

## INITIAL STUDY FOR THE ALESSANDRO WALK PROJECT



**ALESSANDRO WALK**  
**PEN21-0290, PEN21-0291, PEN21-0292,**

**August 10, 2022**

**Lead Agency:**  
**CITY OF MORENO VALLEY**  
14177 Frederick Street  
Moreno Valley, CA 92552

**Prepared By:**  
**ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.**

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- Western Riverside MSHCP Habitat Assessment Report (**Appendix B**)
- Focused Burrowing Owl Survey Report (**Appendix C**)
- Phase I Cultural Resources Survey (**Appendix D**)
- Soil Investigation, Infiltration Tests and Liquefaction Evaluation Report (**Appendix E**)
- Paleontological Assessment (**Appendix F**)
- Phase 1 Environmental Site Assessment (**Appendix G**)
- Preliminary Hydrology Report (**Appendix H**)
- Project Specific Water Quality Management Plan (**Appendix I**)
- Noise Impact Study (**Appendix J**)
- Vehicle Miles Traveled Screening Analysis (**Appendix K**)



# INITIAL STUDY (IS) FOR ALESSANDRO WALK PROJECT

## BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

1. **Project Case Number(s):** PEN21-0290, PEN21-0291, and PEN21-0292,
2. **Project Title:** Alessandro Walk
3. **Public Comment Period:** August 19, 2022 to August September 7, 2022
4. **Lead Agency:** City of Moreno Valley  
Jeffrey Bradshaw, Planning Department  
14177 Frederick Street  
Moreno Valley, CA 92552  
(951) 413-3224  
jeffreyb@moval.org
5. **Documents Posted At:** <http://moreno-valley.ca.us/cdd/documents/about-projects.html>
6. **Prepared By:** Environment Planning Development Solutions, Inc  
2355 Main Street, Suite 100  
Irvine, CA 92614
7. **Project Sponsor:**

<b>Applicant/Developer:</b> Passco Pacifica LLC 333 City Boulevard West, 17 <sup>th</sup> Floor Orange, CA 92866 Attn: Oscar Graham (714) 609-7257	<b>Property Owner</b> The Chu Family Trust, et al.
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8. **Project Location:** North side of Alessandro Boulevard, south of Bay Avenue, east of Volga Lane (extended), west of Nason Street, in the City of Moreno Valley, Riverside County, California, USGS Section 9, Township 3 South, Range 3 West of the Sunnymead, California (7.5-minute), APN 487-470-022. Reference **Figure A, Regional Location Map** and **Figure B, Vicinity Map**.
9. **General Plan Designation:** Downtown Center (DC).
10. **Specific Plan Name and Designation:** N/A
11. **Existing Zoning:** Downtown Center (DC).

**Figure A: Regional Location Map**

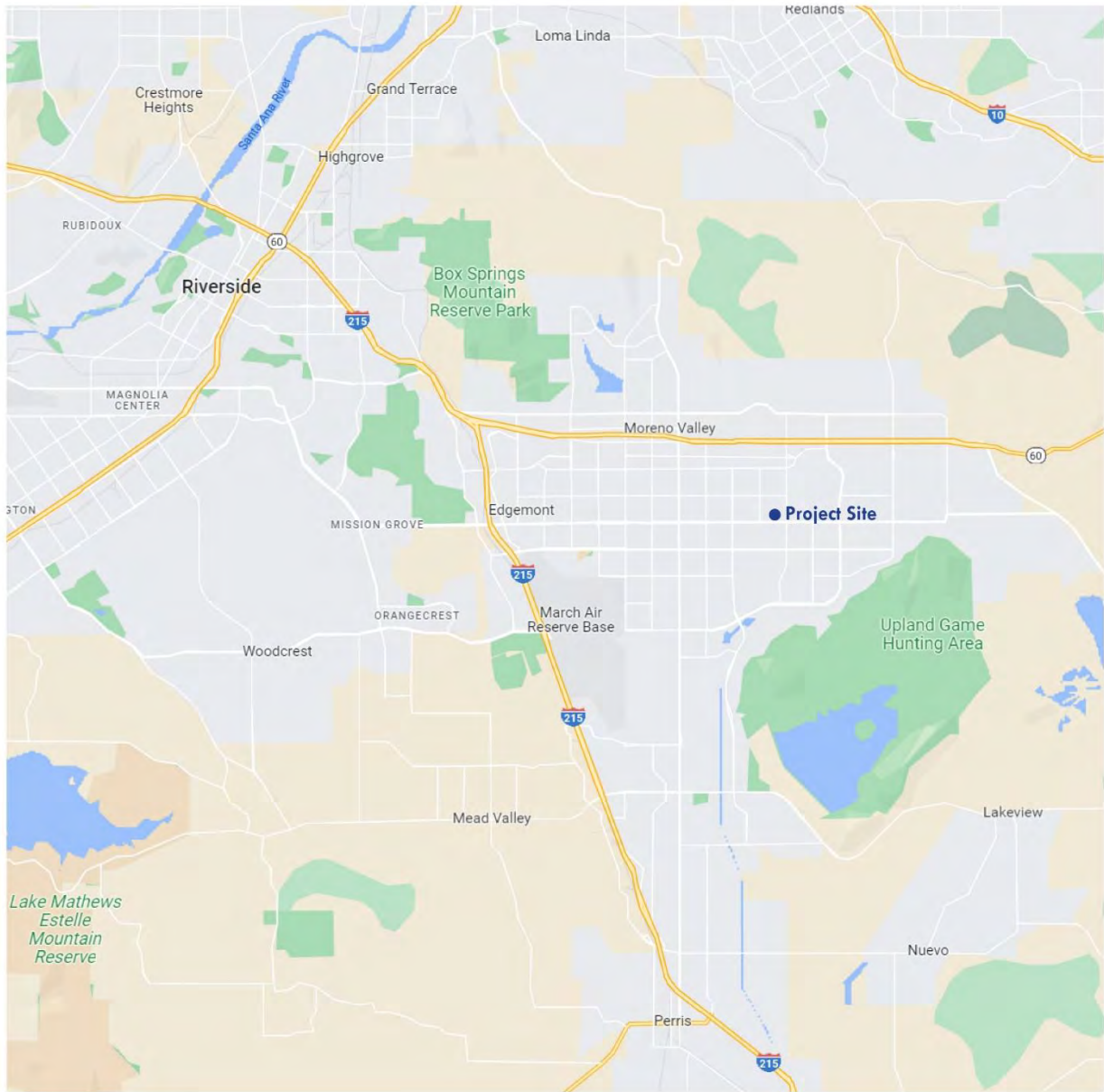


Figure B: Vicinity Map



# Figure C: Site Plan



North  
Scale: 1"=50'-0"  
(modified 3.21.2022)

Project Summary:  
Total Project Area = 20.01 Gross Acres  
Developable Area = 18.49 Net Acres  
Density = 12.28 Units/Net Acres  
No. of Lots = 227

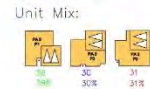
Lot Program -

Planning Area	Lot Size	No. of Lots
PA 1	Live/Work (42'x49' min lot)	19
PA 2	2 Sty - SFD (42'x42' min lot)	108
PA 3	2 Sty - SFD (43'x43'-45' min lot)	100
TOTAL		227

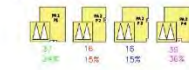
Community Green and Lettered Lots = 2.40 Acres (104,516 Acres)  
Detention Basin = .72 Acres (31,390 sf)  
Private Open Space = .61 Acres (26,456 sf)

Parking Summary:  
Required Parking: 454 Enclosed Garage Spaces  
57 Guest Spaces  
511 TOTAL @ 2.25 Spaces/Unit  
Provided Parking: 454 Enclosed Garage Space  
121 Guest Spaces  
575 TOTAL @ 2.53 Spaces/Unit

Planning Area 3:  
Area = 7.80 Acres  
Density = 12.8 Units/Acre  
No. of Lots = 100  
Parking Required = 225 @ 2.25/unit  
Parking Provided = 251 @ 2.51/unit



Planning Area 2:  
Area = 7.86 Acres  
Density = 13.74 Units/Acre  
No. of Lots = 108  
Parking Required = 243 @ 2.25/unit  
Parking Provided = 267 @ 2.47/unit



Planning Area 1:  
Area = 2.83 Acres  
Density = 6.71 Units/Acre  
No. of Lots = 19  
Parking Required = 43 @ 2.25/unit  
Parking Provided = 57 @ 3.00/unit



Figure D: Tentative Tract Map 38265



**Figure E: Elevations**



PRODUCT 1 - LIVE WORK HOMES



MID LOT ALLEY ACCESS HOMES



CORNER LOT SIDE ACCESS HOMES



MID LOT ALLEY ACCESS & CORNER LOTS



CORNER LOT SIDE ACCESS HOMES

12. **Surrounding Land Uses and Setting:**

**Table 1: Project Site and Surrounding Land Uses**

	<b>Land Use</b>	<b>General Plan</b>	<b>Zoning</b>
<b>Project Site</b>	<b>Vacant</b>	<b>Downtown Center</b>	<b>Downtown Center</b>
North	Single-Family Residential	R5 Residential	R5 Suburban Residential
South	Single-Family Residential, Private school, Vacant	Downtown Center	Downtown Center
East	Single-Family Residential	Downtown Center I	Downtown Center
West	Vacant	R5 Residential	R5 Suburban Residential

13. **Description of the Site and Project:**

**Environmental Setting**

The proposed Project site is vacant and undeveloped land that is relatively flat and dominated by low-growing non-native and ruderal vegetation. A single pepper tree is located in the southeast corner of the site. The site shows signs of recent mowing, trash dumping, disking, pedestrian travel, and vehicle travel. Stormwater drainage from the Project site sheet flows generally north to south towards Alessandro Boulevard, with elevations ranging from 1,583 feet above mean sea level (AMSL) in the southwest corner at its lowest point and up to 1,608 feet AMSL at the northeastern corner at its highest point.

The Project site was planted at some time between 1901 and 1938 with an orchard, and a residence was built at some time between 1943 and 1949. The orchard and residence were cleared from the site at least twenty years ago.

**Project Description**

The Project requires the approval of the following entitlements:

- Tentative Tract Map
- Conditional Use Permit for a Planned Unit Development

The Project proposes development of 227 two-story, single-family detached residences on an approximately 20-acre (gross) site located on the north side of Alessandro Boulevard between Morrison and Nason Streets in the City. Reference **Figure E, Site Plan**.

