site disturbance activities and equipment mobilization. If project activities are delayed more than 5-days, an additional nesting bird survey shall be performed. Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. The results of these surveys shall be documented. If it is determined that birds are actively nesting within the survey area, Mitigation Measure BIO-2 shall apply. Conversely, if the survey area is found to be absent of nesting birds, Mitigation Measure BIO-2 shall not be required.

BIO-2: If pre-construction nesting bird surveys result in the location of active nests, the applicant shall ensure that no site disturbance and mobilization of heavy equipment (including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, demolition and grading), shall take place within 250 feet of non-raptor nests and 1,000 feet of raptor nests, or as determined by a qualified biologist in consultation with the CDFW, until the chicks have fledged. Monitoring shall be required to insure compliance with the MBTA and relevant CDFW requirements. Monitoring dates and findings shall be documented.

BIO-3: The applicant shall ensure a pre-construction survey for burrowing owls be completed no more than 30-days prior to the start of construction at the Project site to ensure no burrowing owls have moved onto the site.

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

The biological survey performed in the Project property did not find any on-site naturally occurring springs, permanent aquatic habitats, drainages or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or the USFWS. As previously mentioned, the entire site has been disturbed by agricultural uses. The field survey did not detect the presence of any sensitive natural vegetation communities or riparian habitat on the Project site. As a result of the absence

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
of significant wash or riparian vegetation, absence of sensitive plant species, less than significant impacts are expected.				
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
Per the Project specific Biological Assessment, the Project site does not contain federally protected wetlands, marshes or other drainage features. The report further states that no naturally occurring springs or permanent aquatic habitats in or near the Project site boundaries were identified. As a result, implementation of the Project would not result in the direct removal, filling, or other hydrological interruption to any of these resources. Less than significant impacts are expected.				
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
Land uses bordering the Project site include vacant land to the north and south, residential uses to the east and south and medical uses to the west. Therefore, the movement of wildlife species at the Project site is substantially limited due to the habitat fragmentation caused by development. As indicated in the Project specific biological report, the site does not serve as a continuous regional connection for wildlife species. In addition, the site is outside of any species movement corridors identified by local or regional plans. The property does not occur within or adjacent to a Multiple Species Habitat Conservation Plan (MSHCP) Core Area, linkage, Constrained Linkage, or non-Contiguous Habitat Block. Therefore, less than significant impacts are expected.				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
The Project site is presently vacant and had been previously disturbed. Project implementation would not result in demolition or tree removal. The proposed Project includes landscaping improvements in a manner consistent with local development standards. The Project will comply with the Western Riverside County MSHCP and the applicable goals, policies, objectives related to biological resources in the City of Moreno Valley General Plan. The Project will not conflict with policies established for the protection of biological resources. Therefore, no impacts are expected.				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?		X		
The Project lies within the boundary of the Western Riverside County MSHCP Reche Canyon/Badlands Area Plan and is not located within an MSHCP criteria area or area plan. The MSHCP implements a habitat mitigation fee from all new development to support the acquisition of conservation lands. The fee would be applied per Chapter 3.48 of the Moreno Valley Municipal Code (Western Riverside				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

County Multiple Species Habitat Conservation Plan Fee Program as a standard condition). Based on these provisions, the applicable fees would be collected by the City and remitted to the Western Riverside County Regional Conservation. The Project will comply with the provisions of the Western MSHCP. Less than significant impacts would result from project implementation provided the following Mitigation Measures **BIO-1, BIO-2** and **BIO-3** are followed.

V. **CULTURAL RESOURCES**. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			X	

The project is located on approximately 18.38 acres of undeveloped land in the City of Moreno Valley. The project is currently zoned Residential, Agriculture – 2 units per acre (RA2) and is proposing a change of zone to Office with a Medical Use Overlay (O/MUO). The project specific Cultural Resource Study prepared by MIG (June 2016) found no evidence of any settlement or land activities on or near the project area. The research methods performed by MIG as part of this assessment include a comprehensive records search, Native American Scoping, historical background and pedestrian survey. Results from the California Historical Resource Information Center – Eastern Information Center (CHRIS-EIC) indicated that there were no previously recorded historical resources within the Study Area. However, there are eight (8) previously recorded archaeological resources located within a one-mile radius (5-prehistoric and 3-historic) of the project site. Historic site CA RIV-003249-H, is a red brick cistern; iron pipe, concrete pipe, and well cap located in an agricultural field. Site P-33-015934-H consists of a single family, two story residence built in American style of Gable Front-and Wing in 1885. The last recorded site P-33-019919-H consists of the remains of a historic irrigation pumping feature and a capped well, located in a former agricultural field. The MIG biological report states that none of these resources will be impacted by the proposed project and no other historical resources were identified during the pedestrian survey. Therefore, no further evaluation of historical resources is necessary and less than significant impacts are expected.

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

Archaeological resources are described as cultural resources, such as structures or objects that provide evidence to past human activity. They are important for scientific, historic, and or religious reasons to cultures, communities, groups or individuals. As previously discussed, MIG conducted a project specific study on historical and archaeological resources. The assessment included a records search, Native American scoping, historical background research and pedestrian field survey. No known archaeological resources from the EIC records were recorded within the project area. However, there are eight (8) previously recorded archaeological resources located within a one-mile radius (5-prehistoric and 3-historic); none of which will be impacted by the proposed project. The Cultural report further states that the Moreno Valley General Plan indicates that the project site is located within a five-mile radius of the Moreno Hills Complex (northeast of the project), the Wolfskill Ranch North Complex (Southeast), and the Wolfskill Ranch West Complex (south of the project site). These archaeological complexes are comprised of a series of hills and drainages that stretch into Moreno Valley and are characterized as prehistoric habitation areas consisting of bedrock milling stations, cupule rocks, petroglyphs, and pictographs. Additionally, the City's General Plan has identified archaeological sites located at the Moreno School and the intersection of Lasselle Street and Brodiaea Avenue. These

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

archaeological sites are located approximately one and one-half mile north and northeast of the project site and have been classified as rocky outcrops containing bedrock milling stations. No other sites, features, artifacts, or built-environment of prehistoric or historic age were encountered during the pedestrian survey.

Furthermore, the Native American Heritage Commission (NAHC) sacred land record search did not indicate the presence of Native American resources within the project area. The NAHC recommended that additional local Native American groups be contacted for further information. MIG sent eighteen letters to individuals and Native American organizations identified by the NAHC as being affiliated with the vicinity of the project area. As of June 2016, MIG received seven (7) responses from the following Tribes: Soboba Band of Luiseno Indians, Cabazon Band of Mission Indians, Santa Rosa Band of Mission Indians, Pala Band of Mission Indians, San Luis Rey Band of Mission Indians, Agua Caliente Band of Cahuilla Indians and the San Manual Band of Mission Indians. Of the seven responding Tribes, only the Soboba Band of Luiseno Indians indicates the project site falls within the bounds of their Traditional Use Area (TUA) and request Tribal monitoring during all ground disturbance activities. The six remaining responses either defer to other local Tribes or had no comment due to the project site being outside of their ancestral territory. The Agua Caliente Band of Cahuilla Indians requested a copy of the cultural report before providing comments. The City has provided the cultural report to all tribes that requested it.

The cultural report concludes that given the prehistoric occupation of the region and identification of multiple surface archaeological resources in the vicinity of the project site, it is possible that intact archaeological resources could exist at depth. Therefore, less than significant impacts are expected following implementation of recommended mitigation measures to reduce impacts to previously undiscovered archaeological resources.

Mitigation Measures:

CUL-1: Prior to the issuance of a grading permit, the Applicant shall retain a qualified professional archaeologist who meets U.S. Secretary of the Interior's Professional Qualifications and Standards. The Project archaeologist and Native American Tribal Representatives will conduct an Archaeological Sensitivity Training for construction personnel prior to commencement of excavation activities. The training session will include a handout and will focus on how to identify archaeological and Tribal Cultural resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, including who to contact and the appropriate avoidance measures that need to be undertaken until the find(s) can be properly evaluated; the duties of archaeological and Native American monitors; and the general steps a qualified professional archaeologist would follow in conducting a salvage investigation if one is necessary. All new construction personnel that will conduct earthwork or grading activities must take the Archaeological Sensitivity Training prior to beginning work on the project and the professional archaeologist shall make themselves available to provide the training on an as-needed basis. A sign-in sheet shall be compiled to track attendance and shall be submitted to the City with the Phase IV Archaeological Monitoring Report.

CUL 2: Preconstruction Notification of Native American Tribal Representatives. Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Moreno Valley that the Agua Band of Cahuilla Indians, Pechanga Band of Luiseño Indians and the Soboba Band of

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

Luiseño Indians tribal representatives (hereafter referred to as "Native American Tribal Representatives") received a minimum of 30 days advance notice of all mass grading and trenching activities, and provide evidence of monitoring agreements between the Applicant and the Tribes. The Native American Tribal Representatives shall be notified a minimum of 48 hours in advance and allowed to attend the pre-grading meeting with the City and project construction contractors and/or monitor all project mass grading and trenching activities.

CUL 3: Prior to grading permit issuance, the City shall verify that the following note is included on the Grading Plan: "If any suspected archaeological resources are discovered during ground-disturbing activities and the archaeological monitor or 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."

CUL-4: Prior to the issuance of a grading permit, the Applicant shall retain a qualified archaeological monitor. The archaeological monitor will work under the direction and guidance of the qualified professional archaeologist and will meet the U.S. Secretary of the Interior's Professional Qualifications and Standards. The archeological monitor shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during project construction. Archaeological monitoring is required at all depths and strata. The archaeological monitor shall be present during all construction excavations (e.g., grading, trenching, or clearing/grubbing) into non-fill younger Pleistocene alluvial sediments. Multiple earth-moving construction activities may require multiple archaeological monitors. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (native versus artificial fill soils), and the depth of excavation, and if found, the abundance and type of archaeological resources encountered. Full-time monitoring can be reduced to part-time inspections if determined adequate by the qualified professional archaeologist.

CUL-5: The applicant shall ensure that all ground disturbing activities are ceased and treatment plans are implemented if archaeological resources are encountered. In the event that archaeological resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 100 feet shall be established around the find where construction activities shall not be allowed to continue until a qualified archaeologist has examined the newly discovered artifact(s) and has evaluated the area of the find. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. Should the newly discovered artifacts be determined to be prehistoric, Native American Tribes/Individuals should be contacted and consulted and Native American construction monitoring should be initiated. The Applicant and City shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent laboratory processing and analysis.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

In the event that a cultural resource is encountered during ground-disturbing activities, the landowner(s) shall relinquish ownership of all such resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains. The artifacts shall be relinquished through one or more of the following methods and evidence of such shall be provided to the City of Moreno Valley Planning Department:

1. Accommodate the process for Preservation-In-Place/Onsite reburial of the discovered items with the consulting Native American tribes or bands, as detailed in the treatment plan prepared by the professional paleontologist. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;
2. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79; therefore, the resources would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation; and/or
3. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center by default.

CUL-6: Prior to building permit issuance, the Project archaeologist shall prepare a final Phase IV Monitoring Report as outlined in the CRMP, which shall be submitted to the City Planning Division, the appropriate Native American tribe(s), and the Eastern Information Center at the University of California, Riverside. The report shall include a description of resources unearthed, if any, evaluation of the resources with respect to the California Register and CEQA, and treatment of these resources. All cultural material, excluding sacred, ceremonial, grave goods and human remains, collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated in a Riverside County repository according to the current professional repository standards and may include the Pechanga Band's curatorial facility in Temecula, CA.

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

Results of the paleontological resources records search through the National History Museum of Los Angeles County (NHMLAC) indicate that no known vertebrate fossil localities have been previously identified within the project area or within a one-mile radius. Moreover, no paleontological resources were identified by MIG during the pedestrian survey. However, the results of the literature review and the search at the NHMLAC indicate that the study area is situated upon younger and older Quaternary alluvial fan deposits, derived from the more elevated terrain to the north. These sedimentary deposits typically do not contain significant vertebrate fossils, at least in the uppermost layers, but they may be underlain by older quaternary deposits that do contain significant vertebrate fossils (McLeod 2016). The City of Moreno Valley's General Plan indicates the project site is located within a vicinity of low paleontological potential. Furthermore, the General Plan also states that commonly the subsurface areas exhibiting the Mt. Eden Formation described as being primarily reddish sandstone and dark green and

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

brown clay with local reddish fanglomerate and conglomerate deposits have the potential to contain significant resources. This soil series is not found onsite and as a result, less than significant impacts with mitigation measures are provided to reduce potentially significant impacts to undiscovered paleontological resources or unique geological features that may be encountered during project construction.

Mitigation Measures:

CUL 7: Conduct Paleontological Sensitivity Training for Construction Personnel. Prior to the issuance of a grading permit, the Applicant shall retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology. The paleontologist shall conduct a Paleontological Sensitivity Training for construction personnel prior to commencement of excavation activities. The training will include a handout and will focus on how to identify paleontological resources that may be encountered during earthmoving activities, and the procedures to be followed in such an event, including who to contact and the appropriate avoidance measures that need to be undertaken until the find(s) can be properly evaluated; the duties of paleontological monitors; notification and other procedures to follow upon discovery of resources; and the general steps a qualified professional paleontologist would follow in conducting a salvage investigation if one is necessary. All new construction personnel that will conduct earthwork or grading activities must take the Paleontological Sensitivity Training prior to beginning work on the project and the professional paleontologist shall make themselves available to provide the training on an as-needed basis.

CUL-8: The applicant shall ensure the monitoring of construction excavations for paleontological resources is required for all excavations in older Quaternary alluvial fan deposits or in sedimentary deposits derived from the Mt. Eden Formation. Prior to the issuance of a grading permit, the Applicant shall retain a qualified paleontological monitor, who will work under the guidance and direction of a professional paleontologist, and who meets the qualifications set forth by the Society of Vertebrate Paleontology. The paleontological monitor shall have the authority to temporarily redirect earthmoving activities in the event that suspected paleontological resources are unearthed during project construction. The paleontological monitor shall be present during all construction excavations including, but not limited to grading, trenching, boring, and clearing/grubbing). Multiple earth-moving construction activities may require multiple paleontological monitors. The frequency of monitoring shall be based on the rate of excavation and grading. Monitoring may be reduced if potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by the professional paleontologist to have a low potential to contain or yield fossil resources.

CUL-9: The applicant shall ensure that in the event that paleontological resources and or unique geological features are unearthed during ground-disturbing activities, all ground disturbing activities shall be halted or diverted away from the vicinity of the find in order to evaluate the resource. A buffer area of at least 100 feet shall be established around the find where construction activities shall not be allowed to continue until appropriate paleontological treatment plan has been approved by the Applicant and the City. Work shall be allowed to continue outside of the buffer area. The Applicant and City shall coordinate with a professional

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing. 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 is required for significant discoveries.

CUL-10: The applicant shall ensure prior to building permits, that a professional paleontologist prepares a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance as well as any necessary maps and graphics to accurately record the original location of these resources. The report shall be submitted to the Applicant, the City, the San Bernardino County Natural History Museum, Natural History Museum of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.

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

The historical and archaeological reports prepared by MIG for this Project included intensive-level field observations of the entire site. The entire project area was closely inspected for evidence of human activities dating to prehistoric or historic periods. As discussed previously, no other sites, features, artifacts, or built-environment features of prehistoric or historic age were encountered within the project area during the field survey.

Pursuant to the California Health and Safety Code Section 7050.5, and the CEQA Guidelines Section 15064.5 in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlay adjacent remains, until the County Coroner has examined the remains. If the coroner determines the remains to be Native American, or has reason to believe that they are those of Native American, the coroner shall contact by telephone within 24-hours of the Native American Heritage Commission. Pursuant to the mentioned California Health and Safety Code, proper actions shall take place in the event of a discovery or recognition of any human remains during Project construction activities. Less than significant impacts are expected following the recommended mitigation measures.

Mitigation Measures:

CUL-11: In the event that any human remains are unearthed during project construction, the City of Moreno Valley and the Applicant shall comply with State Health and Safety Code Section 7050.5 The City of Moreno Valley and the Applicant shall immediately notify the Riverside County Coroner's office and no further disturbance shall occur until the County Coroner has

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

made the necessary findings as to origin and disposition. If remains are determined to be of Native American descendent, the coroner has 24-hours to notify the Native American Heritage Commission (NAHC). The NAHC shall identify the person(s) thought to be the Most Likely Descendent (MLD). After the MLD has inspected the remains and the site, they have 48 hours to recommend to the landowner the treatment or disposal, with appropriate dignity, the human remains and any associated funery objects. The MLD shall complete their inspection and make their recommendation within 48 hours of being granted access by the landowner to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and cultural items associated with Native American burials. Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this mitigation measure, with the MLD regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.

If the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the facility property in a location not subject to further and future subsurface disturbance. A record of the reburial shall be filed with the NAHC and the CHRIS-EIC. Upon the reburial of the human remains, the MLD shall file a record of the reburial with the NAHC and the project archaeologist shall file a record of the reburial with the EIC.

VI. **GEOLOGY AND SOILS**. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	

According to Figure 5.6-2 Seismic Hazards of the General Plan Environmental Impact Report (GP EIR) the subject property is located approximately 3.3 miles southwest of the San Jacinto Fault study zone. This is the study zone located nearest to the site, also reflected in the most recent Alquist-Priolo Earthquake Fault Zoning Map Sunnymead Quadrangle. Impacts associated with fault rupture are considered less than significant.

(ii) Strong seismic ground shaking?			X	

The GP EIR Soils and Geology discussion states that earthquake-generated ground shaking is the most critical and potentially damaging earthquake effect in the planning area. Three potential sources of strong seismic ground shaking in the planning area include the San Jacinto fault, the San Andreas Fault

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

and the Elsinore Fault. The major source of potential earthquake damage to the City planning area is from activity along the San Jacinto fault. Damage to buildings and infrastructure could be expected as a result of ground shaking during a seismic event. As mentioned previously, the subject property is located approximately 3.3 miles southwest of the San Jacinto fault study area.

According to the GP EIR, existing grading regulations require permit applications to include soils engineering reports and, where necessary, engineering geology reports. The recommendations contained in the reports must be included in the grading plans and specifications. The reports typically include recommendations concerning cuts, fills, compaction and foundation design to ensure stable development.

Additionally, all buildings in the region are required to resist seismic groundshaking in accordance with the latest version of the Uniform Building Code (UBC). This requirement is a commonly cited industry standard in geotechnical investigations conducted in southern California. Following the implementation of these standard conditions, impacts would be less than significant.

(iii) Seismic-related ground failure, including liquefaction?			X	

According to Figure 5.6-2 of the Geology and Soils discussion of the GP EIR, areas with potential liquefaction impacts are located approximately 2.25 miles west of the subject property. The GP EIR indicates that liquefaction is commonly found in poorly consolidated sediment and high groundwater levels and occurs most frequently in creek beds and floodplains. Although the City has seen no evidence of liquefaction events occurring in the community nor has any geotechnical report recently submitted to the City identified liquefaction hazards, the Riverside County General Plan has identified a range of liquefaction susceptibility in Moreno Valley from very low with deep groundwater in the northern and eastern portions of the community to very high with shallow groundwater generally west of Perris Boulevard. The subject property is located east of Perris Boulevard, an area considered to have a low susceptibility to liquefaction. Following implementation of the regulations discussed previously, less than significant impacts are anticipated.

(iv) Landslides?			X	

The GP EIR indicates that the primary factors that determine an area's susceptibility to slope instability are the underlying geologic and soils characteristics. The abundant shales and siltstones underlying the Badlands are highly porous and do not hold together well when wet, which can lead to slope instability and landslides. Secondary factors contributing to slope instability and landslides include rainfall and earthquakes. A "slow moving" landslide reportedly exists along Gilman Springs Road in the eastern portion of the City's planning area. The subject property is primarily flat and located at least 3 miles west/southwest of both the Badlands and Gilman Springs Road. Less than significant impacts are anticipated.

(b) Result in substantial soil erosion or the loss of topsoil?			X	

According to the GP EIR, the subject property is located in an area identified as having a soils classification of Hanford-Tujunga-Greenfield. This soil association is found within the central portion of the City's study area, generally extending northeast to southeast of March Air Reserve Base. It consists of well drained to somewhat excessively drained soils, developed in granitic alluvium. Soil stability is considered poor to fair with significant erosion potential.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

Proposed project improvements, including structures, parking lots, and landscaping will work to stabilize the site soils during the life of the project. Prior to that final stabilization, the project will be required, as a standard condition, to prepare and implement a Storm Water Pollution Prevention Plan. This plan is a requirement under the National Pollutant Discharge Elimination System (NPDES) and is further discussed in the Hydrology and Water Quality section of this document.

Following implementation of project design features and standard conditions, impacts related to soil erosion or loss of topsoil are anticipated to be less than significant.

(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	

According to the Geology and Soils discussion of the GP EIR some of the City's soils have poor to fair stability and are considered to be potentially expansive. Soils prone to collapse are commonly associated with wind-laid sands and silts, and alluvial fan and mudflow sediments deposited during flash floods. The collapse potential of the soils identified above ranges from minimal to significant. The Monserate-Arlington-Exeter soil association has minimal collapse potential and the Cienega-Rock Land-Fallbrook association has marginal potential for collapse. Project soils are classified as Hanford-Tujunga-Greenfield and can be considered most similar to the Manserate-Arlington-Exeter soil association. Both soil associations are defined as well drained and developed in alluvium from predominantly granitic materials. Both associations are also found in the low lying central areas of the City.

The low-lying areas in the southeast corner of the City's planning area have experienced tectonic subsidence, as well as subsidence as a result of groundwater withdrawal for agricultural use. The southeast corner of the City's planning area is within the San Jacinto Wildlife Area and/or within the designated floodplain, approximately 4 miles east/southeast of the subject property. Following implementation of standard conditions discussed previously, less than significant impacts are anticipated.

(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	

As mentioned previously, according to the Geology and Soils discussion of the GP EIR some of the City's soils have poor to fair stability and are considered to be potentially expansive.

Soils prone to collapse are commonly associated with wind-laid sands and silts, and alluvial fan and mudflow sediments deposited during flash floods. The collapse potential of the soils identified above ranges from minimal to significant. The Monserate-Arlington-Exeter soil association has minimal collapse potential and the Cienega-Rock Land-Fallbrook association has marginal potential for collapse. Project soils are classified as Hanford-Tujunga-Greenfield and can be considered most similar to the Manserate-Arlington-Exeter. Both soil associations are well drained and developed in alluvium from predominantly granitic materials.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

Following implementation of standard conditions discussed previously, less than significant impacts are anticipated.

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

The project will be required to connect to the existing public sewer system located in Nason Street. No septic tanks or alternative waste water disposal systems will be utilized. No impacts are anticipated.

VII. **GREENHOUSE GAS EMISSIONS.** Would this project?

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

Greenhouse Gas (GHG) is a gaseous compound in the earth's atmosphere that is capable of absorbing infrared radiation, thereby trapping and holding heat in the atmosphere. Common greenhouse gases in the earth's atmosphere include: water vapor, carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), ozone, and to a lesser extent chlorofluorocarbons. Carbon dioxide is the main GHG thought to contribute to climate change.

In response to growing concern for long-term adverse impacts associated with global climate change, California's Global Warming Solutions Act of 2006 (AB 32) requires California Air Resource Board (CARB) to reduce statewide emissions of greenhouse gases to 1990 levels by 2020. In 2016, Governor Jerry Brown signed Senate Bill 32 (SB32) that requires California to reduce GHG emissions to 40 percent below 1990 levels by 2030. Additionally, the City of Moreno Valley Energy Efficiency and Climate Action Strategy, adopted in 2012, includes analysis of existing and future greenhouse gas emissions and policies to guide efforts to reduce emissions.

Per the 2017, Project-specific GHG Report prepared by MIG, the project will result in short-term GHG emissions from construction activities. GHG will be released by equipment used for grading, paving, building construction, and architectural coatings. GHG emissions will also result from worker and vendor trips to the site during construction. However, construction activities are short-term and will cease to emit GHGs upon completion, unlike operational emissions. Project activities will result in continuous GHG emissions from mobile, area, and operational sources. As summarized in Table VIII-1 below, the total GHG emissions are estimated at 7,561.98 MTCO2E under Business as Usual (BAU) conditions without consideration of the project design features or implementation of the City's Energy Efficiency Climate Action Strategy policies.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

Table VII-1
Greenhouse Gas Annual Emissions Summary

	Emissions (metric tons per year)			
	CO_2	CH_4	N_2O	Total CO_2E
Area	109.48	0.14	0.00	113.41
Energy	1,314.34	0.05	0.02	1,319.95
Mobile Sources	5,005.36	0.26	0.00	5,011.91
Waste	318.58	18.82	0.00	789.27
Water Usage	233.12	1.25	0.05	273.73
Total CO_2E (All Sources)	7,508.28			

A numerical threshold for determining the significance of greenhouse gas emissions in the South Coast Air Basin has not been officially adopted by the SCAQMD.

The City's Energy Efficiency and Climate Action Strategy identifies local policy R2-E1 and R2-E5 which recommended energy efficient designs for all new residential and commercial buildings to be ten percent beyond current Title 24 Standards. Design features and regulatory requirements will further reduce GHG emissions by 1,326.26 MTCO2E per year, which is a 17.5 percent reduction. The GHG Analysis states that with design features and regulatory requirements, the project will meet the minimum threshold of 15 percent reduction performance standard from BAU conditions as required by the City's Energy Efficiency and Climate Action Strategy. Therefore, impacts would be less than significant with implementation of the City's GHG reduction policy.