Nineteen of the residences would be designed as live/work units with ground floor offices. The remaining 208 units would be designed as traditional residential units. The Project includes 454 resident parking spaces in enclosed garages, 121 guest surface parking spaces, landscaping and lighting, internal streets, a community park and fitness park, two parklets, masonry walls around the perimeter of the development, vinyl fencing around each unit, and two water quality detention basins.

The Project includes three planning areas (PAs). PA 1 (2.83 acres) is located along Alessandro Boulevard and would contain 19 live/work units designed in two floorplans, modern and contemporary. In support of the City’s mixed-use goals for the area, these live/work units have offices located on the ground floor to encourage

development of small, local businesses by reducing the costs associated with maintaining separate residences and office spaces. PA 2 (7.86 acres) is located north of PA 1 and contains 108 residential lots and proposes residential buildings be designed in four different architectural styles. PA 3 (7.8 acres) is located north of PA 2 and contains 104 residential lots and proposes residential buildings be designed in three different architectural styles.

The Project's single-family detached residences would continue the pattern of the existing development to the north and west by providing two-story single-family detached residences.

The Project would be consistent with the General Plan land use designation and zoning.

### **Access and Circulation**

The Project's main access would be from Alessandro Boulevard on the south perimeter of the site. A secondary access would be off of Pegasus Way/Volga Lane on the west perimeter of the site, completing offsite roadway improvements for the existing partially-built street section. The half street sections of the Bay Avenue project frontage and the Volga Lane project frontage between Bay Avenue to Pegasus Way would be ground down and overlain with new asphalt. An emergency vehicle access point would be located at the terminus of Danube Way. Danube Way, which currently dead-ends at the Project, would be improved with a hammerhead turnaround on the Project site.

### **Planning Areas**

As indicated previously, the Project site is divided into three PAs, as detailed below.

- PA 1, on 2.83 acres, is located along Alessandro Boulevard and contains 19 live/work units. Lot sizes are a minimum of 42 ft. x 49 ft., and lots range from 2,047 to 2,607 square feet. The density of this PA is 6.71 du/ac. Two floorplans are proposed in this PA. The sides of the residential units within PA 1 that face Alessandro Boulevard would be constructed with upgraded windows with Sound Transmission Class (STC) ratings of 30-35, depending on the window-to-glass ratio.
- PA 2, on 7.86 acres, is located north of PA 1 and contains 108 residential lots. Lot sizes are a minimum of 42 ft. x 42 ft., and lots range from 1,778 to 2,310 square feet. The density of this PA is 13.74 du/ac. Four floorplans are proposed in this PA.
- PA 3, on 7.8 acres, is located north of PA 2 and contains 104 residential lots. Lot sizes are a minimum of 43 ft. x 43 ft., and lots range from 1,806 to 2,732 square feet. The density of this PA is 12.8 du/ac. Three floorplans are proposed in this PA.

Reference **Figure F, Tentative Tract Map 38265** and **Figure G, Elevations**.

## **Live/Work Development**

Nineteen live/work units would be located in the southern portion of the site, near Alessandro Boulevard. Two distinct floorplans are proposed, with Box Shed Modern and California Contemporary architectural styles. Residences would range from 2,210 to 2,405 square feet, with 3 bedrooms and 2.5 baths plus workspaces. Live/work units are designed with two separate entries, on opposite sides of the structure, for the residential and work components of the structure.

## **Residential Development**

The 208 conventional single-family residences would be two stories with a private yard and a two-car garage. Residences would have front on private streets or courts. Four floor plans are proposed with four different architectural styles—French, Spanish, Traditional, and Tuscan. Residences would range from 1,630 to 2,060 square feet, with 3 to 4 bedrooms and 2.5 baths.

## **Parking**

Each single-family residence includes two enclosed garage spaces (454 spaces total), and there are an additional 121 guest spaces distributed throughout the site, yielding 575 parking spaces and a parking ratio of 2.53 spaces/unit. This exceeds Code-required parking of 511 spaces (2.25 spaces/unit).

## **Recreation, Open Space, Walls and Fences, and Landscaping**

A 19,056 square foot Community Park is planned in the center of the Project site. This park would include features such as a multi-purpose lawn, shade structures, barbecues, picnic tables and chairs, lighting, and bike racks. To the north of the central open space is a second, smaller 7,225 square foot fitness park with a multi-purpose lawn, seating, and outdoor fitness stations. Near the main entrance to the site off Alessandro Boulevard are two live-work parklets totaling 3,211 square feet that would contain a shade trellis with workspace benches, bike racks, and a turf lawn. On-site open space would total 32,492 square feet or approximately 0.76 acres.

New 5.5-foot-high masonry perimeter walls would be installed along the eastern and northern edges of the site, and along Volga Avenue. The masonry wall along Bay Avenue would contain pedestrian access points to enhance connectivity within the neighborhood. An existing perimeter wall would remain along the western edge south of Pegasus Way. Individual lots would be separated by vinyl fences. Tube steel fencing would be used in certain locations.

All Project landscaping is subject to the requirements of the City of Moreno Valley Municipal Code. **Reference Figure H, *Conceptual Landscape Plan*.**

## **Water Quality Management**

Water quality management would be provided primarily by two detention basins along the western edge of the site, measuring 14,897 square feet and 16,493 square feet. The larger basin would be located near Alessandro Boulevard and the other

basin towards the middle of the western perimeter near the Sage Brush Court cul-de-sac.

## **Grading and Construction**

Project grading would necessitate 6,040 cubic yards of soil import. It is anticipated that imported soil would be transported from an approved site within a 20-mile radius. **Reference Figure I, *Grading Plan*.**

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

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 21080.3.2.) 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.

The City sent notices on April 7, 2022 regarding the Project to California Native American tribes that may have knowledge regarding tribal cultural resources in the Project vicinity. Three tribes responded to the consultation request including Rincon Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, and Yuhaaviatam of San Manuel Nation. None of the responding tribes requested consultation. No information has been provided to the Lead Agency indicating any likelihood of uncovering tribal cultural resources on the Project site. To avoid potential adverse effects to tribal cultural resources, mitigation measures have been included to avoid potential impacts to tribal cultural resources that may be unearthed by project construction activities. Further description of Consultation is provided in Section 18, *Tribal Cultural Resources*.

15. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**
- a. Riverside County Flood Control and Water Conservation District (RCFCWCD)
  - b. Regional Water Quality Control Board, Santa Ana Region (RWQCB)

**Figure F: Conceptual Landscape Plan**



**Figure G: Conceptual Grading Plan**



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

- a. Air Quality, Energy, and Greenhouse Gas Impact Analysis – **Appendix A**
- b. Western Riverside MSHCP Habitat Assessment Report – **Appendix B**
- c. Focused Burrowing Owl Survey Report – **Appendix C**
- d. Phase I Cultural Resources Survey – **Appendix D**
- e. Soils Investigation, Infiltration Tests and Liquefaction Evaluation Report – **Appendix E**
- f. Paleontological Assessment – **Appendix F**
- g. Phase 1 Environmental Site Assessment – **Appendix G**
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- i. Project Specific Water Quality Management Plan – **Appendix I**
- j. Noise Impact Study – **Appendix J**
- k. Vehicle Miles Traveled Screening Analysis – **Appendix K**

17. **Acronyms:**

ADA -	American with Disabilities Act
ALUC -	Airport Land Use Commission
ALUCP -	Airport Land Use Compatibility Plan
AQMP -	Air Quality Management Plan
CEQA -	California Environmental Quality Act
CIWMD -	California Integrated Waste Management District
CMP -	Congestion Management Plan
DTSC -	Department of Toxic Substance Control
DWR -	Department of Water Resources
EIR -	Environmental Impact Report
EMWD -	Eastern Municipal Water District
EOP -	Emergency Operations Plan
FEMA -	Federal Emergency Management Agency
FMMP -	Farmland Mapping and Monitoring Program
GIS -	Geographic Information System
GHG -	Greenhouse Gas
GP -	General Plan
HCM	Highway Capacity Manual
HOA -	Home Owners' Association
IS -	Initial Study
LHMP -	Local Hazard Mitigation Plan
LOS -	Level of Service
LST -	Localized Significance Threshold
MARB -	March Air Reserve Base
MARB/IPA-	March Air Reserve Base/Inland Port Airport
MSHCP -	Multiple Species Habitat Conservation Plan
MVFP -	Moreno Valley Fire Department
MVPD -	Moreno Valley Police Department
MVUSD -	Moreno Valley Unified School District
MWD -	Metropolitan Water District
NCCP -	Natural Communities Conservation Plan
NPDES -	National Pollutant Discharge Elimination System
OEM -	Office of Emergency Services
OPR -	Office of Planning & Research, State
PEIR -	Program Environmental Impact Report
PW -	Public Works
RCEH -	Riverside County Environmental Health

RCFCWCD - Riverside County Flood Control & Water Conservation District  
RCP - Regional Comprehensive Plan  
RCTC - Riverside County Transportation Commission  
RCWMD - Riverside County Waste Management District  
RTA - Riverside Transit Agency  
RTIP - Regional Transportation Improvement Plan  
RTP - Regional Transportation Plan  
SAWPA - Santa Ana Watershed Project Authority  
SCAG - Southern California Association of Governments  
SCAQMD - South Coast Air Quality Management District  
SCE - Southern California Edison  
SCH - State Clearinghouse  
SKRHCP - Stephens' Kangaroo Rat Habitat Conservation Plan  
SWPPP - Storm Water Pollution Prevention Plan  
SWRCB - State Water Resources Control Board  
USFWS - United States Fish and Wildlife  
USGS - United States Geologic Survey  
VMT - Vehicle Miles Traveled  
VVUSD - Valley Verde Unified School District  
WQMP - Water Quality Management Plan  
WRCOG - Western Riverside Council of Government

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**DETERMINATION (To be completed by the Lead Agency):**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant" 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 adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Jeff Bradshaw  
 Signature  
 Jeff Bradshaw  
 Printed Name

08/15/22  
 Date  
City of Moreno Valley  
 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 is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
  - 4) "Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The Lead Agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
  - 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or another CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
    - a) Earlier Analyses Used. Identify and state where they are available for review.
    - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
  - 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
  - 7) Supporting Information Sources. A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
  - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
  - 9) The explanation of each issue should identify:
    - a) the significance criteria or threshold, if any, used to evaluate each question; and
    - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. AESTHETICS</b> – Except as provided in <a href="#">Public Resources Code §21099</a> – Modernization of Transportation Analysis for Transit-Oriented Infill Projects – <b>Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant Impact</b></p> <p>A scenic vista possesses visually aesthetic resources of high value to the community which are natural features or significant structures and buildings. According to the City’s GP, many of the scenic resources are outside the City limits. Scenic resources that can be viewed from the City include the San Jacinto Mountains and the Badlands to the east, the San Bernardino Mountains to the northeast; Mt. Russell and surrounding hills of Lake Perris to the southeast; and the Box Springs Mountains to the north and northwest.</p> <p>As stated above in <b>Environmental Setting</b>, the Project site is vacant and undeveloped, and consists of flat graded vacant land, dominated by low-growing non-native and ruderal vegetation. The Project site in its existing condition does not constitute a scenic vista and is not within a scenic vista. As shown in <b>Table 1, Project Site and Surrounding Land Uses</b>, land uses surrounding the Project site are existing one and two-story single-family residential development to the west and north. Vacant property is located to the northeast and east, and property to the south across Alessandro is partially developed with a private school, mobile home park, and single-family residential.</p> <p>Although the new two-story residential structures would partially obstruct public views of Mt. Russell and the surrounding hills of Lake Perris from Bay Avenue, views would remain from certain vantage points along Bay Avenue.</p> <p>Views of the San Bernardino mountains and Box Spring mountains are partially obstructed by development to the north of Alessandro Boulevard. The proposed Project would result in similar vantage points as the existing developments to the north of Alessandro Boulevard. Thus, public views from Alessandro Boulevard would not be substantially altered by development of the proposed Project. The Project would not alter public views of the badlands to the east of the Project site as the Badlands would remain visible from Alessandro Boulevard and Alessandro Boulevard. The incremental loss of public views of these resources would be limited to the surrounding area, and such individual views from adjoining and nearby development across the Project site to the distant mountains are not considered scenic resources that require protection in accordance with CEQA. With implementation of the Tentative Tract Map as proposed, the Project would not have an adverse impact to a scenic vista. Impacts would be less than significant, and no mitigation is required.</p>				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Response: No Impact</b></p> <p>There are no scenic resources or scenic highways within the Project site or surrounding area. The closest eligible state scenic highway is SR-74, located approximately 8 miles south of the Project</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>site. Therefore, the Project would not damage scenic resources, including o trees, rock outcroppings, and historic buildings within a State Scenic Highway. No impact would occur.</p>				
<p>c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant Impact</b></p>				
<p>The following regulatory standards are applicable to development of the Project site, and would ensure the preservation of visual character and quality through architecture, landscaping, and site planning:</p>				
<p><b>City of Moreno Valley Municipal Code</b></p>				
<ul style="list-style-type: none"> <li>• <b>Light and glare (9.10.110).</b> Section 9.10.110 provides lighting standards for all zoning districts. The section requires that all lighting be designed to project downward and shall not create glare on adjacent properties.</li> <li>• <b>Design Guidelines (9.16.020)</b> Section 9.16.020 specifies design principles relating specifies design principles relating to urban design, site planning, architecture, landscaping, lighting, and site design</li> <li>• <b>Landscape and Irrigation Design Standards (9.17.030).</b> Section 9.17.030 provides landscape design standards and requires the use of drought tolerant plants, while ensuring an aesthetically pleasing landscape.</li> </ul>				
<p><b>Analysis</b></p>				
<p>The Project would change the scenic quality of the site from a vacant, disturbed site to a developed site with 227 detached single-family units, internal streets, two water quality basins, 0.75 acres of onsite parks, and landscaping. The onsite parks would be available for public access. The single-family residences would not exceed 35 feet.</p>				
<p>The Project site is within an urbanized area that is mostly developed with single-family residences, commercial areas, schools, and churches. Single-family residences are located to the west and north. Churches, single-family residences, and vacant lots are located to the south and east. Vacant parcels surround the site to the east and west, a church is directly north, and single-family residences are to the south.</p>				
<p>The Project would be consistent with applicable Municipal Code standards for the DC zoning district, as demonstrated below in Table AES-1.</p>				
<p><b>Table AES-1: Residential Development Standards</b></p>				
<p><b>Municipal Code Standard</b></p>		<p><b>Project Consistency</b></p>		

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Building Orientation	Buildings shall be oriented such that frontages and entrances are visible and accessible from the public right-of-way, pedestrian connections, parks or plazas.		<b>Consistent.</b> The Project's main access would be from Alessandro Boulevard on the south perimeter of the site. A secondary access would be off of Pegasus Way/Volga Lane on the west perimeter of the site.		
Density – Dwelling Units per Acre (DU/Acre)	NA (with or without affordable housing)		<b>Consistent.</b> Planning Area 1 would have a density of 6.71 DU/Acre. Planning Area 2 would have a density of 13.74 DU/Acre. Planning Area 3 would have a density of 12.8 DU/Acre.		
Minimum Site Area	As determined through Area Plan if required or Site Plan review		<b>Consistent.</b> The minimum lot size of Planning Area 1 would be 2,047 square feet. The minimum lot size of Planning Area 2 would be 1,778 square feet. The minimum lot size of Planning Area 3 would be 1,806 square feet.		
Minimum site width, in feet	As determined through Area Plan if required or Site Plan review		<b>Consistent.</b> The minimum site width for Planning Area 1 is 49 feet. The minimum site width for Planning Area 2 is 42 feet. The minimum site width for Planning Area 3 is 43 feet.		
Minimum Site Depth, in feet	As determined through Area Plan if required or Site Plan review		<b>Consistent.</b> The minimum site depth for Planning Area 1 is 42 feet. The minimum site depth for Planning Area 2 is 42 feet. The minimum site depth for Planning Area 3 is 43 feet.		
Front Building Setback, in feet (after dedications for right-of-way) Ground Floor Use	0-10 ft		<b>Consistent.</b> The front setback for all floor plans would be a minimum of 3 feet.		
<b>Municipal Code Standard</b>	<b>Project Consistency</b>				
Side street building setback area, in feet	0-10 ft		<b>Consistent.</b> The side setback for all floor plans would be a minimum of 3 feet.		

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(after dedications for right-of-way)					
Interior side yard setback in feet	0-10 ft		<b>Consistent.</b> The interior side yard setback for all floor plans would be a minimum of 3 feet.		
Rear yard setback in feet	10 ft		<b>Consistent.</b> The interior side yard setback for all floor plans would be a minimum of 3 feet.		
Lot coverage, maximum	Pending Landscape and Open Space Requirements		<b>Consistent.</b> Onsite park space would total 33,231 square feet or approximately 0.76 acres.		
Building height, in feet, maximum	None.		<b>Consistent.</b> The proposed two-story residences would range from 30-35 feet in height.		
Minimum Dwelling Size	Studio and One Bedroom: 450 SF Two Bedroom: 800 SF Three Bedroom: 1000 SF		<b>Consistent.</b> Live/work residences would range from 2,210 to 2,406 square feet with 3 bedrooms and 2.5 baths plus workspaces. The single-family residences would range from 1,630 to 3,060 square feet with 3 to 4 bedrooms and 2.5 baths.		
Minimum distance between buildings in feet (between residential and commercial uses)	10 ft		<b>Consistent.</b> The minimum distance between buildings would be 9 feet. However, A PUD will be reviewed by the City and applied to the site to allow for flexibility.		
Parking (surface) side street setback, in feet (after dedications for right-of-way)	10 ft		N/A		
Garage/Tuck-Under Parking	5		N/A		
Underground/Podium Parking	Prohibited along front lot lines		N/A		
Above Ground Parking Structure	Allowed if screened from views from public right-of-way and adjacent single family residential zones		N/A		
Setback Landscaping	All setbacks exclusive of required		<b>Consistent.</b> The Project would include landscaped setbacks.		

ISSUES & SUPPORTING INFORMATION SOURCES:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	walkways and driveways will be landscaped planting areas.				
Ground floor-to-ceiling minimum height in feet	15-20	<b>Consistent.</b> The City would review the proposed ceiling heights for the residential uses during plan review for appropriate height specifications.			

As discussed above, in Tables AES-1, the proposed Project would include be consistent with the applicable City Municipal Code standards. Thus, the Project would not conflict with the regulations regarding aesthetics and scenic quality in the Moreno Valley Municipal Code. The new residences would be setback from the adjacent streets and would not encroach into the existing public long-distance views. Trees and landscaping would be installed pursuant to the City's standard requirements for landscaping. As a result, the Project would not result in the creation of an aesthetically offensive site open to public view. Therefore, while the proposed Project would change the visual character of the site, it would not substantially degrade the existing visual character or quality of its surroundings. Impacts would be less than significant.

. As shown in Table AES-1 below, the Project would comply with all applicable development standards

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Response: Less Than Significant**

There are no existing sources of light on the Project site as well as the vacant land to the northeast, east, and southwest. However, many light sources from existing residential and other urban development exist to the north, south, and west. These light sources include streetlights, private residence decorative lamps, festive string lighting, safety lights, and light emanating from inside residences. The main sources of daytime glare in the Project area is typically sunlight reflecting windows from nearby residences. Glare during the nighttime hours is created by artificial light sources such as street and exterior lighting, and vehicular lights. A portion of the City is located within the Mount Palomar Nighttime Lighting Area, however the Project site is not located within an area requiring special lighting minimization requirements to protect the nighttime sky.