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

California's Global Warming Solutions Act of 2006 (AB32) requires California to reduce its GHG emissions to 1990 levels by 2020. California Air Resource Board (CARB) has identified measures to achieve this goal as set forth in the CARB Scoping Plan. The SCAQMD adopted the interim GHG significance threshold for stationary/industrial sources on December 5, 2008 which applies to Projects where the SCAQMD is the lead agency. Additionally, the City of Moreno Valley has adopted an Energy Efficiency and Climate Action Strategy to help reduce greenhouse gas emissions or support reduction strategies resulting from development.

SB 32 adopted in 2016 requires the state to reduce statewide GHG emissions to 40% below 1990 levels by 2030, a reduction target that was first introduced in Executive Order B-30-15. The project will reduce its GHG emissions to the maximum extent feasible through energy conservation measures and implementation of the current California Green Building Standards Code in addition to adhering to the policies the City's Energy Efficiency Climate Action Strategy Plan that have been adopted or that are adopted prior to construction of the project. Therefore, the project will not interfere with the State's

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
implementation of AB 32 or SB 32. Less than significant impacts are expected.				
VIII. **HAZARDS AND HAZARDOUS MATERIALS.** Would the project?				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?			X	

The Project site is approximately 18.38 acres of undeveloped land located east of Nason Street and south of the unimproved alignment of Brodiaea Avenue. The Project proposes to construct a medical complex that would include approximately 258,600 square feet of building space comprised of two medical offices, three assisted living facilities, and two skilled nursing facilities. The Project's services will include an urgent care facility and services associated with medical offices, assisted living facilities, and skilled nursing facilities.

Construction of the Project is proposed in three (3) phases and is expected to involve the temporary management and use of potentially hazardous substances and petroleum products. The nature and quantities of these products would be limited to what is necessary to carry out construction of the Project. Some of these materials would be transported to the site periodically by vehicle and would be stored in designated controlled areas on a short-term basis. When handled properly by trained individuals and consistent with the manufacturer's instructions and industry standards, the risk involved with handling these materials is considerably reduced.

The proposed medical complex is expected to generate some quantities of medical waste. The generation, handling, storage, treatment, and disposal of medical waste are regulated by the Medical Waste Management Program under the California Department of Public Health (CDPH). The Medical Waste Management Program (MWMP) provides oversight for the implementation of the Medical Waste Management Act (MWMA) to ensure the protection of the public and the environment from potentially infectious diseases.

The MWMP shall be completed and maintained by all facilities of the proposed project that generate medical waste. Each facility shall register with the enforcement agency and file their plan for segregation, handling, storing, packing, treatment and shipping of medical waste. Containment and storage of medical waste shall comply with current CDPH regulations. All medical waste shall be transported to an approved and registered medical waste transfer station and treatment facility.

The Code of Federal Regulations (CFR Title 40, Part 261) defines hazardous materials based on ignitability, reactivity, corrosivilfty, and/or toxicity properties. The State of California defines hazardous materials as substances that are toxic, ignitable or flammable, reactive and/or corrosive, which have the capacity of causing harm or a health hazard during normal exposure or an accidental release. As a result, the use and management of hazardous or potentially hazardous substances is regulated under existing federal, state and local laws. Hazardous wastes require special handling and disposal methods to reduce their potential to damage public health and the environment. Manufacturer's specifications also dictate the proper use, handling, and disposal methods for the specific substances.

To prevent a threat to the environment during construction, the management of potentially hazardous

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

materials and other potential pollutant sources will be regulated through the implementation of control measures required in the Storm Water Pollution Prevention Plan (SWPPP) for the Project. The SWPPP requires a list of potential pollutant sources and the identification of construction areas where additional control measures are necessary to prevent pollutants from being discharged. Best management practices are necessary for *Material Delivery and Storage*; *Material Use*; and *Spill Prevention and Control*.

These measures outline the required physical improvements and procedures to prevent impacts of pollutants and hazardous materials to workers and the environment during construction. For example all construction materials, including paints, solvents, and petroleum products, must be stored in controlled areas and according to the manufacturer's specifications. In addition, perimeter controls (fencing with wind screen), linear sediment barriers (gravel bags, fiber rolls, or silt fencing), and access restrictions (gates) would help prevent temporary impacts to the public and environment.

Based on compliance with all State and other applicable regulations, less than significant impacts related to the routine transport, use or disposal of hazardous materials are expected.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	

Construction of the project is expected to involve the temporary management and use of potentially hazardous substances and petroleum products. When handled properly by trained individuals and consistent with the manufacturer's instructions and industry standards, the risk involved with handling these materials is considerably reduced. The project is required to follow industry regulations related to the use and storage of any hazardous materials or related chemicals during construction and routine operations of an urgent care center, assisted living facilities, skilled nursing facilities, and medical offices. As noted previously, the project will generate small quantities of medical waste, which will be regulated by their MWMP. All medical waste shall be transported to an approved and registered medical waste transfer station and treatment facility. Therefore, accidental conditions involving the release of hazardous materials are unlikely. Based on compliance with all State and other applicable regulations, less than significant impacts are expected to result from the project implementation.

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

The Project site is not located within one-quarter mile of an existing or proposed school. The nearest existing schools are Valley View High School and Vista del Lago High School. Valley View is approximately 1.06 miles north of the project site, and Vista del Lago is approximately 1.04 miles southwest of the project site. As previously discussed, the Project site would be developed as a medical complex consisting of two medical offices, three assisted living facilities, and two skilled nursing facilities. The nature of the Project would not involve the use or handling of hazardous substances in quantities or conditions that would result in the release of hazardous emissions, materials or waste. To further minimize any potential public exposure to accidental risks, proper construction and safety measures will be implemented and temporary impacts during construction will be further mitigated by

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
standard operational procedures and protocols as well as Best Management Practices (BMPs). Less than significant impacts are expected.				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?				X
Record searches on the Project property were performed within multiple database platforms compiled pursuant to Government Code 65962.5 and its subsections. The resources consulted included *GeoTracker, EnviroStor,* and the *EPA Enforcement and Compliance History Online* (ECHO). GeoTracker is a database maintained by the State of California Water Resources Control Board that provides online access to environmental data. It serves as the management system for tracking regulatory data on sites that can potentially impact groundwater, particularly those requiring groundwater cleanup and permitted facilities, such as operating underground storage tanks and land disposal sites. EnviroStor is a database maintained by the State of California Department of Toxic Substances Control (DTSC). The EnviroStor database identifies sites with known contamination or sites for which there may be reasons to investigate further. It includes the identification of formerly contaminated properties that have been released for reuse; properties where environmental deed restrictions have been recorded to prevent inappropriate land uses; and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites. Moreover, the ECHO database focuses on inspection, violation, and enforcement data for the Clean Air Act (CAA), Clean Water Act (CWA) and Resource Conservation and Recovery Act (RCRA) and also includes Safe Drinking Water Act (SDWA) and Toxics Release Inventory (TRI) data. In April 2017, a search was performed on all three database platforms. The search results did not identify any records or sites in connection with the subject property. The EnviroStor and GeoTracker database results did not identify any Land Disposal Sites, Military Sites, DTSC Hazardous Waste Permits, or DTSC Cleanup Sites on or within 1,000 foot radius of the subject property. No impacts are expected.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
The project is not located near an existing public use airport. However, the Project site is approximately 4.3 miles northeast of the March Air Reserve Base, which is under the jurisdiction of the Riverside County Airport Land Use Commission. According to the 2014 March Air Reserve/Inland Port Airport Land Use Compatibility Plan, the Project falls outside of the boundary of the compatibility map. Therefore, the project is not in conflict with any land use compatibility zone or land use restrictions. According to the City GP Safety Element, the Project site is not located within a zone subject to hazards related to air crashes. The nearest public airport facility to the Project is the Riverside Municipal Airport,				

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located approximately 14.7 miles to the west. No impacts are anticipated.				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
The project is not located in the vicinity of a private airstrip and no impacts are anticipated.				
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
The Goals and Objectives Element of the City's General Plan sets forth objectives, goals, and policies to ensure the effectiveness of all elements of the GP. Section 9.6 of this Element, Safety Element Goals, Objectives, Policies and Programs, addresses the need to achieve acceptable levels of protection from natural and man-made hazards to life, health, and property, and to have emergency services which are adequate to meet minor and major emergencies or catastrophic situations. The City of Moreno Valley contracts with Riverside County Fire Department/Cal Fire (RCFD) for a full range of fire protection services provided 24 hours a day 7 days a week. The RCFD is staffed with a combination of County and State of California Department of Forestry & Fire Protection employees. They operate 96 fire stations that serve 1,360,000 residents over 6,970 miles of Riverside County. The City of Moreno Valley is currently served by six (6) fire stations located within the City of Moreno Valley Sphere according to the City GP EIR. The Project proposes a gated entry for emergency access planned on Windmill Lane. The proposed site design would be subject to a standard review process by the Riverside County Fire Department to ensure that the site-specific emergency access, water pressure, and other pertinent criteria are met by the Project. With the implementation of the required conditions of approval for the project, less than significant impacts are expected.				
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	
Large areas of Southern California are susceptible to Wildfires all year round due to the region's weather, topography and vegetation conditions. The climate of the area is characterized by warm and dry summers and mild winters. According to the Safety Element of the City GP, the potential for a large and damaging fire is present throughout much of the year, especially during months when the Santa Ana winds blow. The California Board of Forestry (CDF) ranks fire hazard of wildland areas of the State using four main criteria: fuels, weather, assets at risk, and level of service. Although the Project site and the areas to the north and south are undeveloped with scattered vegetation, these conditions have not been recognized to meet the criteria of high or very high fire hazard zones. Wildland fire protection in California is the responsibility of either the State, local government, or the federal government. Local responsibility areas include incorporated cities where fire protection is typically provided by City fire departments, fire protection districts, counties, and by CAL Fire under				

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contract to local government. As mentioned previously, the City of Moreno Valley contracts with Riverside County Fire Department/Cal Fire (RCFD) for a full range of fire protection services provided 24 hours a day 7 days a week. The responsibility for fire prevention and suppression outside of the City boundaries is under the State and federal agencies.

The Riverside County RCIP and the Cal Fire Maps for Western Riverside County indicate that Project and its surroundings are located outside of the Very High Fire Hazard Severity Zone (FHSZ) for Local Responsibility Area and outside of the Very High/High/Moderate FHSZ for State and Federal Responsibility Areas. The Project site is not located on or near any wildfire areas. As previously discussed, the Project will include the on-site fire protection facilities necessary to satisfy the local Fire Department requirements. Less than significant impacts related to wildland fire are expected.

IX. **HYDROLOGY AND WATER QUALITY**. Would the project:				
a) Violate any water quality standards or waste discharge requirements?			X	

The Clean Water Act (CWA) of 1972 establishes regulations pertaining to the discharge of pollutants to waters of the U.S. from point sources. Subsequent amendments to the CWA in 1987 established a framework for regulating non-point source stormwater discharges under the National Pollutant Discharge Elimination System (NPDES). The objective of the Federal Clean Water Act is to "restore and maintain the chemical, physical and biological integrity of the Nation's waters," to make waters of the United States "fishable and swimmable." The Clean Water Act requires that states adopt water quality standards, including standards for toxic substances. Presently in the State of California, the State Water Resources Control Board (SWRCB) and nine California Regional Water Quality Control Boards (RWQCBs or Regional Boards) administer the regulation, protection and administration of the State's water quality pursuant to the NPDES. The SWRCB sets statewide policy, and together with the RWQCBs, implements state and federal laws and regulations. Each of the nine Regional Boards adopts a Basin Plan, which recognizes and reflects regional differences in existing water quality, the beneficial uses of the region's ground and surface waters, and local water quality conditions and problems. The regulations encompass storm water discharges from construction sites, municipal separate storm sewer systems (MS4s), and major industrial facilities.

The proposed Project is located within the San Jacinto River sub-watershed of the Santa Ana Region, which is under the jurisdiction of the Santa Ana RWQCB (Region 8). The Santa Ana Region includes the upper and lower Santa Ana River watersheds, the San Jacinto River watershed, and several other small drainage areas. The Santa Ana Region covers parts of southwestern San Bernardino County, western Riverside County, and northwestern Orange County. The approved Basin Plan for the Santa Ana Region (Basin Plan) establishes water quality standards for the ground and surface waters of the Region 8. The term "water quality standards," as used in the federal Clean Water Act, includes both the beneficial uses of specific waterbodies and the levels of quality which must be met and maintained to protect those uses. The Basin Plan includes an implementation plan describing the actions by the Regional Board and others that are necessary to achieve and maintain the water quality standards. The Riverside County Flood Control District and Water Conservation District (RCFCWCD) is the Principal Permittee of the Santa Ana MS4 Permit and the City of Moreno Valley, among other municipalities, are

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designated as Co-Permittees of the program.

Presently, the project property and adjoining land to the north and south presently consist of undeveloped flat land with a gradual slope from north to south. A mixture of grasses covers a majority of the ground surface with evidence of prior shallow plowing or disking. There are no trees on-site and the existing grasses are not attributed to a natural drainage course or floodplain. A dirt road maintained along the easterly and westerly edges of the property appears to serve as a fire break pursuant to the City of Moreno Valley's fire hazard abatement standards.

Currently, undeveloped land situated east of Nason Street, south of Alessandro Boulevard, and north of the unimproved alignment of Brodiaea Avenue is tributary to the project. As a result, any runoff from that off-site land that is not infiltrated by the natural ground would have the propensity to sheet flow toward the project site. This condition occurs primarily because Brodiaea Avenue is not improved and therefore is not enabled to intercept the runoff.

In the local vicinity, runoff is principally accepted by Line I, which is an 84-inch storm drain pipe located on Nason Street, west of the project. This facility forms part of the larger Moreno Master Drainage Plan, a plan by the Riverside County Flood Control and Water Conservation District (RCFCWCD) which includes existing and proposed storm drain facilities designed to accept runoff from the existing and proposed land use assumptions established in the City's General Plan. Downstream of the project, Line I and the municipal storm drain system route runoff toward the San Jacinto River, which flows to Railroad Canyon Reservoir (Canyon Lake) and subsequently into Lake Elsinore. Overflow from Lake Elsinore discharges into Temescal Creek, which drains in northwestern direction into the Santa Ana River.

The proposed project will result in temporary and permanent disturbance in an area greater than one acre. Therefore, the developer must comply with the State's most recent Construction General Permit (CGP) (currently Order No. 2009-0009-DWQ as amended by 2010-0014-DWQ and 2012-0006-DWQ). Compliance with the CGP involves the development and implementation of a project-specific Stormwater Pollution Prevention Plan (SWPPP) designed to reduce potential adverse impacts to surface water quality during the period of construction. The required plan will identify the locations and types of construction activities requiring best management practices (BMPs) and other necessary compliance measures to prevent soil erosion and stormwater runoff pollution. The plan will also identify the limits of allowable construction-related disturbance to prevent off-site impacts and exceedances.

Based on the project location and setting, the SWPPP is expected to identify temporary sediment track-out prevention devices at each construction entrance/exit point to prevent sediment track-out, damage, and fugitive dust emissions. Linear sediment barriers would be installed along the construction area perimeter as necessary to prevent erosion or sedimentation impacts on surrounding properties. The undeveloped project site does not have on-site storm drain facilities, but any existing storm drain inlets near the project, particularly those found downstream, would be protected to prevent discharge of sediment or other pollutants into the municipal storm drain system. Moreover, construction activities would be subject to good site housekeeping requirements, proper waste management, proper material handling and storage.

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During construction, the project will be required to comply with Moreno Valley's grading permit requirements, which include the responsibility to minimize and control fugitive dust at all times, in a manner consistent with South Coast Air Quality Management District's (SCAQMD) Rule 403. Although fugitive dust control measures pertain to air quality, they also help prevent violation of water quality standards and waste discharge requirements through the practice of soil stabilization and the control of air deposition of site materials, including sediment, from construction operations. As a standard condition, off-site soil erosion and sediment track-out conditions are prohibited. The required implementation of SWPPP and fugitive dust control practices will prevent construction-related impacts to water quality at the site and its surroundings, therefore resulting in less than significant impacts.

The Santa Ana Region MS4 Permit requires that a Project-Specific Water Quality Management Plan (WQMP) be prepared for all projects within the Region that meet the Priority Development Project categories and thresholds established therein. The proposed medical plaza falls under the category of New Development Project because it will result in10,000 square feet or more of impervious surfaces. As a result, the Project is designed with an on-site storm drain system and low impact development (LID) site design principles that, during the life of the project, will comply with the Santa Ana Regional Water Quality Control Board requirements for priority development projects. The strategy of post-construction improvements and practices will be documented in the required Project Specific WQMP.

A preliminary-level Project-Specific WQMP, Hydrology Report, and Grading Plan have been prepared for the project. The documentation indicates that the project's post-construction condition will be divided into multiple stormwater drainage management areas. The post-construction condition includes a mixture of pervious and impervious ground surfaces. Impervious surfaces include buildings, paving and hardscape, while pervious surfaces include landscape and the proposed pervious pavement. The project site design would ensure that runoff volume resulting from the 85th percentile, 24-hour storm event (design capture volume) from impervious areas, is routed to a combination of self-retaining zones and BMPs where infiltration of that volume can occur. As shown in the preliminary plans, only stormwater volume that exceeds the design capture volume will be conveyed off-site into Line I on Nason Street. By intercepting and infiltrating the first-flush runoff, the project achieves the retention of potential pollutants normally found in the first flush resulting from storm events. The WQMP includes source control and operation and maintenance requirements to ensure that the storm drain improvements maintain their water quality treatment effectiveness. Less than significant impacts are anticipated.

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

The City of Moreno Valley General Plan and EIR indicate that the Eastern Municipal Water District (EMWD) supplies water to the Project Area and a majority of the City. EMWD's water supply comes from local groundwater, recycled water and imported water from the Metropolitan Water District. In particular, the Project is underlain by the Perris North Groundwater Basin, where groundwater depths

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range from approximately 100 to 150 feet below ground surface. The 2015 EMWD Consumer Confidence Report indicates that the Property is located within the Mills Service Area of EMWD. The EMWD reports that the quality of drinking water for the year 2015 was consistently high. The water supplied by EMWD met or surpassed all health-related drinking water standards, such as those established by the U.S. Environmental Protection Agency and regulated by the California State Water Resources Control Board.

As a standard condition, the Project proponent will consult with EMWD and the City to thoroughly review the project's total water demand calculations. The project Proponent will prepare a final water demand analysis with a daily and annual quantification of indoor and outdoor water consumption for each project building and irrigated open space. The Project will be required to identify and provide the proper water conservation measures to address the standards and conditions imposed by the City or EMWD. These measures would include low-flow plumbing fixtures, drought-tolerant (native) outdoor landscaping, and water-efficient irrigation systems. Additional domestic water improvements necessary to serve this development will be identified by EMWD and may be included as conditions of approval by the City of Moreno Valley.

Although the proposed Project is expected to introduce impervious surfaces (hardscape, asphalt, roofs, etc) to a previously undeveloped (pervious) condition, the Project will also incorporate storm water drainage facilities that will promote on-site retention, including the use of pervious pavement with subsurface stone-filled infiltration. This method of stormwater management will therefore facilitate groundwater recharge through infiltration at each of the Project's drainage management areas. Infiltration opportunities are also provided in the form of pervious cover areas in the landscaping design. The combined implementation of water conservation measures and on-site runoff infiltration improvements are expected to result in less than significant impacts to local groundwater resources and recharge efforts.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	

The undeveloped property and adjoining land to the north and south are generally flat, with a prevailing gentle slope from north to south. A mixture of grasses covers a majority of the ground surface and there are signs of prior shallow plowing or disking, some of which may be the result of fire hazard abatement activities. The westerly edge of the property exhibits signs of minor surface erosion caused by localized stormwater runoff from the undeveloped land. There are no considerable drainage courses, streams or rivers on the property or its immediate surroundings. Locally, stormwater runoff is accepted by Line I, an 84-inch storm drain pipe located on Nason Street, west of the project. This facility forms part of the Moreno Master Drainage Plan.

Utilization of the entire undeveloped property for project implementation is not expected to result in the alteration of drainage patterns of the site or area. The proposed site design incorporates LID principles with opportunities to intercept and retain runoff in every on-site drainage management area. Where necessary, the project would also be required to implement detention facilities to control the runoff rates routed off-site into Line I. This strategy prevents significant increases in runoff volumes and velocities that would typically be caused by the introduction of impervious surfaces. Perimeter improvements,

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including landscaped swales and inlets, would prevent the project from causing siltation on or off-site.

Existing off-site sheet flow attributed to undeveloped land north of the project will be handled in the proposed street improvements for Brodiaea Avenue. As presently proposed, a system of swales will intercept the sheet flow, then route it to multiple storm drain inlets that tie into a proposed storm drain line, then into Line I. These improvements will minimize erosion or siltation conditions caused by the off-site tributary runoff north of Brodiaea Avenue. Less than significant impacts are expected.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?			X	

As previously discussed, the project site is absent of streams, rivers or other substantial drainage courses that would typically pose a flood risk. As explained in Section IX (g) of this report, the site is also located outside of any floodplain or high flood risk zone, as determined by FEMA. Based on a project-specific Preliminary Hydrology Report, the design intent of the site's proposed grading, retention facilities, surface conveyances, and underground pipes will be to adequately convey the peak storm flows from the site, into the receiving municipal storm drain system (Line I) in conditions that prevent on-site inundation. The existing off-site tributary sheet flow from the adjoining undeveloped land to the north will also be properly conveyed to proposed storm drain improvements on Brodiaea Avenue that would tie into the municipal system (Line I). Less than significant impacts are anticipated.

e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	

The project is located within the Moreno Master Drainage Plan (MDP), which is prepared and administered by RCFCWCD. The Moreno MDP involves a network of existing and proposed drainage facilities deemed necessary to handle drainage and relieve any flood problems within the watershed. The Moreno MDP was originally adopted in 1980, and was subsequently revised in 1991 due to changes in development. Since the 1991 revision, the City of Moreno Valley has updated its General Plan, prompting the District to further revise the Moreno MDP to address these changes. The current version of the Moreno MDP (April 2015) factors the existing and proposed land uses set forth in the current approved City of Moreno General Plan. The undeveloped project site's current General Plan land use designation is Residential Agriculture (RA2), which is intended for the development of large lot, single-family residential development at a maximum allowable density of two dwelling units per net acre in a rural and agricultural setting. The proposed project involves a General Plan Amendment from Residential 2 (max 2 du/ac) to Office with Medical Use Overlay.

This form of development represents a more intense use of the 18.38 acres compared to what would be permitted under a low-density residential land use policy. As such, conversion of undeveloped land (pervious) to impervious surfaces (hardscape, asphalt, roofs, etc) would normally result in an on-site increase in the rate and amount of surface runoff for the local storm drain facilities to accept. To manage on-site runoff and prevent considerable increases in the release of runoff into the Moreno MDP, the project will incorporate a grading design with engineered storm drain facilities designed based on the findings of a required project-specific hydrology study. The project area would be divided into multiple

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drainage management areas, where runoff from impervious areas would be routed to the appropriate BMPs. Only stormwater volume that exceeds the design capture volume would be conveyed off-site into the receiving Line I on Nason Street. Less than significant impacts are expected.				
f) Otherwise substantially degrade water quality?			X	
As previously mentioned, the proposed medical plaza's characteristics meet the threshold of a Priority Development Project under the Santa Ana Region MS4 Permit. Therefore, Project-Specific Water Quality Management Plan (WQMP) must be prepared prior to issuance of a grading permit and implemented during the life of the project. The WQMP will identify the strategy of low impact development (LID) site design facilities, storm drain improvements, source control measures, and operation and maintenance procedures necessary to maintain the water quality control. In particular, the design capture volume of the entire project will be conveyed to facilities that will promote infiltration and dissipation of potential runoff pollutants, therefore preventing them from being directly routed off-site and into the receiving storm drain system. Only runoff resulting from larger storm events will be allowed to overflow into storm drain Line I on Nason Street in a controlled condition. Less than significant impacts are expected.				
g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
The Federal Emergency Management Agency (FEMA) evaluates potential flood hazards for the City. The FEMA Flood Insurance Rate Maps (FIRMs) serve as the basis for identifying those potential hazards and determining the need for and availability of federal flood insurance. According to FIRM panel 06065C0765G, effective August 28, 2008, the entire project and its immediate surroundings are located in a Zone X, an area of minimal flooding. Therefore, the project is not located in an area subject to inundation by the base flood (100-year, 1-percent-annual-chance). As designed, the proposed development would not considerably alter the existing flood zone or drainage course characteristics identified in the FEMA maps. As a standard condition, the proposed improvement plans will be subject to agency review and approval to ensure that the proposed grading and drainage conditions are acceptable to the City standards. Less than significant impacts are anticipated.				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
Based on FEMA FIRM panel 06065C0765G, the project site and its surroundings are located in Zone X, an area determined to be outside of the 0.2 percent annual chance flood plain. As such, the project is not located in an area subject to inundation by the base flood (100-year, 1-percent-annual-chance). Less than significant impacts are anticipated.				
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
As previously discussed, the project is located outside of an area subject to inundation by the base flood (100-year, 1-percent-annual-chance) and by the 500 year flood. The project is not located within close proximity or downstream of an existing or planned levee or dam. Moreover, based on the Safety Element of the Moreno Valley General Plan, the project is located outside of the potential inundation				