The Project would include residential uses containing street lights, private residence decorative lamps, festive string lighting, safety lights, light emanating from inside residences lights, vehicular headlights, and windows creating potential sources of light and glare both during the day and at night. Increased nighttime lighting and illumination could result in adverse effects to adjacent land uses. However, the Project would be required to adhere to Municipal Code Section 9.08.100 that establishes regulations and standards for outdoor lighting that would reduce light pollution and trespass generated by residential and nonresidential lighting fixtures and devices, while maintaining dark skies. The regulations require all single-family private residential lighting be directed or shielded so the light or light image is not directly visible outside the property perimeter, and a maximum wattage of one hundred (100) watts incandescent or equivalent and twenty-six (26) watts compact fluorescent or equivalent light. Street lights in residential areas shall not exceed nine

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>thousand five hundred (9,500) lumen (one hundred (100) watt), high pressure sodium vapor (HPS) lamps, or equivalent. Compliance with these standards would be verified during the permitting process and result in a development consistent with Municipal Code Section 9.08.100. Compliance with these Municipal Code requirements would reduce light and glare from the proposed Project to an acceptable level, and therefore would not adversely affect daytime or nighttime views in the area. Thus, impacts would be less than significant.</p>				
<p><b>Mitigation Measures</b></p>				
<p>No mitigation measures are required.</p>				
<p><b>Sources:</b></p> <ol style="list-style-type: none"> <li>1. Moreno Valley General Plan, adopted June 15, 2021 <ul style="list-style-type: none"> <li>• Chapter 2 – Community Development Element – Section 2.3 – Community Design</li> <li>• Chapter 7 – Conservation Element – Section 7.8 – Scenic Resources <ul style="list-style-type: none"> <li>- Figure 7-2 – Major Scenic Resources</li> </ul> </li> </ul> </li> <li>2. Final Environmental Impact Report City of Moreno Valley General Plan, May 20, 2021 <ul style="list-style-type: none"> <li>• Section 5.11 – Aesthetics <ul style="list-style-type: none"> <li>- Figure 5.11-1 – Major Scenic Resources</li> </ul> </li> </ul> </li> <li>3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code <ul style="list-style-type: none"> <li>• Section 9.10.110 – Light and Glare of the Moreno Valley Municipal Code.</li> <li>• Chapter 9.16 – Design Guidelines</li> <li>• Section 9.17.030 G – Heritage Trees</li> </ul> </li> <li>4. California Department of Transportation (Caltrans). Map of Scenic Highways. <a href="https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfcc19983">https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfcc19983</a></li> </ol>				
<p><b>II. AGRICULTURE AND FOREST RESOURCES</b> – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</p> <p><b>Would the project:</b></p>				
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Response: No Impact</b></p> <p>The Project site is in an urbanized area of the City of Moreno Valley. According to the California Department of Conservation’s Farmland Mapping and Monitoring Program (FMMP) website (“Important Farmland Finder”), the Project site is classified as “Farmland of Local Importance”. The Project site does not consist of prime farmland, Unique Farmland, or Farmland of Statewide Importance. Thus, the Project would not convert prime, unique or farmland of statewide importance to a non-agricultural use and no impact would occur.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Response: No Impact</b></p> <p>The Project site is zoned DC and there are no agricultural or related zoning in the surrounding area (i.e., all are urban residential and related zones). No impact would occur. In addition, no Williamson Act contracts are active for the proposed Project site or on adjacent surrounding lands. Therefore, the Project would not conflict with a Williamson Act contract. No impact would occur and no mitigation is required.</p>				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in <a href="#">Public Resources Code section 12220(g)</a> ), timberland (as defined by <a href="#">Public Resources Code section 4526</a> ), or timberland zoned Timberland Production (as defined by <a href="#">Government Code section 51104(g)</a> )?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Response: No Impact</b></p> <p>The City does not contain any lands zoned for forestry or timberland uses. No impact would occur regarding conflicts with forestry or timberland zoning, and no mitigation is required.</p>				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Response: No Impact</b></p> <p>As defined in Public Resources Code (PRC) Section 12220(g), "Forest land" is land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. The Project site and surrounding properties are not currently zoned, being managed, defined or used as forest land as identified in PRC Section 12220(g). Furthermore, the Project site and surrounding area do not contain large numbers of trees that would constitute urban forestry or any forest-related resources. Lastly, The California Department of Forestry and Fire Protection's Fire and Resource Assessment Program (FRAP) website shows the Project site is not on the state's inventory of forest land. Therefore, no impact would occur and no mitigation is required.</p>				
e) Involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: No Impact</b></p> <p>As discussed in Question II a), there are no designated agriculturally zoned lands, or current agricultural uses adjacent to the Project site. Although the site is identified as Farmlands of Local Importance, the site and surrounding areas are not utilized for agricultural uses. Thus, a conversion of farmland to non-agricultural uses would not occur. As discussed in Question II c), there is no</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>forest land on or near the Project site. Therefore, the Project would not involve other changes in the existing environment which, due to its location or nature, could result in conversion of forest land to non-forest use. No impact would occur and no mitigation is required.</p>				
<p><b>Mitigation Measures</b></p> <p>No mitigation measures are required.</p>				
<p><b>Sources:</b></p> <ol style="list-style-type: none"> <li>1. Moreno Valley General Plan, June 15, 2021</li> <li>2. Final Environmental Impact Report City of Moreno Valley General Plan, May 20, 2021 <a href="http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html">http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html</a></li> <li>3. <b>Table 1, Project Site and Surrounding Land Uses</b> and <b>Figure 3, Existing General Plan Land Use Designation</b>, provided in Section I of this Initial Study</li> <li>4. <i>Phase I Environmental Site Assessment</i>, prepared by GeoTek, Inc., 12-23-2020 (<i>Phase I ESA, Appendix E</i>)</li> <li>5. California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP). <a href="https://maps.conservation.ca.gov/DLRP/CIFF/">https://maps.conservation.ca.gov/DLRP/CIFF/</a> [Website accessed April 2022] (<i>FMMP 2021</i>)</li> <li>6. Web Soil Survey. <a href="https://websoilsurvey.sc.egov.usda.gov/">https://websoilsurvey.sc.egov.usda.gov/</a> [Website accessed June 2021] (<i>WSS 2021</i>)</li> <li>7. GoogleEarth <a href="https://www.google.com/earth/">https://www.google.com/earth/</a> [Website accessed April 2022] (<i>GoogleEarth 2021</i>)</li> <li>8. Fire Protection's Fire and Resource Assessment Program (FRAP) State Inventory of Forest Land. <a href="https://www.frap.fire.ca.gov">https://www.frap.fire.ca.gov</a> [Website accessed April 2022] (<i>FRAP 2021</i>)</li> </ol>				
<p><b>III. AIR QUALITY</b> – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. <b>Would the project:</b></p>				
<p>a) Conflict with or obstruct implementation of the applicable air quality plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less than Significant Impact</b></p> <p>The South Coast Air Quality Management District (SCAQMD) is the air pollution control agency in the South Coast Air Basin. SCAQMD's is responsible for protecting people and the environment of the Basin from the effects of air pollution and ensuring that federal and State air quality standards are achieved and maintained within the Basin. The current Air Quality Management Plan (AQMP) was adopted in 2016.</p> <p>SCAQMD's CEQA Handbook establishes two criteria used to confirm a project's consistency or conflict with the AQMP as follows:</p> <ol style="list-style-type: none"> <li>1. The project would not generate population and employment growth that would be inconsistent with SCAG's growth forecasts.</li> <li>2. The project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.</li> </ol> <p>Future air quality levels projected in the AQMP are based on SCAG's growth projections, which are based, in part, on the general plans and related socio-economic data of cities located within the SCAG region. If the land use of a proposed project is consistent with the applicable assumptions used in the development of the AQMP, the project would not generate air pollution quantities in conflict with the air quality levels identified in the AQMP.</p> <p>The proposed Project would develop 227 single-family residences consistent with the existing General Plan land use designation of Downtown Center (DC). The Project would develop the site</p>				

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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resulting in a gross density of 11.34 units per acre, consistent with the DC land use. Implementation of the Project would not exceed the growth assumptions for the site, and the proposed Project would be consistent with Consistency Criterion No. 1.

Regarding Consistency Criterion No. 2, an impact would occur if air pollution emissions associated with a project exceed SCAQMD’s regional significance thresholds for the operation-phase. As detailed subsequently in response to Question III b), the proposed project would not exceed any air quality significance thresholds and would be consistent with Criterion No. 2.

The project would be consistent with both Criterion No. 1 and 2, therefore impacts related to consistency with the AQMP would be less than significant and no mitigation is required.

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

Regional air quality impacts were assessed for both the construction and operational phases of the proposed Project (**Appendix A**). Air pollution emissions were generated using the California Emissions Estimator Model (CalEEMod) Version 2020.4.0 land use emission model. Criteria pollutant estimates were calculated for VOCs, NO<sub>x</sub>, SO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. Impact assessment was conducted using SCAQMD’s adopted thresholds of significance.

**Construction**

The estimated construction schedule, quantity of off-road construction equipment, and on-road vehicle trips were generated for the Project using CalEEMod defaults. Adjustments were made to the construction duration default results, to reflect an approximate 22-month period. The Project would require 6,040 cubic yards of imported soil. It is anticipated that imported soil would be transported from an approved site within a 20-mile radius All construction activities would comply with applicable SCAQMD rules and regulations, including Rule 402 and Rule 403 to minimize odors and fugitive dust emissions (i.e., particulate matter), and Rule 1113 regarding “Low-Volatile Organic Compounds (VOC)” paints (no more than 50 gram/liter (g/L) of VOC).

The Project’s estimated maximum daily regional construction emissions are shown in Table AQ-1 below, which show that construction of the Project would not exceed the SCAQMD regional emission significance thresholds.

<b>Table AQ-1 - Regional Construction Emission Estimates</b>						
<b>Construction Activity</b>	<b>Maximum Daily Emissions (lbs/day)</b>					
	<b>ROG</b>	<b>NO<sub>x</sub></b>	<b>CO</b>	<b>SO<sub>x</sub></b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
2023						
Site Preparation	3.9	41.9	19.0	0.1	10.5	5.7
Grading	4.3	56.7	32.7	0.2	8.6	3.9
Building Construction	2.7	19.3	28.2	0.1	4.3	1.7
Maximum Daily	4.3	56.7	32.7	0.2	10.5	5.7

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>				Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Emissions							
2024							
Building Construction	2.6	18.3	27.5	0.1	4.2	1.6	
Paving	2.0	9.6	15.1	0.0	0.6	0.5	
Architectural Coating	71.3	1.7	4.2	0.0	0.7	0.2	
Maximum Daily Emissions	71.3	18.3	27.5	0.1	4.2	1.6	
<b>Maximum Daily Emission 2023-2024</b>	<b>71.3</b>	<b>56.7</b>	<b>32.7</b>	<b>0.2</b>	<b>10.5</b>	<b>5.7</b>	
SCAQMD Significance Thresholds	75	100	550	150	150	55	
<b>Exceeds Thresholds?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	

Source: Air Quality, Energy, and Greenhouse Gas Analysis (Appendix A)

### Operations

The Project's estimated maximum daily regional operational emissions are shown in Table AQ-2, below. As shown in Table AQ-2, operations of the Project would not exceed the SCAQMD regional emission significance thresholds.