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area due to failure of Lake Perris Dam. No impacts are anticipated.				
j) Inundation by seiche, tsunami, or mudflow?				X
The proposed project is not located near any bodies of water or areas with the potential for inundation by seiche, tsunami, or mudflow. Therefore, no impacts are expected.				
X. **LAND USE AND PLANNING**. Would the project:				
a) Physically divide an established community?			X	
The project site sits on approximately 18.38 acres of undeveloped land located east of Nason Street and south of the unimproved alignment of Brodiaea Avenue, in the City of Moreno Valley. As previously discussed the Project site is currently zoned Residential, Agriculture-2 (RA2) and is proposing a Change of Zone to Office with Medical Use Overlay (O/MUO). The subject property is adjoined to the north by vacant undeveloped land. To the east and south of the subject property are single family residential lots. To the west of the Project site is Nason Street, and the Riverside County Regional Medical Center. As discussed, the Project will develop a medical complex consisting of two medical buildings, three assisted living facilities, and two skilled nursing facilities. The development will total approximately 258,600 square feet of building space. The proposed development will be implemented in three phases of construction. In summary, Phase 1 consists of three residential assisted living facilities and the construction of street improvements, drive aisles, parking, ADA-compliant pedestrian connections, stormwater facilities, and utility connections. Phase 2 includes two medical buildings and additional parking lot facilities, while Phase 3 could complete the project with the remaining skilled nursing buildings and associated drive aisles. The proposed zoning designation O/MUO zoning designation would be compatible with the existing surrounding land uses given its proximity to the Riverside County Regional Medical Center. There is no established community pattern in the project vicinity that would be divided by the proposed Project. Alternatively, the Project is complementary to the existing nearby medical facilities and will provide additional access to assisted living and skilled nursing facilities for the community of Moreno Valley. Less than significant impacts are anticipated relative to the division of an established community.				
b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
The Project involves a CZ from Residential, Agriculture-2 (RA2) to Office with Medical Use Overlay (O/MUO). The Project site sits on approximately 18.38 acres of vacant land east of Nason Street and south of the unimproved alignment of Brodiaea Avenue. Surrounding land uses includes single family residential to the east and the south. Vacant land exists to the north and south, and to the west is the Riverside County Regional Medical Center. The existing zoning designation of Residential, Agriculture-2 (RA2) as described in the City's Municipal Code is to provide for suburban life-styles on residential lots larger than are commonly available in the suburban subdivisions and to provide for and protect the rural and agricultural				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
atmosphere. Under this zoning, a total of approximately 36 dwelling units (a maximum density of 2 dwelling units per acre) could be developed. The proposed zoning designation of O/MUO intends to implement the general plan concept of creating a medical corridor by limiting land use to those that are supportive of and compatible with the City's two existing hospitals (Riverside County Regional Medical Center and the Moreno Valley Community Hospital). As discussed previously, the Project proposes two medical buildings, three assisted living facilities, and two skilled nursing facilities. The proposed assisted living and skilled nursing facilities would accommodate seniors living in the City of Moreno Valley. The assisted living facilities combined will have 207 beds. The Project's physical characteristics and internal operations will not conflict with the City's land use, zoning or other regulatory policies. Site design features will be reviewed by and approved by the City relative to compliance with the City's General Plan and Zoning. Less than significant impacts are expected.				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			X	
The subject property is not located within a Conservation Area as designated by the Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP). As a standard condition, all new development will pay the most current mitigation fees for the implementation of the MSHCP and support the acquisition of conservation lands. There are no protected biological resources on the property as recognized by the MSHCP, or the project specific Biological Assessment. The project is expected to comply with all required plan provisions and pay the required mitigation fee to achieve consistency with the MSHCP, and less than significant impacts are expected.				
XI. **MINERAL RESOURCES.** Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
In accordance with the Surface Mining and Reclamation Act of 1975 (SMARA), mineral land classification maps and reports have been developed to assist in the protection and development of mineral resources. Local agencies, including the City of Moreno Valley, utilize the existing information on mineral classification for land use plan development and decision-making. In the Moreno Valley General Plan Mineral Resources Element, there are no mineral resources within the planning area of Moreno Valley. The nature of the project does not involve the extraction of mineral deposits. Construction of the proposed medical facilities would rely on existing local and regional aggregate resources from permitted facilities. Less than significant impacts are expected related to the loss of availability of known mineral resources.				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X	
According to the City's General Plan, the Project site is not located within an area known for existing				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

mineral resource deposits. Less than significant impacts are expected.				
XII. **NOISE.** Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			

MIG prepared the *Galaxy Management Medical Village Noise Study* (March 2017) to model and analyze the construction-related and operational noise impacts for the proposed Project. The study analyzed the project's consistency with applicable federal, State, and local regulations and determined that the construction-related and operational noise levels are consistent with the applicable regulations. The noise fundamentals and analysis discussions provided in this section are based on the information provided in the study.

"Sound" is a vibratory disturbance created by a moving or vibrating source and is capable of being detected. "Noise" is defined as sound that is loud, unpleasant, unexpected, or undesired and may therefore be classified as a more specific group of sounds. The effects of noise on people can include general annoyance, interference with speech communication, sleep disturbance and, in the extreme, hearing impairment. Sound has three properties: amplitude and amplitude variation of the acoustical wave (loudness), frequency (pitch), and duration of the noise. Despite the ability to measure sound, human perceptibility is subjective, and the physical response to sound complicates the analysis of its impact on people. People judge the relative magnitude of sound sensation in subjective terms such as "noisiness" or "loudness."

Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called bels. To provide a finer description of sound, a bel is subdivided into 10 decibels, abbreviated dB. Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means. For example, if one automobile produces a sound pressure level of 70 dB when it passes an observer, two cars passing simultaneously would not produce 140 dB. In fact, they would combine to produce 73 dB. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by three dB. Conversely, halving the traffic volume or speed will reduce the traffic noise level by three dB. A three dB change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a five dB change is generally readily perceptible.

Sound pressure level alone is not a reliable indicator of loudness. The frequency or pitch of a sound also has a substantial effect on how humans will respond. While the intensity of the sound is a purely physical quantity, the loudness or human response depends on the characteristics of the human ear. Human hearing is limited not only to the range of audible frequencies but also in the way it perceives the sound pressure level in that range. In general, the healthy human ear is most sensitive to sounds between 1,000 Hertz (Hz) and 5,000 Hz, and perceives both higher and lower frequency sounds of the same magnitude with less intensity. Hertz is a unit of frequency that defines any periodic event. In the case of sound pressure, a Hertz defines one cycle of a sound wave per second. To approximate the frequency response of the human ear, a series of sound pressure level adjustments is usually applied to the sound

measured by a sound level meter.

Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise have been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise:

Leq (Equivalent Energy Noise Level): The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. Leq is typically computed over 1-, 8-, and 24-hour sample periods.

CNEL (Community Noise Equivalent Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00 PM to 10:00 PM and after addition of ten decibels to sound levels in the night from 10:00 PM to 7:00 AM.
Ldn (Day-Night Average Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00 PM and before 7:00 AM.

CNEL and Ldn are utilized for describing ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. Leq is better utilized for describing specific and consistent sources because of the shorter reference period.

Federal and State agencies have established noise and land use compatibility guidelines that use averaging approaches to noise measurement. The State Department of Aeronautics and the California Commission on Housing and Community Development have adopted the community noise equivalent level (CNEL).

The State of California defines sensitive receptors as those land uses that require serenity or are otherwise adversely affected by noise events or conditions. Schools, libraries, churches, hospitals, and residential uses make up the majority of these areas. Sp ecific sensitive receptors within one-quarter mile of the project site include the Riverside County Regional Medical Center to the west and residential uses to the west, south, and east of the project site.

Pursuant to Section 11.80.030 of the Moreno Valley Municipal Code, no person shall operate or cause to be operated a public or private motor vehicle, or combination of vehicles towed by a motor vehicle, that creates a sound exceeding the sound level limits below during daytime hours (between the hours of 8:00 AM and 10:00 PM):

Residential: 60 dBA

Commercial: 65 dBA

Pursuant to Section 11.80.030(D)(7), construction work conducted between the hours of 8:00 PM and 7:00 AM is prohibited.

The *Galaxy Management Medical Village Noise Study* conducted short-term noise measurements at the

Project site to identify the ambient noise in the project vicinity. An American National Standards Institute (ANSI Section SI4 1979, Type 1) Larson Davis model LxT sound level meter was used to monitor existing ambient noise levels in the project area. The noise meter was programmed in "slow" mode to record noise levels in A-weighted form. The microphone height was set at five feet. Two ten-minute daytime noise measurements were taken on Tuesday February 28, 2017.

Ambient noise levels are a composite of noise from all sources, near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location. The ambient noise level is presented in Table XII-1 (Ambient Noise Levels). Vehicular traffic along Nason Street is the dominant noise source at Measurement Location #1.

Table XII-1
Ambient Noise Levels

Location	Time Period	Measurement Period	Description	Existing Ambient Noise Levels (dBA Leq)
1	9:18 AM – 9:28 AM	10 Minutes	Southwest corner of Nason Street and Brodiaea Avenue	68.3
2	9:33 AM – 9:43 AM	10 Minutes	Northern terminus of Windmill Lane	44.9

Construction noise levels were estimated for nearby receptors using the FHWA Roadway Construction Noise Model (RCNM). See Exhibit 4 (Receptors) for receptor locations. Temporary noise increases will be greatest at the residential use to the south of the project site. The model indicates that the use of construction equipment such as tractors, dozers, and concrete saws could expose the residential uses located approximately 61 feet to the south of the center of the project site to a combined noise level of 65.9 dBA Lmax. Table XII-2 (Construction Noise Impacts) below summarizes the maximum noise levels at each of the studied receivers. Pursuant to the Moreno Valley Municipal Code, a noise level of 60 dBA is allowable for residential uses. Construction activity could result in noise levels in excess of the allowable noise levels at all studied receptors. Therefore, Mitigation Measure NOI-1 has been incorporated to reduce the impact to neighboring uses during construction.

Table XII-2
Construction Noise Impacts

Receptor	Grading	Building Construction	Paving	Architectural Coating
1 – Residential (W)	60.9	60.9	60.9	53.6
2 – Residential (S)	65.9	65.9	65.9	58.6
3 – Residential (E)	60.4	60.4	60.4	53.1

Mitigation Measure N-1 requires implementation of engineered controls on construction equipment to reduce temporary noise impacts by a minimum of 5.9 dBA which is a feasible performance standard based on available technology. Engineered controls include retrofitting equipment with improved exhaust and intake muffling, disengaging equipment fans, and installation of sound panels around equipment engines. These types of controls can achieve noise level reductions of approximately 10 dBA. Implementation of Mitigation Measure N-1 will reduce temporary noise impacts by a minimum of 5.9

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dBA, resulting in maximum construction noise within allowable levels of 60 dBA for neighboring residential uses. In order to minimize the impact of construction noise on adjacent residential uses, Mitigation Measure N-2, requiring installation of temporary construction noise barriers where residential uses are adjacent to the project site. Further, Mitigation Measure N-3 requires that all construction activities comply with the City of Moreno Valley Noise Ordinance. Therefore, with implementation of Mitigation Measures N-1 through N-3, construction noise will feasibly be reduced to unsubstantial levels.

The City of Moreno Valley Municipal Code sets an allowable exterior noise level for residential uses at 60 dBA and 65 dBA for commercial uses. Ambient noise at the project site would generally be defined by traffic on Nason Street. Traffic noise from vehicular traffic generated was provided by the project traffic study prepared by Kunzman Associates.

A substantial increase in ambient noise is an increase that is barely perceptible (3 dBA). Operationally, the proposed project will result in periodic landscaping and other occasional noise generating activities such as bus loading and unloading. These activities are common in commercial uses and do not represent a substantial increase in periodic noise in consideration that the project site is located in a commercial, mixed use area.

The Buildout Year 2022 Without Project and With Project noise levels along area roadway segments at 50 feet from the roadway centerline were calculated using TNM Version 2.5. Buildout Year Without and Plus Projected traffic noise levels exceed allowable exterior noise levels at all residential and commercial receptors except for residential uses along Brodiaea Avenue west of Nason Street. The proposed project does not cause the exterior noise levels to exceed the allowable thresholds for receptors that are currently below the allowable noise levels. Therefore, no substantial impacts will result. In addition, increases in traffic due to the proposed project will not result in a perceptible noise increase at any of the studied roadway segments. No substantial impacts will occur.

Residential uses are located adjacent to the project site to the south and east. Proposed Building 5 will be located in close proximity to these residential uses. Operation of Building 5 will require the use of mechanical equipment such as a heating, ventilation, and air condition (HVAC) system.

In order to assess impacts related to operation of stationary noise sources (HVAC) associated with the proposed project, worst-case noise levels were modeled utilizing SoundPLAN software. SoundPLAN is a three-dimensional noise modeling software that accounts for the shielding and reflective effects associated with intervening topography and nearby buildings.

HVAC units will be placed on the rooftop of the buildings. Pursuant to Moreno Valley Municipal Code Section 9.16.120(A)(16), all roof-mounted equipment is required to be concealed from public view. Therefore, all HVAC equipment will be screened with architectural screening elements that will match the building. The building will have variations in height to provide visual interest. However, the roofline for Building 5 A & B will be at 13.5 feet and Building 5C will be at 27 feet in height. A two-foot high parapet, which is a wall along the edge of the roof, will enclose the rooftop area. Each HVAC unit will be surrounded and screened by a five-foot barrier.