<b>Table AQ-2 - Regional Operational Emission Estimates</b>						
<b>Operational Activity</b>	<b>Maximum Daily Emissions (lbs/day)</b>					
	<b>ROG</b>	<b>NO<sub>x</sub></b>	<b>CO</b>	<b>SO<sub>x</sub></b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
2023						
Area	10.3	0.2	18.7	0.0	0.1	0.1
Energy	0.2	1.7	0.7	0.0	0.1	0.1
Mobil	6.4	8.4	59.4	0.1	13.8	3.8
<b>SCAQMD Significance Thresholds</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Exceeds Thresholds?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: Air Quality, Energy, and Greenhouse Gas Analysis (Appendix A)

The Project's maximum daily regional and local construction emissions would not exceed SCAQMD's thresholds of significance. Therefore, the Project would have a less than significant air quality impact from construction and operational air pollution emissions on a project and cumulative level and no mitigation is required.

c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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### Response: Less than Significant Impact

Localized air quality impacts were assessed for the construction phases of the proposed Project. The significance thresholds were derived from SCAQMD's Localized Significance Thresholds (LST) look up tables for the size and location of the Project. According to the SCAQMD LST methodology, LSTs apply to stationary sources involving mobile sources that spend long periods

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

queuing and idling while on a site. The proposed Project would result in the operations of 227 single-family residences that do not involve vehicles idling or queueing for long periods. Therefore, impacts from the Project related to operational localized significance thresholds would be less than significant.

The Project's maximum daily localized construction emissions are shown in Table AQ-3, below. As show, construction of the Project would not exceed the SCAQMD localized emission significance thresholds.

<b>Table AQ-3 - Localized Construction Emission Estimates</b>				
<b>Construction Activity</b>	<b>Maximum Daily Emissions (lbs/day)</b>			
	<b>NO<sub>x</sub></b>	<b>CO</b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
2023				
Site Preparation	41.9	18.3	10.3	5.6
Grading	41.7	28.1	5.7	3.0
Building Construction	15.4	17.3	0.7	0.7
Maximum Daily Emissions	41.9	28.1	10.3	5.6
20243				
Building Construction	14.4	17.2	0.7	0.6
Paving	9.5	14.6	0.5	0.4
Architectural Coating	1.6	2.4	0.1	0.1
Maximum Daily Emissions	14.4	17.2	0.7	0.6
<b>Maximum Daily Emission 2023-2024</b>	<b>41.9</b>	<b>28.1</b>	<b>10.3</b>	<b>5.6</b>
SCAQMD Significance Thresholds	236.6	1345.6	11.0	6.6
<b>Exceeds Thresholds?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: Air Quality, Energy, and Greenhouse Gas Analysis (Appendix A)

The Project's maximum localized construction emissions would not exceed SCAQMD's thresholds of significance. Therefore, the Project would have a less than significant LST air quality impact from construction and no mitigation is required.

d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Response: Less than Significant Impact**

Land uses generally associated with odor complaints include agricultural uses (livestock and farming), wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, and on occasion fast-food restaurants. The proposed residential Project is not a land uses typically associated with the emission of objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors and other emissions associated with the proposed Project construction and operations would be less than significant and no mitigation is required.</p>				
<p><b>Mitigation Measures</b></p>				
<p>No mitigation measures are required.</p>				
<p><b>Sources:</b></p>				
<ol style="list-style-type: none"> <li>1. Moreno Valley General Plan, adopted June 15, 2021</li> <li>2. Final Environmental Impact Report City of Moreno Valley General Plan, May 20, 2021 <a href="http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html">http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html</a></li> <li>3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code <ul style="list-style-type: none"> <li>• Section 9.10.050 – Air Quality of the Moreno Valley Municipal Code</li> <li>• Section 9.10.150 – Odors of the Moreno Valley Municipal Code</li> <li>• Section 9.10.170 – Vibration of the Moreno Valley Municipal Code</li> </ul> </li> <li>4. Moreno Valley Municipal Code Section 12.50.040 – Limitations on Engine Idling</li> <li>5. Air Quality, Energy, and Greenhouse Gas Impact Analysis, prepared by EPD Solutions, 4-25-2022, (<b>Appendix A</b>)</li> </ol>				
<p><b>IV. BIOLOGICAL RESOURCES – Would the project:</b></p>				
<p>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?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant Impact with Mitigation Incorporated</b></p>				
<p>As described in the Western Riverside MSHCP Habitat Assessment Report prepared by Blackhawk Environmental (<b>Appendix B</b>), a literature review conducted for the site identified a total of 14 special-status wildlife species, no special-status plant species, and no special-status natural communities within the Project vicinity. Two of these wildlife species, the San Bernardino kangaroo rat (<i>Dipodomys merriami parvus</i>), Stephens' kangaroo rat (<i>Dipodimys stephensi</i>), are Federally Endangered. No additional species requiring focused survey efforts or non-covered sensitive wildlife species with the potential to occur on site were identified during the literature review and site assessment. However, the habitat assessment concluded these two species had no potential to occur on site due to lack of suitable habitat.</p>				
<p>The habitat assessment revealed the site had been previously graded/disked, appears to be regularly mowed, and contains no native vegetation communities with very few native plants consisting of species capable of tolerating high levels disturbance. Observed non-native plant species included red brome (<i>Bromus madritensis</i>), and short-pod mustard (<i>Hirschfeldia incana</i>). Low numbers of native plant species observed throughout the site included branching phacelia (<i>Phacelia ramosissima</i>), telegraphweed (<i>Heterotheca grandiflora</i>), annual bursage (<i>Ambrosia acanthicarpa</i>), and silverleaf nightshade (<i>Solanum eleagnifolium</i>). The habitat assessment</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>concluded the Project site provides marginally suitable habitat for common plant and wildlife species known to occur in the region restricted to species associated with disturbed areas.</p>				
<p>The habitat assessment found a moderate potential for three (ferruginous hawk, western mastiff bat and western yellow bat) of the 14 special-status wildlife species with a potential to occur based on historic records and quality of habitat on site. One additional species, the burrowing owl (<i>Athene cunicularia</i>) was found to have a low potential for occurrence based on historic records and marginal quality habitat on site. The remaining ten species were determined to have no potential for occurrence due to lack of suitable habitat on the site. Development of the Project has the potential to impact these four species, and mitigation is required. Implementation of <b>MM BIO-1</b> will result in payment of Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Fees by the Project Applicant. The fees are collected from developers by all MSHCP member agencies and given to the Riverside County Regional Conservation Agency (RCA) to acquire additional lands as part of the MSHCP assemblage of blocks of land and links between them for the long-term viability of species covered by the plan. With implementation of <b>MM BIO-1</b>, the ongoing reserve assembly within the MSHCP region will reduce Project impacts to less than significant for the two MSHCP covered species (ferruginous hawk, burrowing owl). Impacts to the two non-covered species (mastiff bat and western yellow bat) would also be mitigated to less than significant with implementation of <b>MM BIO-1</b>, though the permanent acquisition of additional habitat resulting from the MSHCP Fee funded MSHCP reserve assembly program.</p>				
<p>The habitat assessment determined that suitable habitat for the burrowing owl (BUOW) exists on the Project site and surrounding Survey Area. Focused BUOW surveys were completed for the site, which did not identify any sign or evidence of occupation by burrowing owl but suitable burrows were identified. However, due to the presence of suitable burrows, potential impacts the species could occur during the nesting season. Therefore, mitigation is included to require a BUOW survey 30-days prior to construction as presented in <b>MM BIO-2</b>. If BUOWs are observed on site, implementation of <b>MM BIO-3</b> would be required to take proper exclusion (observed during non-breeding season September 1 through February 28) or avoidance (observed during breeding season March 1 through August 31) measures to reduce potential impacts to less than significant.</p>				
<p>No other State- and/or federally-listed threatened or endangered species, or other sensitive species are anticipated to occur within the Project site based on the results of biological survey and analysis. The Project would have a less than significant adverse effect on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS with implementation of Mitigation Measures <b>MM-BIO-1</b> through <b>MM BIO-3</b>.</p>				
<p><b><u>Mitigation Measures</u></b></p>				
<p><b>MM-BIO 1</b>    <b>Payment of MSHCP Mitigation Fees.</b> Prior to issuance of a grading or building permit, the Project applicant shall be required to pay relevant MSHCP mitigation fees per the Final Mitigation Fee Nexus Report. These fees will be determined in consultation with the Riverside Conservation Authority based on final Project classification and impacts.</p>				
<p><b>MM-BIO 2</b>    <b>Perform Pre-Construction Burrowing Owl Surveys.</b> Prior to issuance of a grading permit, the Project Applicant shall conduct a pre-construction take avoidance survey</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>for burrowing owl within 30 days of initiating construction per section 6.3.2 of the MSHCP.</p> <p><b>MM-BIO 3 Nesting Bird Season Avoidance.</b> To the extent feasible, conduct vegetation removal outside of the nesting bird season (generally between March 1 and August 31). If vegetation removal is required during the nesting bird season, conduct take avoidance surveys for nesting birds within 100-feet of areas proposed for vegetation removal. Surveys should be conducted by a qualified biologist(s) within three days of vegetation removal. If active nests are observed, a qualified biologist will determine appropriate minimum disturbance buffers or other adaptive mitigation techniques (e.g., biological monitoring of active nests during construction-related activities, staggered schedules, etc.) to ensure that impacts to nesting birds are avoided until the nest is no longer active.</p>				
<p>b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Response: No Impact</b></p> <p>As previously stated, the Project site is relatively flat and previously graded, consisting of non-native weedy vegetation and one Peruvian pepper tree. The Project site shows no signs of surface hydrologic affects such as erosion, rills, etc. The biological study prepared for the Project indicated the site did not provide or contain suitable habitat or potentially jurisdictional features to support riverine/riparian species, and the site was not occupied by any wetlands or non-wetland waters that may fall under the jurisdiction by the United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW).</p> <p>The Project site does not contain any sensitive habitats, and therefore the Project would not result in any loss or adverse modification of such habitat. Additionally, there are no natural or man-made streams or other aquatic or riparian habitats within the Project site. Based on the field survey conducted as part of the biological study, and the information contained in the habitat assessment report, the proposed Project would result in no impact to riparian habitat or other sensitive communities and no mitigation is required.</p>				
<p>c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Response: No Impact</b></p> <p>As indicated previously, the Project site contains no wetlands or non-wetland waters (including, but not limited to, marsh, vernal pool, coastal, etc.) that may fall under the jurisdiction by the USACE, RWQCB, and CDFW was identified within or around the Project site. Thus, no additional permitting from these agencies required for Project authorization.</p> <p>No vernal pools or habitat that could potentially support fairy shrimp species were observed on the Project site, and there are no known recent historical records within three miles of the Project site.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The Project is surrounded by urban development and lacks any connectivity to known populations of listed fairy shrimp, further precluding the potential for occurrence. In addition, native soil types mapped for the Project include well drained fine sandy loams, not expected to support natural formation of vernal pools or fairy shrimp habitat. As a result, these areas are not expected to support vernal pool species.</p> <p>The Project site does not contain any discernible drainage courses, inundated areas, wetland vegetation, or hydric soils and thus does not include USACOE jurisdictional drainages or wetlands. The proposed Project would have not impact state or federally protected wetlands and no mitigation is required.</p>				
<p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with an established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant with Mitigation Incorporated</b></p>				
<p>As previously stated, the Project site is dominated by low-growing, frequently maintained non-native plants and contains one Peruvian pepper tree. Otherwise, the site is devoid of woody vegetation and any state or federally protected wetlands. The surrounding areas collectively contain limited pockets of ornamental shrubs and trees, as well as grasses and other ground cover that provide suitable nesting and foraging habitat for common avian species. Nearly all native nesting birds are protected by the Migratory Bird Treaty Act (MBTA) and CDFW Codes 3500 through 3516.</p> <p>Common native avian species observed during the habitat assessment with the potential to nest within the Project area include house finch (<i>Haemorhous mexicanus</i>), mourning dove (<i>Zenaida macroura</i>) and horned lark (<i>Eremophila alpestris</i>). The large open nature of the Project site may also provide suitable habitat for other ground nesting birds such as killdeer (<i>Charadrius vociferans</i>) and western meadowlark (<i>Sturnella neglecta</i>), among others. Ornamental trees and shrubs within the immediate vicinity of the Project site provide suitable nest sites for various other MBTA-covered species such as common raven (<i>Corvus corax</i>) and northern mockingbird (<i>Mimus polyglottos</i>), among others.</p> <p>The Project includes removal of one tree and ruderal scrub that may impact nesting birds. Indirect impacts from construction activities may include fugitive dust, excess noise, increased artificial lighting, and the attraction of predators to the Project site. Implementation of mitigation measure <b>MM BIO-3</b> requiring pre-construction nesting bird surveys would reduce potential impacts to migratory bird species below significant levels.</p> <p>Tracks, sign, burrows and/or direct visual observation of various small mammal species, such as California ground squirrel, Botta's pocket gopher (<i>Thomomys bottae</i>) and desert cottontail (<i>Sylvillagus audubonii</i>), were observed throughout the Project site. No concentrations of wildlife tracks or sign were observed, and no established corridors or connectivity to larger conservation areas of the region were observed. The Project site does not contain large natural areas and habitat fragments, and is isolated by surrounding development, precluding wildlife corridors and connectivity to large conservation areas. The Project does not occur within MSCHP defined Conservation Areas or Public/Quasi Public Lands (PQP).</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Thus, with implementation of <b>MM BIO-3</b>, any effects on wildlife movement or the use of native wildlife nursery sites can be reduced to a less than significant level.</p> <p><b>Mitigation Measures</b></p> <p>MM BIO-3 listed previously in Response A.</p>				
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Response: No Impact.</b></p> <p>The Project includes the removal of one pepper tree onsite. Section 9.17.010 of the City’s Municipal Code defines heritage trees as trees with a 15-inch diameter measured 24 inches above the ground. However, this requirement applies to landscape development in public rights-of-way and adjacent areas, easements, setbacks, slopes, parking areas, public, quasi-public, commercial, industrial, and specified residential on-stie landscaped areas. Thus, the tree onsite would not qualify as a heritage tree as defined in Section 9.17.010 of the City’s Municipal Code. As such, the Project would not conflict with any local policies protecting biological resources, including trees, and no impact would occur</p>				
<p>f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or another approved local, regional, or state habitat conservation plan?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant with Mitigation Incorporated</b></p> <p>As indicated previously, the Project is located within the MSHCP; however, the site is not located within a Criteria Cell, Cell Group, or Conservation Area. Project consistency with the applicable requirements of the MSHCP is discussed below. As described in the Western Riverside MSHCP Habitat Assessment Report prepared by Blackhawk Environmental (Appendix B), the Project site is located within the Western Riverside County MSHCP (MSHCP) boundary and the Project applicant is required to report payment of MSHCP mitigation fees as stated in mitigation measure <b>MM BIO-1</b>. The fees are collected from developers by all MSHCP member agencies and given to the Riverside County Regional Conservation Agency (RCA) to acquire additional lands as part of the MSHCP assemblage of blocks of land and links between them for the long-term viability of species covered by the plan. However, the Project site is not within any Criteria Cell and located outside of Plan Conservation Areas. The Project area is not located within areas requiring assessment for special status mammals, amphibians, invertebrates, narrow endemic plants, or other criteria area species. The Project area requires a focused Burrowing Owl (BUOW) survey, which were completed between July 26 and August 19, 2021, by Blackhawk Environmental (Appendix C).</p> <p><b>Section 6.1.2 Species Associated with Riparian/Riverine Habitat and Vernal Pools</b></p>				