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Based on SoundPLAN default maximum noise levels for the roof-mounted HVAC units and with consideration of building parapets and screening materials, noise levels could reach up to 22.7 dBA Ldn at the eastern property line and 22.4 dBA Ldn at the southern property line. Operation of roof-mounted HVAC units will not exceed allowable exterior noise level of 60 dBA for residential uses. Therefore, no substantial impacts will result. With mitigation incorporated, less than significant impacts are anticipated.

Mitigation Measure:

NOI-1: The applicant shall ensure that the following mitigation measures occur:

- Stationary construction noise sources such as generators or pumps must be located at least 100 feet from sensitive land uses, as feasible, or at maximum distance when necessary to complete work near sensitive land uses, to be verified by submittal of a construction staging plan. This mitigation measure must be implemented throughout construction and may be periodically monitored by the Planning Director, or designee during routine inspections.
- Construction staging areas must be located as far from noise sensitive land uses as feasible, to be verified by submittal of a construction staging plan. Implementation of this measure shall occur throughout construction through periodic monitoring by the Planning Director or designee during routing inspections.
- Throughout construction, the contractor shall ensure all construction equipment is equipped with included noise attenuating devices and are properly maintained. This mitigation measure shall be periodically monitored by the Planning Director, or designee during routine inspections.
- Idling equipment must be turned off when not in use. This mitigation measure may be periodically monitored by the Planning Director, or designee during routine inspections.
- Equipment must be maintained so that vehicles and their loads are secured from rattling and banging. This mitigation measure may be periodically monitored by the Planning Director, or designee during routine inspections.

NOI-2:

- Temporary construction noise control barriers shall be installed where residential uses are located adjacent to the project site (south and east). The type and location of the noise control barriers shall be shown on all grading and building plans and subject to approval by the Planning Director, or designee.

NOI-3:

- All construction activities shall comply with the City of Moreno Valley Noise Ordinance (Chapter 11.80 of the City of Moreno Valley Municipal Code). This requirement shall be noted on all grading and building plans and in bid documents issued to construction contractors.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	

Vibration is the movement of mass over time. It is described in terms of frequency and amplitude and unlike sound; there is no standard way of measuring and reporting amplitude. Vibration can be described

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in units of velocity (inches per second) or discussed in decibel (dB) units in order to compress the range of numbers required to describe vibration. Vibration impacts to buildings are generally discussed in terms of peak particle velocity (PPV) that describes particle movement over time (in terms of physical displacement of mass). For purposes of this analysis, PPV will be used to describe all vibration for ease of reading and comparison. Vibration can impact people, structures, and sensitive equipment. The primary concern related to vibration and people is the potential to annoy those working and residing in the area. Vibration with high enough amplitudes can damage structures (such as crack plaster or destroy windows). Groundborne vibration can also disrupt the use of sensitive medical and scientific instruments such as electron microscopes. Common sources of vibration within communities include construction activities and railroads.

Groundborne vibration generated by construction projects is usually highest during pile driving, rock blasting, soil compacting, jack hammering, and demolition-related activities. Next to pile driving, grading activity has the greatest potential for vibration impacts if large bulldozers, large trucks, or other heavy equipment are used.

Construction activities that use vibratory rollers and bulldozers are repetitive sources of vibration; therefore, the continuous threshold is used. Residential uses are located to the west, south, and east of the project site. As a worst case scenario, the *historic and some older buildings* threshold is used. Vibration from use of heavy construction equipment for the proposed project would be below the thresholds to cause damage to nearby structures at the receptors.

Construction of the project does not require rock blasting, pile driving, or the use of a jack hammer, but will use a vibratory roller, and small bulldozer, and loaded trucks. All of the receptors will experience barely perceptible vibration from the use of a small bulldozer, vibratory roller, and loaded truck. Construction of the proposed project will not result in strongly perceptible vibration and will therefore not expose neighboring receptors to excessive vibration.

With regard to long-term operational impacts, activities associated with the project will not result in any excessive vibration-related impacts to adjacent or on-site properties.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	

The proposed project will not cause traffic noise levels to exceed allowable exterior noise levels. In addition, the proposed project will not result in a perceptible increase in noise levels at studied receptors. Operation of stationary equipment on the rooftops of the project will not exceed allowable exterior noise levels at adjacent residential uses. Therefore, no substantial impacts will occur. With regard to long-term operational impacts, activities associated with the project will not result in any excessive vibration-related impacts to adjacent or on-site properties.

d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	

Temporary noise increases will be greatest during the grading phase of construction. The model indicates that the use of construction equipment such as tractors, dozers, and concrete saws could expose the commercial use located approximately 450 feet to the south of the center of the project site to a combined noise level of 65.9 dBA L max. Construction activity could result in noise levels in excess of

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
the allowable noise levels at all studied receptors. The Project will minimize noise by implementing Mitigation Measure NOI-1, which requires implementation of engineered controls on construction equipment to reduce temporary noise impacts by a minimum of 5.9 dBA which is a feasible performance standard based on available technology. Engineered controls include retrofitting equipment with improved exhaust and intake muffling, disengaging equipment fans, and installation of sound panels around equipment engines. These types of controls can achieve noise level reductions of approximately 10 dBA. Implementation of Mitigation Measure NOI-1 will reduce temporary noise impacts by a minimum of 5.9 dBA, resulting in maximum construction noise within allowable levels of 60 dBA for neighboring residential uses. Therefore, with implementation of Mitigation Measure NOI-1, construction noise will feasibly be reduced to unsubstantial levels. Operation of the proposed project will result in periodic landscaping and other occasional noise generating activities such as bus loading and unloading. These activities are common in commercial uses and do not represent a substantial increase in periodic noise in consideration that the project site is located in a commercial, mixed use area. Less than significant impacts are expected.				
e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
The project site is not located within two miles of a public or private use airport. A heliport is located at the Riverside County Regional Medical Center, particularly at the northwest corner of Cactus Avenue and Nason Street, across Nason Street from the project site. The heliport is for private use only and requires permission prior to use. Helipad operations coordinate with nearby March Air Reserve Base, Redlands Municipal Airport, San Bernardino International Airport, Flabob Airport, Riversides Municipal Airport, and Hemet-Ryan Airport to ensure that helipad operation does not conflict with aircraft operations and would be expected to be temporary and sporadic. Therefore, no substantial impacts will occur.				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
The project is not located within the vicinity of a private airstrip. No impacts are anticipated related to this issue.				
XIII. **POPULATION AND HOUSING.** Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
The Project involves a CZ from Residential, Agriculture-2 (RA2) to Office with Medical Use Overlay (O/MUO). The Project site sits on approximately 18.38 acres of vacant land east of Nason Street and east of the unimproved alignment of Brodiaea Avenue. The current residential zoning designation allows				

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for a maximum density of 2 dwelling units an acre which would allow for 36 single family residential units on the subject property. Per the U.S. Census Bureau, the City has 3.87 persons per household (2010-2015 estimates). Using this number, a single family development of 36 units could generate approximately 139 new residents. In comparison, the proposed Project will develop a medical campus consisting of two medical office buildings, three assisted living facilities, and two skilled nursing facilities. The three assisted living facilities will house approximately 207 beds that will accommodate the senior community. The project proposes to serve the existing and future aging population in the City of Moreno Valley and surrounding areas.

The existing residential zoning designation could directly induce population growth through the potential development of homes. In comparison, the Project does not propose any development of homes other than the space for the assisted living buildings which will effectively be the residences of senior community members. The Project could result in minimal population growth by encouraging relocation for employment. The Project would not result in any major extensions of roads another infrastructure that would directly or indirectly attract population to the area. Less than significant impacts are expected.

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

As previously discussed, the Project site is vacant and will not displace any housing. No impacts are anticipated.

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

The Project site is vacant and undeveloped and will not displace any people that would necessitate the construction of replacement housing. No impacts are expected.

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

a) Fire protection?			X	

The Moreno Valley Fire Department is the primary response agency for fires, and other emergency incidents for the City. The fire department also provides a full range of fire prevention services to include public education, code enforcement, inspections and fire investigations. The City of Moreno Valley contracts with Cal Fire/Riverside County Fire Department (RCFD). This contract with Cal Fire allows for a full range of fire protection services provided 24-hours a day, 7 days a week. The RCFD is staffed with a combination of County and State of California Department of Forestry & Fire Protection employees. They operate 97 fire stations that serve 1,360,000 residents over 7,206 miles of Riverside County.

The Moreno Valley Fire Department Strategic Plan 2012-2022 provides an overview of Fire Department staff and equipment. The City of Moreno Valley has 7 fire stations throughout the community and per

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the Strategic Plan house a total of six fire engines, two aerial ladder trucks, one brush engine, three reserve fire engines, one reserve fire truck, and two fire rescue squads. The two aerial ladder trucks are staffed with one Fire Captain, one Fire Apparatus Engineer, and one Firefighter II Paramedic. The aerial ladder trucks are staffed with one Fire Captain, one Fire Apparatus Engineer and two Firefighter II's. Staffing for all fire engines and trucks is continuous, 24-hours a day, 7-days a week. The City's fire department has a total of 77 sworn staff and 8 non-sworn staff. Each station is serviced by 3 fire professionals at all times. The closest fire station to the proposed project site is Station No. 99 located at 13400 Morrison Street and is approximately 1.9 miles away. Three additional stations are located within a 4 mile radius.

Per the Moreno Valley Fire Department Strategic Plan 2012-2022, the City participates in a cooperative, regionalized fire and rescue delivery system with the Riverside County Fire Department through the fire services contract between the City and the County. As part of this regionalized system, additional resources are available from the County and surrounding jurisdictions to Moreno Valley when there is an emergency that is utilizing a majority of the City's resources.

The project proposes a medical complex comprised of 6 buildings to be utilized as two medical buildings, three residential assisted living facilities and two skilled nursing facilities. It is expected that the proposed assisted living and skilled nursing facilities would accommodate seniors currently living in the City of Moreno Valley, while some may relocate to obtain care at these facilities. The project will be developed in 3 phases, with phase 1 consisting of the residential assisted living facilities that can accommodate up to 207 residents. Assisted Living I & II are single story buildings and approximately 16,200 sf. and 18,400 sf. and will provide for a combined total of 57 beds. Assisted Living III is a two-story facility with approximately 57,200 sf. and 150 beds. Phase 2 proposes the development of approximately two, two-story medical buildings with approximately 106,000 sf. of medical office space. Medical building 1 will provide professional medical office space for an array of medical uses and building 2 proposes a wellness center and Urgent Care. The final phase will develop the two, single story skilled nursing facilities with approximately 60,800 sf. and accomodate158 beds.

The development of a medical complex with assisted living and skilled nursing components is likely to increase the number of emergency service calls. However, based on the sites proximity to the City's existing fire stations, and comments from the City's Fire Prevention Bureau, the project site can adequately be served without the expansion of a new fire facility and the standard 5- minute response times can continue to be met. The project site is located less and a half-of mile from Riverside County Regional Medical Center and the City's Fire department is equipped with paramedic services.

Additionally, the project would be required to implement all applicable and current California Fire Code Standards. Moreover, the project will be reviewed by City and Fire officials to ensure adequate fire and emergency services as a result of project implementation. Less than significant impacts are anticipated.

b) Police protection?				

The City of Moreno Valley contracts with the Riverside County Sheriff's Department to provide 24-hour law enforcement services 7 days a week, 365 days a year. Services include, patrol, traffic enforcement, crime prevention, detective units and special enforcement. Per the department's website, the MVPD has adopted a "Zoning Policing" strategy. The intent of this strategy is to improve response times to calls for service and familiarize officers with their assigned community areas. The City has

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been divided into four zones and police officers are assigned to a specific zone. Each zone is comprised of a team that consists of a Zone Commander, Zone Supervisor, and Zone Coordinator. The proposed project site will be served by Zone 4 which encompasses southern Moreno Valley, south of Alessandro Blvd., west of Lasselle Street. The City's patrol division contains nine supervising Sergeants, 64 sworn Patrol Officers, three K-9 teams and 12 non-sworn officers.