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>Consistent.</b> The Project area does not contain any riparian, or riverine features or species listed in Section 6.1.2 of the MSHCP. Due to the lack of suitable riparian habitat on the Project site, focused surveys for riparian/riverine bird species are not warranted and were not conducted. None of the conditions associated with vernal pools (i.e., depressions, ponded water, hydric soils, etc.) were observed on site. No features are present that would support fairy shrimp. No standing water or other sign of areas that pond water were recorded.</p> <p><b>Section 6.1.3 Sensitive Plant Species</b>  <b>Not Applicable.</b> The Project site is disturbed and vacant with non-native weedy vegetation. The Project site is not located within the MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA) pursuant to Section 6.1.3 of the MSHCP. Therefore, the NEPSSA requirements are not applicable to the Project.</p> <p><b>Section 6.1.4 Urban/Wildlands Interface Guidelines</b>  <b>Not Applicable.</b> The Project site is not adjacent to a Plan Conservancy Area and thus does not pose a risk of causing indirect effects to any Plan Conservancy Areas. Therefore, no further analysis is required under section 6.1.4 of the MSHCP.</p> <p><b>Section 6.3.2 Additional Surveys and Procedures</b>  <b>Consistent.</b> Additional surveys are not anticipated in conjunction with Plan implementation in order to achieve coverage for species discussed in 6.3.2 of the Plan, since these species either were determined to have no potential to occur on the Project site, or potential impacts to species are below levels considered significant under CEQA/NEPA guidelines and the MSHCP.</p> <p>The Project site is located within a MSHCP burrowing owl survey area, and the habitat assessment performed on the site identified suitable foraging and nesting habitat for burrowing owl. Due to the presence of suitable habitat, focused surveys were conducted and it was concluded the burrowing owl does not occupy the site, but suitable burrows exist on the Project. Therefore, as outlined above in <b>MM BIO-2</b>, a pre-construction survey for burrowing owl will be required within 30 days of initiating construction per section 6.3.2 of the MSHCP.</p> <p>The proposed Project would be consistent with the MSHCP with incorporation of a pre-construction burrowing owl survey, and payment of required fees. Therefore, would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Impacts would be less than significant with implementation of <b>MM BIO-1</b> and <b>MM BIO-2</b>.</p> <p><b>Mitigation Measures</b></p> <p>MM-BIO 1 and MM BIO-2 listed previously in Response A.</p>				
<p><b>Sources:</b></p> <ol style="list-style-type: none"> <li>1. Moreno Valley General Plan, June 15, 2021</li> <li>2. Final Environmental Impact Report City of Moreno Valley General Plan, May 20, 2021  <a href="http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html">http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html</a></li> <li>3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code <ol style="list-style-type: none"> <li>i. Section 9.17.030 G – Heritage Trees</li> </ol> </li> </ol>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
4. Moreno Valley Municipal Code Chapter 8.60 – Threatened and Endangered Species 5. Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), <a href="http://www.wrc-rca.org/about-rca/multiple-species-habitat-conservation-plan/">http://www.wrc-rca.org/about-rca/multiple-species-habitat-conservation-plan/</a> 6. Western Riverside MSHCP Habitat Assessment Report ( <b>Appendix B</b> ) 7. Focused Burrowing Owl Survey Report ( <b>Appendix C</b> )				
<b>V. CULTURAL RESOURCES – Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to <a href="#">§15064.5</a> ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Response: No Impact</b></p> <p>The cultural resources survey (<b>Appendix D</b>) of the 20.1-acre Project site indicated the entire property had been disturbed by long-term agricultural use prior to 1985, and observations of these previous impacts were noted in the form of clearing, plowing, and farming associated with the previous land use.</p> <p>The survey also identified a previous building foundation with an associated septic tank, glass and ceramic debris, and a pepper tree in the southeastern corner of the site. Review of historic maps and aerial photographs indicates a residence was located on the property by 1953 and was demolished sometime between 1970 and 1978. Based upon the historic aerial imagery and archival research, the Project site has been evaluated as not significant under CEQA criteria and ineligible for listing on the California Register of Historical Resources (CRHR). The Project site is vacant and undeveloped. Thus, no historic resources exist onsite. Therefore, the Project area appears to have no sensitivity for historical resources pursuant to CEQA §15064.5. The proposed Project would not cause a substantial adverse change in the significance of a historical resource. Thus, no impacts would occur.</p>				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to <a href="#">§15064.5</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant with Mitigation Incorporated</b></p> <p>As indicated previously, the cultural resources survey of the Project site indicated the entire property had been disturbed by long-term agricultural use prior to 1985, and observations of these previous impacts were noted in the form of clearing, plowing, and farming associated with the previous land use.</p> <p>Also indicated previously, a previous building foundation with an associated septic tank, glass and ceramic debris, and a pepper tree were identified in the southeastern corner of the site and review of historic maps and aerial photographs indicate a residence was located on the property by at least 1953 and demolished sometime between 1970 and 1978. As concluded in Question V a), the site appears to contain no sensitivity for cultural resources pursuant to CEQA § 15064.5. The Project would comply with the mitigation measures established by the City prior to issuance of a grading permit included as <b>MM CUL-1</b>, <b>MM CUL-2</b>, and <b>MM CUL-3</b> below. Thus, impacts would be less than significant with mitigation incorporated.</p>				