As discussed above, the project will construct a medical office complex with a residential component for the proposed assisted living and skilled nursing facilities. The project will employ on-site nursing staff that would provide basic health emergency assistance that could limit requests for police or fire emergency services. However, a medical facility with a senior living component is expected to increase calls for emergency services beyond the current conditions. This increase in demand in not expected to hinder the City's ability to provide police services. The project would be reviewed by City and Police staff to ensure adequate response and services is maintained as a result of project implementation. All new construction is required to comply with the current Development Impact Fees in place at the time of construction. These fees allow the City to continue to finance public facilities which goes towards the various public services to include emergency services through the police and fire departments. Development of the proposed project will result in less than significant impacts to police services.

c) Schools?			X	

The project site lies within the Moreno Valley Unified School District. The nearest school site is Valley View High School, approximately 1.2 miles away from the project site. The project proposes to construct a medical complex with professional office space and residential assisted living and skilled nursing facilities. The residential facilities would be occupied by senior residents who would not cause a demand to school services or facilities. Employment generated by project implementation could be served by local employees. It is unlikely that a substantial number of employees would relocate from outside of the region. Therefore, any increase in population generated by employment would be limited and it is not expected to add a substantial increase in school age children. Additionally, development of the project site will be required to comply with MVUSD Development Impact Fees to assist in offsetting impacts to school facilities. Less than significant impacts are expected.

d) Parks?			X	

As previously discussed, the project proposes to construct a medical office complex with office space and senior living residential units comprised of assisted living and skilled nursing facilities. The proposed project would include on-site recreational activities as well as outdoor courtyards. The City of Moreno Valley offers an array of recreational and leisure activities. The City currently has 40 parks and/or joint use facilities, to include, tennis courts, multi-purpose fields and recreation centers. Residents of the assisted living facilities may choose to utilize neighborhood parks; Celebration Park is the closest neighborhood park and is approximately 1.4 miles away. The potential increase in the number of people utilizing park facilities would be nominal and would not result in adverse impacts to the City's existing regional and neighborhood parks. Therefore, less than significant impacts are anticipated.

e) Other public facilities?			X	

Project implementation is not expected to contribute to an increased need for any public services beyond those discussed in this section. As required by City ordinance, the project will be required to pay all

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
applicable City Development Impact Fees. Therefore, the proposed project is anticipated to result in less than significant impacts.				
XV. RECREATION**.**				
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
The Project proposes to construct a medical campus consisting of two medical buildings, three assisted living facilities, and two skilled nursing facilities. The Project does not propose any residential use or other land use that may generate a population that would increase the use of existing parks or other recreational facilities. The proposed Project would include on-site recreational activities as well as courtyards. The City currently has 40 parks and/or joint use facilities (5531.66 maintained acres), and includes a 9-hole executive golf course, 23 multi-use sports fields, 11 tennis courts, nine basketball courts, 28 play apparatus, and three recreation centers. Patients of the assisted living facilities may choose to utilize neighborhood parks; Celebration Park is the closest neighborhood park and is approximately 1.4 miles away. The potential increase in the number of people utilizing park facilities would be limited and would not result in adverse impacts to the City's existing regional and neighborhood parks. Furthermore, the project would be required to pay Development Impact Fees including park facilities fees to offset impacts to City park, trails and recreation facilities. Therefore, less than significant impacts are anticipated.				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	
The Project does include on-site recreational facilities as well as courtyards. The on-site recreational facilities will not have an adverse impact on the environment; alternatively it will provide patients and employees with convenient places for leisure and recreation. Less than significant impacts are expected.				
XVI. **TRANSPORTATION/TRAFFIC.** Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		X		
A Traffic Impact Analysis was prepared for the project by Kunzman Associates, Inc. in October 2017. The report presents the traffic impact study methodology, analysis, recommendations and supporting data. The study indicates that the project will operate with acceptable Levels of Service (LOS) following implementation of the recommendations contained within the report. LOS is discussed further within this section. The project is located at the southeast corner of Nason Street and Brodiaea Avenue. It is proposed to				

provide access to Nason Street, Brodiaea Avenue and Hospital Road. 114,480 square feet of medical office land use, 207 beds of assisted living land use, and 158 beds of nursing home land use are proposed a part of the project.

The study's objectives were to evaluate the following traffic conditions:

1) existing; 2) existing plus phases I, II, and III of the proposed project; 3) phase I opening year (2020) with and without project; 4) phases I and II opening year (2021) with and without project; 5) phases I, II, and III opening year (2022) with and without project; 6) year 2040 with and without project; and 7) determination of on-site and off-site improvements and system management actions needed to achieve City of Moreno Valley level of service requirements.

One of the principal findings of the Analysis is relative to the required Level of Service. This finding indicates that the City has established LOS requirements for all intersections. LOS C is the design objective for all movements and under no circumstance will it be less than LOS D during peak hour, volume-to-capacity of 0.90, for site and non-site traffic at buildout of the study area.

The assessment of intersections is known as the Intersection Delay Method based on the Highway Capacity Manual, Transportation Research Board Special Report 209. To calculate delay, the volume of traffic using the intersection is compared with the capacity of the intersection. Signalized intersections are considered deficient (Level of Service F) if the overall intersection critical volume to capacity equals or exceeds 1.0, even if the level of service defined by the delay value is below the defined Level of Service.

The Traffic Analysis states that existing volume to capacity ratios and LOS were calculated for the study area roadways. The general definition of capacity is the number of vehicles that can reasonably be expected to pass over a given section of roadway in a given period of time. The following table is included as an illustration of Capacity compared to LOS relative to roadway sections.

Roadway Type	Design Capacity (Level of Service C)	Maximum Capacity (Level of Service E)
Divided Major Arterial	45,000	56,250
Modified Divided Major Arterial	30,000	37,500
Arterial	30,000	37,500
Minor Arterial	20,000	25,000

According to the GP EIR the Circulation Element recognizes that an LOS of C is optimal. However it also allows peak hour LOS D in certain locations. These locations include areas of high employment concentration, north/south roads in the vicinity of SR-60 or other locations in already developed areas of the City with geometric constraints that prevent LOS C from being achieved.

Trip Generation rates were determined for daily traffic, morning peak hour inbound and outbound traffic, and evening peak hour inbound and outbound traffic for the existing and proposed land uses within the Traffic Analysis. Trip generation rates for existing and proposed land uses were obtained from the Institute of Transportation Engineers, Trip Generation Manual, 9th Edition, 2012.

The current General Plan designation for the approximately 18.38 site is R2. The R2 designation allows up to 2 residential dwelling units per acre. The project could potentially be developed with 36 residential

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

dwelling units.

If developed with the current General Plan designation, the project would be expected to generate approximately 345 daily vehicle trips, 28 of which occur during the morning peak hour and 37 of which occur during the evening peak hour.

In comparison, the proposed project is projected to generate approximately 5136 daily vehicle trips, 338 of which occur during the morning peak hour and 504 of which occur during the evening peak hour.

The Traffic Analysis concluded that existing traffic conditions for roadway segements and study area intersections currently operate at acceptable LOS.

According to the Analysis, several impacts are expected to occur with or without the project.

- 2020 With or Without the Project: Unacceptable LOS without the improvement of the roadway segment at Alessandro Boulevard west of Nason Street.
- 2040 With or Without the Project: Unacceptable LOS during peak hours without the improvement of the intersections at Nason Street and Eucalyptus Avenue as well as Nason Street and Allesandro Boulevard.
- 2040 With or Without the Project: Unacceptable LOS without the improvement of the roadway segments of Nason Street south of Eucalyptus Avenue; Nason Street north of Cottonwood Avenue; Alessandro Boulevard west of Nason Street and Cactus Avenue east of Nason Street.

The only impact unique to the project which would not occur without the project is:

- 2040 With the Project: Unacceptable LOS without the improvement of the roadway segment of Nason Street between Cottonwood Avenue and Alessandro Boulevard.

The Traffic Study concludes with the following recommendations:

- Construct Nason Street from Brodiaea Avenue to Hospital Road its ultimate half-section width as a Divided Major Arterial (134 foot right-of-way) in conjunction with development, including landscaping and parkway improvements as necessary.
- Construct Brodiaea Avenue from Nason Street to the east project boundary at its ultimate half-section width in conjunction with development, including landscaping and parking improvements, as necessary.
- On-site traffic signing/striping should be implemented in conjunction with detailed construction plans for the project site.
- Sight distance at project accesses shall comply with standard California Department of Transportation and City of Moreno Valley sight distance standards. The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met. Such plans must be reviewed by the City and approved as consistent with this measure prior to issue of grading permits.
- Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout should specifically include an interconnect of the traffic signals to function in a coordinated system.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

As is the case for any roadway design, the City of Moreno Valley should periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.

Following implementation of the project design features, standard conditions of the City of Moreno Valley, along with the recommendations within the project specific Traffic Study and the following Mitigation Measure, impacts are anticipated to be less than significant.

Mitigation Measure:

TRA-1: The project applicant shall participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout should specifically include an interconnect of the traffic signals to function in a coordinated system. Traffic signal mitigation fees shall be paid prior to Opening Year (2020) with Project Phase 1 or alternate City approved deadline.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	

The Congestion Management Program (CMP,) prepared by the Riverside County Transportation Commission (RCTC,) is intended to link land use, transportation and air quality with reasonable growth management methods, strategies and programs that effectively utilize new transportation funds to alleviate traffic congestion and related impacts. As the designated Congestion Management Agency (CMA), the RCTC prepares the CMP that designates a system of highways and roadways to include all State Highway facilities within Riverside County and a system of "principal arterials" to be included as the Congestion Management System (CMS.) Program updates include consultation with local agencies, the County of Riverside, transit agencies and sub-regional agencies like the Western Riverside Council of Governments.

It is the responsibility of local agencies, when reviewing and approving development proposals to consider the traffic impacts to the CMS. All development proposals and circulation projects to be included within the City of Moreno Valley are required to comply with the current policies and procedures set forth by the RCTC's CMP. The CMA provides a uniform database of traffic impacts for use in a countywide transportation computer model. The RCTC has recognized use of the Riverside Transportation Analysis Model (RIVTAM) to analyze traffic impacts associated with development proposals or land use plans. The methodology for measuring LOS must be that contained in the most recent version of the Highway Capacity Manual. Traffic standards must be set no lower than LOS E for any segment or intersection on the CMP system unless the current LOS is lower (i.e., LOS F).

WRCOG has developed a Transportation Uniform Mitigation Fee (TUMF) that complements the objectives of the CMP. The TUMF program is a regional traffic mitigation program. It is intended to address land use and transportation system consistency through an integrated system-wide program that is reviewed annually and based upon local agency general plans and associated ITE trip generation rates. The number of daily trips generated by each land use is derived from the most

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

recent ITE *Trip Generation Manual*.

Under the TUMF, developers of residential, industrial and commercial property pay a development fee to fund transportation projects that will be required as a result of the growth the projects create. The payment of TUMF mitigation fees will be required as a Condition of Approval for any future development project.

Nason Street is part of the TUMF network in Moreno Valley. The project is required to implement the payment of TUMF fees, Development Impact Fee (DIF) Program and established LOS requirements. Project implementation is not anticipated to conflict with the regional congestion management program if the project description combined with standard conditions described in this discussion, including the payment of TUMF fees, are implemented prior to project construction. Less than significant impacts are anticipated.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X	

According to the General Plan EIR: Safety Risks Due to Changes in Air Traffic Patterns Implementation of the proposed General Plan is not expected to significantly increase the number of individuals using the airport facilities at March Air Reserve Base/March Inland Port, which is a joint civilian and military airport. Additionally, the proposed General Plan would not result in construction of incompatible development within the airport area of influence. The Project is not expected to result in a change in air traffic patterns, including either an increase in traffic levels or additional safety risks associated with new development in areas subject to airport operations. No significant impact associated with March Air Reserve Base or air traffic patterns has been identified.

The subject property is located approximately 4 miles northeast of March Air Reserve Base (ARB.) Impacts to air traffic patterns are not anticipated for the City or the proposed Project. Less than significant impacts are anticipated.

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

The project site plan has been designed according to City of Moreno Valley standards. It provides an internal circulation system without sharp curves or dangerous intersections that is subject to review and approval by the City Traffic Engineer during standard City review processes. It is proposed to provide access to Nason Street, Brodiaea Avenue and Hospital Road. The intersection of Hospital Road and Nason Street is currently signalized and is proposed to provide full access to the Project. The intersection at Brodiaea Avenue and Nason Street is currently a cross street stop and is proposed to provide right turn in/out only access to the project and a cross street stop. The intersection at the Project Entry and Nason Street does not currently exist however it is proposed to be right turn in/out only with a cross street stop. The three points of Project access on Brodiaea Avenue are proposed to be full access, cross street stops.

These driveways have been designed to incorporate proper stacking, sight distance and intersection

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

control (e.g. left turn pockets) features. Consequently, the project design will not substantially increase vehicular hazards and impacts would be considered less than significant.

e) Result in inadequate emergency access?			X	

The GP EIR indicates that the City will continue to implement its adopted road standards, the State of California Department of Transportation Highway Design Manual, Municipal Code and Fire Code. As a result, new and improved roadways will be designed to avoid unsafe elements and to provide adequate emergency access. The project would be reviewed by the Moreno Valley Fire and Police Departments as a standard part of the City's review process. Access points will comply with emergency access requirements. Review and approval of the site design by these agencies would ensure that impacts related to emergency access would be less than significant.

f) Conflict with adopted policies or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	

The project is not expected to conflict with the adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities.

The GP EIR indicates that RCTC is charged with coordinating the operation of all public transportation services in Riverside County with a goal towards promoting program efficiency and effectiveness between transit operators. Moreno Valley is primarily served by the Riverside Transportation Agency (RTA), which provides public bus service to most of western Riverside County, including Moreno Valley.

The Project Traffic Study states that the study area is currently served by Riverside Transit Agency Routes 20, 35, 41, and 210 along Nason Street, Eucalyptus Avenue, Alessandro Boulevard, Cactus Avenue, and Iris Avenue. A Transfer Point is indicated at the Riverside University Medical Center which is directly adjacent to the Project, on the west side of Nason Street.

The use of local transit services by future project employees and patients is expected to be a less than significant impact. The project proponent is expected to coordinate with this Transit Agency regarding public transit facilities.

The GP EIR describes the Moreno Valley Bikeway Plan. It consists of Class I, Class II and Class III routes. Class I bikeways are dedicated trails, separated from vehicular traffic. Class II are designated, striped bikeways generally located along the right shoulder of the roadway. Class III routes are identified with roadside signs, and do not have marked travel lanes. These bikeways provide bicycling opportunities for both recreational and commuting purposes.

The proposed project would improve pedestrian mobility by incorporating external and internal sidewalks and pedestrian walkways. The Traffic Analysis indicates that a Class 1 Multi-Use Path is located on Nason Street frontage. All plans will be reviewed and constructed in conformance with City safety standards.

Improvements resulting from the project are expected to enhance, rather than obstruct or conflict with,

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
the City's established goals on public, pedestrian and bicycle transportation or with any existing facilities. Impacts are expected to be less than significant.				
XIX. **TRIBAL CULTURAL RESOURCES**				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X		
As previously discussed in the Cultural discussion of this document, MIG conducted a project and site specific study on historical and archaeological resources. The assessment included records searches, Native American scoping, historical background research, and field survey. The results of the field survey found no presence of artifacts or cultural resources (prehistoric or historic). However, there are eight (8) previously recorded archaeological resources (prehistoric and historic) located within a one-mile radius (5-prehistoric and 3-historic) of the Study Area. None of these resources will be impacted by the proposed project. No known historical resources from the EIC records were recorded within the Study Area However, there was a single historic built environment (family house) located within a one-mile radius of the Study Area and no historic resources were identified during the pedestrian survey. Therefore, no further evaluation of historical resources is necessary. Furthermore, the NAHC reported that the sacred land research yielded negative results for Native American Cultural Resources within the Project area, but recommended that local Native American Groups be contacted for further information. MIG sent eighteen written requests to local Tribal representatives for comments and further information. Of the eighteen organizations contacted, seven Tribal representatives have responded in writing. The Soboba Band of Luiseno Indian identified the area to be located in the Tribes Traditional Use Area and is considered culturally sensitive. As a result of AB 52 consultation, additional mitigation was recommended by Pechanga and Soboba Band of Luiseno Indians. These mitigation measures have been thoroughly incorporated into this IS/MND and are identified as TRI-1 of this Section and in Cultural Resource Section V of this document. Therefore, less than significant impacts are expected to Tribal Cultural Resources following the recommended mitigation measure TRI-1.				
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5025.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X		

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

As previously discussed in the Cultural discussion of this document and above, the Native American Heritage Commission (NAHC) sacred land record search did not indicate the presence of Native American resources within a half-mile radius of the project. The NAHC recommended that additional local Native Tribes be contacted for further information. MIG sent eighteen written requests to local Tribal representatives for comments and further information. Of the eighteen organizations contacted, seven Tribal representatives have responded in writing. The Soboba Band of Luiseno Indians, Cabazon Band of Mission Indians, Santa Rosa Band of Mission Indians, Pala Band of Mission Indians, San Luis Rey Band of Mission Indians, Agua Caliente Band of Cahuilla Mission Indians, and the San Manuel Band of Mission Indians.

The Soboba Band of Luiseno Indians concluded that although it is outside of their existing reservation, the project area does fall within the bounds of their Tribal Traditional Use Areas. The project location is in proximity to known sites, is a shared use area that was used in ongoing trade between the tribes, and is considered to be culturally sensitive by the people of Soboba. The Tribe requested: to initiate a consultation with the project proponents and lead agency; the transfer of information to the Soboba Band of Luiseno Indians regarding the progress of this project should be done as soon as new developments occur; to act as a consulting tribal entity for this project; and that tribal monitors be present during all ground disturbing proceedings including surveys and archaeological testing.

The Cabazon Band of Mission Indians, the Santa Rosa Band of Mission Indians, and the Pala Band of Mission Indians stated the Study Area was outside of their ancestral territory and had no comments regarding the proposed project. The San Luis Band of Mission Indians deterred their comments to the Pechanga Band of Mission Indians or to the Soboba Tribe. The Agua Caliente Band of Cahuilla Mission Indians requested a cultural technical report of the Study Area (the report was in-progress at the time of their request) to include CHIRIS- Record Search results before it would comment on the proposed project. Finally, the San Manuel Band of Mission Indians stated that they have no knowledge of tribal cultural resources located within the Study Area. However, they recommended that a Phase I Cultural Assessment of the Study Area be completed prior to earthmoving activities.

AB 52 Consultation was conducted by the City of Moreno Valley from December, 2016 through September, 2017. During the consultation period, the Soboba and Pechanga Band of Luiseno Indians have consulted with the City and requested Tribal Native American Monitoring and that additional mitigation be incorporated. All recommended mitigation has been incorporated within this IS/MND. Based on these findings, less than significant impacts with mitigation are anticipated.

Mitigation Measures:

TRI-1: If, during mass grading and trenching activities, the Archaeologist or Tribal Monitor suspect that an archaeological resource and/or TCR may have been unearthed, the monitor identifying the potential resources, in consultation with the other monitor(s) as appropriate, shall immediately halt and redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. The Native American monitor(s) or appropriate representative(s) and the archaeological monitor shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2. The archaeological monitor and Tribal monitor(s) or appropriate representative(s), the Project

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

Applicant, and the City Planning Division shall confer regarding mitigation of the discovered resource(s). All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible. If preservation in place is not feasible, treatment and/or mitigation may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis.

XVIII. **UTILITIES AND SERVICE SYSTEMS.** Would the project:

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

The project falls under the jurisdiction of the Eastern Municipal Water District (EMWD). The project will connect into the existing 18' sewer main located in Nason Street. The project proposes a medical complex with professional medical offices, and residential assisted living and skilled nursing components, which will result in an increase in wastewater flows. Per the Due Diligence meeting with EMWD (February 2, 2017), sewer services were deemed adequate to serve the project. The project will connect into the existing wastewater system to extend wastewater services throughout the project. The infrastructure and design components for the project will be consistent with EMWD requirements and their 2015 Urban Water Management Plan (UWMP). Therefore, the project is not expected to exceed wastewater treatment requirements pf the Regional Water Quality Control Board. The project will also undergo further review by EMWD and City engineering staff to ensure compliance with all applicable wastewater treatment requirements. Less than significant impacts are expected.

b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	

EMWD provides domestic water and wastewater service to the project site and has a service area of approximately 555 square miles in western Riverside County. EMWD is both a retail and wholesale agency, serving a retail population of 546,146 people and a wholesale population of 215,075 people. EMWDs 2015 adopted UWMP has been developed to assist the agency in forecasting water demands and supplies. Additionally, EMWD currently treats approximately 43 million gallons per day of wastewater at its four active regional water reclamation facilities through 1,813 miles of sewer pipeline.

The project site is currently vacant and undeveloped land that is not serviced by existing utilities. The project proposes to connect into existing water and sewer infrastructure located along Nason Street to extend service to the project site. The project will comply with the existing water management program in place. The development will be expected to implement water conservation measures to reduce impacts to public water supply. Furthermore, per EMWD, the project is a candidate for recycled water use which will further reduce impacts to potable water. The project will undergo further review by EMWD and City staff to ensure wastewater capacity and compliance with all wastewater treatment requirements. Additionally, the project will comply with all sewer and water installation and connection fees in place at the time of development. No new or expanded treatment facilities are expected as a result of project implementation. Less than significant impacts are expected.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
The proposed project will introduce permanent impervious surfaces to the undeveloped site in the form of structures, hardscape and paved streets. The Project will also incorporate storm water drainage facilities that will promote on-site retention, including the use of pervious pavement with subsurface stone-filled infiltration. This method of stormwater management will therefore facilitate groundwater recharge through infiltration at each of the Project's drainage management areas. To manage on-site runoff and prevent considerable increases in the release of runoff into the Moreno MDP, the project will incorporate a grading design with engineered storm drain facilities designed based on the findings of the project-specific hydrology study. The project area would be divided into multiple drainage management areas, where runoff from impervious areas would be routed to the appropriate BMPs. Only stormwater volume that exceeds the design capture volume would be conveyed off-site into the receiving Line I on Nason Street. A Project-Specific Water Quality Management Plan (WQMP) shall be prepared prior to issuance of a grading permit and implemented during the life of the project. The WQMP will identify the strategy of low impact development (LID) site design facilities, storm drain improvements, source control measures, and operation and maintenance procedures necessary to maintain the water quality control. No new or expanded storm drainage facilities are anticipated as a result of project implementation. Less than significant impacts are anticipated.				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
The majority of EMWDs water supplies are imported water purchased through the Metropolitan Water District of Southern California (MWD) and the Colorado River Aqueduct (CRA). EMWDs local supplies include groundwater, desalinated groundwater, and recycled water. Groundwater is pumped from the Hemet/San Jacinto and West San Jacinto areas of the San Jacinto Groundwater Basin. EMWDs adopted 2015 UWMP has been developed to assist the agency in reliably meeting current and future water demand in a cost effective manner. The project site is currently vacant and undeveloped land and not served by existing utilities. There is an existing 18' water main located in Nason Street along the project frontage. The project is proposing a medical complex comprised of medical office space and residential assisted living and skilled nursing facilities which would increase the demand to existing water supplies. The project is proposing to connect into the existing infrastructure in order to extend service. The infrastructure and design components for the connection of services will be consistent with EMWD and City requirements. The project would not necessitate the need for new of expand water facilities or entitlements and EMWD would be able to meet the increased demand for water services. Moreover, the proposed development will be expected to implement water conservation measures to reduce impacts to water. The project is also a candidate for recycled water use which will further reduce impacts to potable water. Less than significant impacts are expected.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
As previously discussed, wastewater generated by the project will be adequately served by EMWD. EMWD currently treats approximately 43 million gallons per day of wastewater at its four active regional water reclamation facilities through 1,813 miles of sewer pipeline. Per the Due Diligence meeting with staff at EMWD, sewer services were deemed to be adequate to serve the project. Therefore, sufficient capacity is available impacts would be less than significant.				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
Solid waste disposal and recycling services for the City of Moreno Valley is provided by Waste Management. Waste Management of the Inland Empire is a local division of the world's leading waste disposal company Waste Management Inc. Waste Management serves over 220,000 residents and disposes over 17,000 tons of waste on a weekly basis in the Inland Empire. Solid waste and recycling collected in the City is transferred to the El Sobrante landfill located in Corona. This facility has the capacity to process up to 70,000 tons of waste per week. Per the CalRecycle Data Summary, this landfill has a remaining capacity to hold 145,530,000 tons of waste. The California Department of Public Health and the Medical Waste Management Program (MWMP) regulates the generation, handling, storage, treatment and disposal of medical waste, by implementing the Medical Waste Management Act (MWMA). The MWMP shall ensure the proper handling of medical waste by permitting and inspecting medical waste. All medical waste shall be transported to an approved and registered medical waste transfer station and treatment facility. The project will comply with all applicable solid waste statutes and regulations and medical waste programs and plans currently in place. Therefore, less than significant impacts are expected relative to solid waste capacity.				
g) Comply with federal, state, and local statues and regulations related to solid waste?				X
The City of Moreno Valley contracts with Waste Management to serve the City's solid waste and recycling needs. All solid waste activities are carried out in compliance with the State, Federal and local statutes regulating solid waste. The project is not anticipated to hinder or impede future compliance and will comply with all local and state statutes and regulations in place. No impacts are anticipated.				
XIX. **MANDATORY FINDINGS OF SIGNIFICANCE.**				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X	

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
As concluded in the Biological, Cultural Resources and Tribal Cultural Resources sections of this document, the proposed project would result in no impacts or less than significant impacts to these resources. The project is compatible with the surrounding land use and will not significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate important examples of the major periods of California history or prehistory. Based upon the information and mitigation measures provided within this Initial Study and independent studies prepared for biological and cultural resources, approval and implementation of the project is not expected to substantially alter or degrade the quality of the environment, including biological, cultural, or historical resources. Less than significant impacts are expected.				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
The proposed project and its location are found to be consistent with the existing federal, state, and local policies. The project site is an ideal location for the proposed medical complex, given the close proximity to the existing Riverside County Regional Medical Center and other adjacent medical facilities. Approval and implementation of the proposed project will result in less than significant impacts related to cumulatively considerable impacts.				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
The proposed project will not result in impacts related to environmental effects that will cause substantial adverse effects on human beings. The project will be consistent with other surrounding medial uses and will be developed in accordance with all current building standards. The City's review process will ensure that all applicable guidelines and standards are followed and implemented. Based upon the findings provided in this document, and mitigation measures and standard conditions incorporated into the project, less than significant impacts are expected.				

Sources

City of Moreno Valley, General Plan, July 2006

City of Moreno Valley Municipal Code

Riverside County General Plan (RCIP), adopted October 7, 2003

Eastern Municipal Water District Urban Water Management Plan, June 2016

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Noise Study, prepared by MIG, March 2017

Preliminary Hydrology Report, prepared by MSA Consulting, September 2016