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b><u>Mitigation Measures</u></b>				
<b><u>MM CUL-1 Archaeological Monitoring Condition of Approval</u></b>				
<p>At least thirty days prior to issuance of any grading permit, the developer shall retain a qualified archaeologist, provide a letter identifying the name and qualifications of the archaeologist to the Planning Division for approval, to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources and to evaluate and recommend appropriate actions for any archaeological deposits exposed by construction activity.</p> <p>At least thirty days prior to issuance of a grading permit, the applicant shall provide evidence that contact has been established with the appropriate Native American Tribe(s), providing notification of grading, excavation and the proposed monitoring program and to coordinate with the City and Tribe(s) to develop a cultural resources treatment and monitoring agreement. The agreement shall address treatment of known cultural resources, the designation, responsibilities and participation of Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.</p> <p>A report documenting the proposed methodology for grading monitoring shall be submitted to and approved by the Planning Division prior to issuance of any grading permit. The monitoring archaeologist shall be empowered to stop and redirect grading in the vicinity of an exposed archaeological deposit until that deposit can be fully evaluated. The archaeologist shall consult with affected Tribe(s) to evaluate any archaeological resources discovered on the project site. Tribal monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have authority to stop and redirect grading activities in consultation with the project archaeologist.</p>				
<b><u>MM CUL-2 Inadvertent Discoveries</u></b>				
<p>If potential historic, archaeological, Native American cultural resources or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person (meeting the Secretary of the Interior's standards (36CFR61)) shall be consulted by the applicant to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, prehistoric, or paleontological resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all affected Native American Tribes before any further work commences in the affected area.</p>				
<b><u>MM CUL-3 Human Remains</u></b>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>If human remains are discovered during grading and other construction excavation, no further disturbance shall occur until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 5-days of the published finding to be given a reasonable opportunity to identify the “most likely descendant.” The “most likely descendant” shall then make recommendations and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).</p>				
<p>c) Disturb any human remains, including those interred outside of formally dedicated cemeteries?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant Impact with Mitigation Incorporated.</b></p>				
<p>No conditions exist that suggest human remains are likely to be found on the Project site. However, development of the Project site could result in the discovery of human remains and potential impacts to these resources typically during grading activities. If human remains are found, the project contractor is required by California law (California Public Resources Health and Safety Code Sections 7050.5 to 7055) to stop work and implement the general provisions for human remains included as <b>MM CUL-3</b> above. Specifically, Health and Safety Code Section 7050.5 describes the requirements if any human remains are discovered during excavation of a site. Compliance with existing State regulations, which detail the appropriate actions necessary in the event human remains are encountered. These regulations require that the county coroner and lead agency shall be contacted if human remains are unearthed. If any human remains are discovered during excavation, such activities must stop in the vicinity of the find and any area that is reasonably suspected to overlay adjacent remains until the County coroner has been notified. In the event the remains are determined to be of Native American origin, the County coroner notifies the Most Likely Descendant (MLD), as identified by the NAHC, to determine proper treatment and disposition of the remains. With adherence to <b>MM CUL-3</b> above, impacts would be less than significant and with mitigation incorporated.</p>				
<p><b>Sources:</b></p>				
<ol style="list-style-type: none"> <li>1. Moreno Valley General Plan, adopted June 15, 2021</li> <li>2. Final Environmental Impact Report City of Moreno Valley General Plan, May 20, 2021 <a href="http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html">http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html</a></li> <li>3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code</li> <li>4. Moreno Valley Municipal Code Title 7 – Cultural Preservation</li> <li>5. Phase I Cultural Resources Survey, prepared by Brian F. Smith and Associates, Inc., November 8, 2021 (<b>Appendix D</b>)</li> </ol>				
<p><b>VI. ENERGY – Would the project:</b></p>				
<p>a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant Impact</b></p>				
<p>Construction and operation of the Project would result in the consumption of three main sources of energy: electricity; natural gas; and vehicle/equipment fuels. Electricity is provided by Moreno</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Valley Electric Utility (MVU). MVU purchases approximately 20 percent of its electricity from renewable sources (solar, wind, hydro, etc.) and approximately 80 percent from non-renewable sources (coal, natural gas, nuclear, etc.). Natural gas is provided by Southern California Gas (SoCalGas). SoCalGas purchases wholesale natural gas from in-state and out-of-state source that is delivered by pipelines. Vehicle and equipment fuels, mostly gasoline and diesel, is sold at wholesale and retail fuel stations. Fuels are sourced from US and international reserves and manufactured into gasoline and diesel fuels at refineries throughout the US.</p> <p>The federal government and California have a long history of enacting legislation and implementing regulations that promote the efficient production and use of energy. The applicable regulatory programs include numerous laws and resulting regulations associated with not only energy efficiency but also air pollution emissions reduction, greenhouse gas emissions reduction, and transportation due to the inherent interrelatedness of these topics. The Federal Agencies that impact energy policies and programs include the US Department of Transportation, US Department of Energy, and US Environmental Protection Agency. The State Agencies that impact energy policies include the CPUC and California Energy Commission (CEC). Through the normal course of construction and operations, the Project would comply with applicable regulations such as federal and State vehicle fuel efficiency and emissions standards, HVAC and building energy efficiency requirements of the California Building and Energy Efficiency Standards and the California Green Building Standards, renewable portfolio standards, etc.</p> <p>The energy analysis prepared for the Project calculated energy consumption based on the following assumptions:</p> <ul style="list-style-type: none"> <li>• The project’s construction and operational energy consumption provided by Moreno Valley Electric Utility.</li> <li>• Construction equipment fuel consumption derived from ARB Offroad2021 emission model.</li> <li>• Fuel Consumption from vehicle travel derived from ARB EMFAC2021 emission model.</li> <li>• Electrical, natural gas, and fuel usage derived from CalEEMod model Version 2020.4.0.</li> </ul> <p><i>Construction Energy</i></p> <p>Construction activities would be permitted to comply with existing fuel standards, machinery efficiency standards, and CARB requirements that limit idling of trucks. Although there are no quantitative significance thresholds for energy consumption, the energy analysis prepared for the Project estimated negligible electricity and natural gas would be used during construction and approximately 74,000/57,000 gallons of diesel/gasoline fuels, respectively, would be used to construct the Project. Through compliance with existing standards, the Project would result in demand for energy in a similar manner as other development projects. Project construction would not result in inefficient, wasteful, or unnecessary consumption of energy.</p> <p><i>Operational Energy</i></p> <p>Once constructed, the proposed Project would consume electricity, natural gas, and petroleum. The annual energy calculations were modified to reflect project design features that would reduce energy demand including:</p> <ul style="list-style-type: none"> <li>• Increase Transit Accessibility (the Project is approximately 0.2 miles from a bus stop) and</li> <li>• Improve Pedestrian Network (sidewalks are proposed that would connect to the sidewalks west of the Project site).</li> </ul>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>As indicated previously, there are no quantitative significance thresholds for energy consumption. Based on the energy analysis prepared for the Project, annual operational energy use was estimated to be approximately 1.8 million kilowatt hours of electricity, approximately 6.4 million 1,000-BTUs, and approximately 245,000 gallons of fuel. Operation of the project would comply with all the energy efficiency requirements under Title 24 and all applicable City business and energy regulations, as verified by the City through the permitting processes. Therefore, operation of the Project would not result in inefficient, wasteful, or unnecessary energy use.</p> <p>In summary, the construction and operation of the Project would not result in the inefficient, wasteful, or unnecessary use of energy. Impacts associated with energy use would be less than significant and no mitigation is required.</p>				
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant Impact</b></p> <p>The California Title 24 Building Code contains energy efficiency standards for residential buildings. These standards address electricity and natural gas efficiency in lighting, water, heating, and air conditioning, as well as the effects of the building envelopes (e.g., windows, doors, walls and roofs, etc.) on energy consumption. As described previously, the Project would comply with the 2019 Title 24 California Green Building Standards. Since the Project would comply with applicable State standards, the Project would not conflict with nor obstruct a state or local plan adopted for the purposes of increasing the amount of renewable energy or energy efficiency. This impact would be less than significant and no mitigation is required.</p>				
<p><b>Sources:</b></p> <ol style="list-style-type: none"> <li>1. Moreno Valley General Plan, adopted June 15, 2021</li> <li>2. Final Environmental Impact Report City of Moreno Valley General Plan, May 20, 2021 <a href="http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html">http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html</a></li> <li>3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code</li> <li>4. Air Quality, Energy, and Greenhouse Gas Impact Analysis (<b>Appendix A</b>)</li> </ol>				
<p><b>VII. GEOLOGY AND SOILS – Would the project:</b></p>				
<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:</p>				
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 <a href="https://www.conservation.ca.gov/cgs/Documents/SP042.pdf">https://www.conservation.ca.gov/cgs/Documents/SP042.pdf</a>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant Impact</b></p> <p>As seen in <b>Map S-1: Fault Zones</b> in the City’s 2040 General Plan, the San Jacinto Alquist-Priolo Special Study Zone is the nearest Alquist -Priolo fault approximately 3.5 miles to the northeast of the Project site. The San Jacinto Alquist-Priolo Special Study Zone runs through the northern part of the City along the Box Springs Mountains, which separates Moreno Valley from the San Bernardino Valley to the north. As identified, the Project site is not within a defined Alquist-Priolo Earthquake Fault Hazard Zone and no known active faults transect the site. The potential for</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
surface rupture on the subject site is considered low. Therefore, fault rupture is very unlikely at the Project site resulting in a less than significant impact. No mitigation is required.				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Response: Less Than Significant Impact</b>				
<p>Soil Exploration Co., Inc. (SECI), completed a Soil Investigation, Infiltration Tests and Liquefaction Evaluation Report for the Project site (<b>Appendix E</b>). Similar to all other development projects throughout the Southern California region, the Project may be subject to damaging seismic ground shaking as a result of movement along other major faults that are located in the region.</p> <p>The soil investigation report defined the site soil profile as Class D, which corresponds to buildings and structures in areas expected to experience severe and destructive ground shaking, but not located close to a major fault. Due to potential seismic impacts and the site's soil profile, the proposed Project would comply with all applicable seismic design standards contained in the 2019 California Building Code (CBC), including Section 1613 Earthquake Loads. Compliance with the CBC would ensure that structural integrity of the occupied buildings would be maintained in the event of an earthquake. In addition, the Project is required to comply with the Safety Element goals and policies of the City's 2040 GP and Municipal Code requirements. Therefore, adherence to the CBC, the Safety Element goals and policies, and the Municipal Code requirements would ensure that the Project would not cause substantial risk of loss, injury or death associated with ground shaking, and impacts would be less than significant, and no mitigation is required.</p>				
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Response: Less Than Significant Impact with Mitigation Incorporated.</b>				
<p>Liquefaction is a function of soil type and depth of groundwater. When poorly consolidated soils combine with groundwater during an earthquake, shear strength is lost and takes on the properties of a heavy liquid. Liquefaction is a process that can result in the loss of foundation structural support, ground failure due to lateral spreading, and settlement of affected soils.</p> <p>Considering depth to groundwater at the Project site is over 130 feet below ground surface, and one of the soil characteristics of high potential for liquefaction is water saturated soils within 50 feet of the surface, the SECI soils report concluded the potential for liquefaction at the site is very low. Additionally, the Geotechnical Investigation provides California Building Code (CBC) regulations for the proposed development to reduce any potential for liquefaction-induced settlement to a less than significant level, which would be verified by the City through the development permitting process. With adherence to CBC requirements, included as <b>MM GEO-1</b>, the Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving liquefaction and impacts would be less than significant. Due to the depth of groundwater being over 50 feet below ground surface, it is anticipated that the Project would have a less than significant potential to expose people or structures to substantial adverse liquefaction hazards, including the risk of loss, injury, or death involving liquefaction. Impacts are less than significant, and no mitigation is required.</p>				
<b>Mitigation Measures (MMs)</b>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>MM GEO-1: California Building Code.</b> The Project is required to comply with the California Building Code as included in the City’s Municipal Code Chapter 8.20 to preclude significant adverse effects associated with seismic hazards. California Building Code related and geologist and/or civil engineer specifications for the Project are required to be incorporated into grading plans and specifications as a condition of Project approval.</p>				
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Response: No Impact</b></p> <p>According to the City’s 2040 GP, Map S-3: Landslide Hazards, the Project is not within an area that is considered susceptible to landslide. Typically, landslides occur in areas on or adjacent to a hillside, and the Project site and surrounding properties are relatively flat. The Project would not expose people or structures to potential substantial adverse landslide effects, including the risk of loss, injury, or death involving landslides. No impacts would occur and no mitigation is required.</p>				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant Impact</b></p> <p>Erosion could occur during construction of the proposed Project. However, the proposed Project would not involve substantial grading, and the Project site is flat and partially covered with ruderal vegetation. As stated above in Question VII iv), the Project site is in area not considered susceptible to landslide. Borings performed as part of the SECI soils investigation revealed surface soils consist of silty sand, sand, and sand with silt. In addition, granular earth materials are generally dry to slightly and medium to very dense.</p> <p>The Project would be required to comply with the Federal Clean Water Act (CWA), National Pollutant Discharge Elimination System (NPDES) standards (CWA section 402), which require implementation of a Stormwater Pollution Prevention Plan (SWPPP) for the elimination or reduction of non-stormwater discharges during Project construction activities. NPDES compliance would require implementation of best management practices (BMPs) for erosion, sedimentation, and flooding during Project construction, thereby minimizing or avoiding adverse impacts. As a result, impacts related to soil erosion and/or the loss of topsoil would be less than significant, and no mitigation is required.</p>				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant Impact</b></p> <p>Due to the very low susceptibility for liquefaction concluded in the soils investigation by SECI as previously stated above in Question VII iii), the potential for lateral spreading is also considered to be very low. Furthermore, the City’s GP EIR indicates the Project is not located within the area</p>				

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>prone to subsidence, and therefore the risk of injury or loss of life due to subsidence is considered low. As stated above in Question VII iv), the Project site is not located in an area susceptible to landslides, nor is the surrounding property. As a result, on- or off-site landslide impacts are considered less than significant and no mitigation is required.</p>				
<p>Lastly, the proposed Project would adhere to the soils study recommendations and would be required to comply with the City's standard conditions of approval (COA) as they apply to soil instability; compliance thereof would minimize impacts related to soil instability.<sup>1</sup> As described previously, compliance with the requirements of the CBC, included as <b>MM GEO-1</b>, and related recommendations in the Geotechnical and Infiltration Evaluation related to compaction of soils and development of foundations is required as part of the building plan check and development permitting process, and would reduce potential impacts related to liquefaction, settlement, and ground collapse to a less than significant level. Therefore, the Project would not be impacted by a geologic unit or soil that is unstable, or soil that would become unstable as a result of the Project. Any impacts associated with onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse are considered less than significant, and no mitigation is required.</p>				
<p>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant Impact</b></p>				
<p>Expansive soils are generally clays, which increase in volume when saturated and shrink when dried. The on-site surficial soils generally consist of silty sands and according to the Soils Investigation (Appendix E), laboratory tests indicate site soils have a very low expansion potential. Therefore, the proposed Project would not be located on expansive soils, and impacts would be less than significant requiring no mitigation.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Response: No Impact</b></p>				
<p>The Project would connect to existing Eastern Municipal Water District (EMWD) sewer system at Alessandro Boulevard and would not involve the use of septic tank or alternative wastewater disposal system. Therefore, no impact would occur.</p>				
<p>f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant Impact with Mitigation Incorporated</b></p>				

<sup>1</sup> On January 1, 2020, the 2019 California Building Code became effective in the City of Moreno Valley for all new permit applications as prescribed with adopted Ordinance No. 962.

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Paleontological Assessment (**Appendix F**) for the Project identified potentially fossiliferous Pleistocene very old alluvial fan deposits (Qvof) and Holocene young alluvial fan deposits (Qyf) at the surface of the Project site. There are documented occurrences of significant paleontological resources in the form of terrestrial vertebrate fossils at shallow depths within Pleistocene old alluvial fan sediments near the Project site and western Riverside County.

Although the chances of unearthing significant paleontological resources is limited due to the previous soils disturbance on the Project site, the relatively “High” paleontological sensitivity rating typically assigned to Pleistocene old alluvial fan sediments supports the recommendation that paleontological monitoring be required. As described below in mitigation measure **MM GEO-2** (listed as PAL-1 in the City’s GP EIR), requires that trenching and excavation activities during grading within the site in undisturbed Pleistocene very old alluvial fan sediments be implemented to mitigate the potential loss or destruction of nonrenewable paleontological resources. Such mitigation monitoring is recommended on a full-time basis starting at the surface (where mapped) in undisturbed Pleistocene old alluvial fan deposits at the Project site. **MM GEO-3** would require a paleontological monitor during grading in project areas with high sensitivity. However, monitoring of Holocene young sandy alluvial fan deposits is not recommended as they do not contain paleontological resources. Therefore, monitoring in areas mapped as young sandy alluvial fan deposits shall commence when those deposits are graded away and the very old alluvial fan deposits become exposed. With implementation of **MM GEO-2 and MM GEO-3**, the potential for impact to paleontological resources would be reduced to a less than significant level.

**Mitigation Measures**

**MM GEO-2 Paleontological Resource Impact Mitigation Plan (PRIMP).**

Prior to the issuance of a grading permit, a Paleontological Resource Impact Mitigation Plan (PRIMP) shall be prepared by the Project Applicant and submitted for review and approval shall be received by the City. The PRIMP shall be prepared by a qualified paleontologist retained by the Project Applicant. The PRIMP shall follow the outline below:

1. Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources shall be performed by a qualified paleontologist or paleontological monitor. The PRIMP shall stipulate that monitoring will be conducted full or part time or on a spot-check basis at the determination of the paleontologist, based upon the identification of undisturbed sediments of Pleistocene very old alluvial fan deposits (“Qvofa”). Monitoring of Holocene young sandy alluvial fan deposits (“Qyfa”) is not recommended; however, these deposits are likely relatively thin and overlie Pleistocene very old alluvial fan deposits. Therefore, monitoring in areas mapped as young sandy alluvial fan deposits may commence when those deposits are graded away and the very old alluvial fan deposits become exposed. The project paleontologist is responsible to periodically visit the project site during the initial stages of grading to identify the Pleistocene deposits and direct the initiation of monitoring.
2. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or, if present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. The monitor shall notify the project paleontologist, who will then notify the concerned parties of the discovery.</p> <ol style="list-style-type: none"> <li data-bbox="391 415 1594 999">3. Paleontological salvage during trenching and boring activities is typically from the generated spoils and does not delay the trenching or drilling activities. Fossils are collected and placed in cardboard flats or plastic buckets and identified by field number, collector, and date collected. Notes are taken on the map location and stratigraphy of the site, which is photographed before it is vacated and the fossils are removed to a safe place. On mass grading projects, discovered fossil sites are protected by flagging to prevent them from being over-run by earthmovers (scrapers) before salvage begins. Fossils are collected in a similar manner, with notes and photographs being taken before removing the fossils. Precise location of the site is determined with the use of handheld GPS units. If the site involves remains from a large terrestrial vertebrate, such as large bone(s) or a mammoth tusk, that is/are too large to be easily removed by a single monitor, a fossil recovery crew shall excavate around the find, encase the find within a plaster and burlap jacket, and remove it after the plaster is set. For large fossils, use of the contractor's construction equipment may be solicited to help remove the jacket to a safe location.</li> <li data-bbox="391 999 1594 1146">4. Isolated fossils are collected by hand, wrapped in paper, and placed in temporary collecting flats or five-gallon buckets. Notes are taken on the map location and stratigraphy of the site, which is photographed before it is vacated and the fossils are removed to a safe place.</li> <li data-bbox="391 1146 1594 1440">5. Particularly small invertebrate fossils typically represent multiple specimens of a limited number of organisms, and a scientifically suitable sample can be obtained from one to several five-gallon buckets of fossiliferous sediment. If it is possible to dry screen the sediment in the field, a concentrated sample may consist of one or two buckets of material. For vertebrate fossils, the test is usually the observed presence of small pieces of bones within the sediments. If present, as many as 20 to 40 five-gallon buckets of sediment can be collected and returned to a separate facility to wet-screen the sediment.</li> <li data-bbox="391 1440 1594 1650">6. In accordance with the "Microfossil Salvage" section of the Society of Vertebrate Paleontology guidelines (2010:7), bulk sampling and screening of fine-grained sedimentary deposits (including carbonate-rich paleosols) must be performed if the deposits are identified to possess indications of producing fossil "microvertebrates" to test the feasibility of the deposit to yield fossil bones and teeth.</li> <li data-bbox="391 1650 1594 1797">7. In the laboratory, individual fossils are cleaned of extraneous matrix, any breaks are repaired, and the specimen, if needed, is stabilized by soaking in an archivally approved acrylic hardener (e.g., a solution of acetone and Paraloid B-72).</li> <li data-bbox="391 1797 1594 1944">8. Recovered specimens are prepared to a point of identification and permanent preservation (not display), including screen-washing sediments to recover small invertebrates and vertebrates. Preparation of individual vertebrate fossils is often more time-consuming than for accumulations of invertebrate fossils.</li> </ol>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>9. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage (e.g., the Western Science Center) shall be conducted. The paleontological program should include a written repository agreement prior to the initiation of mitigation activities. Prior to curation, the lead agency (e.g., the City of Moreno Valley) will be consulted on the repository/museum to receive the fossil material.</p> <p>10. A final report of findings and significance will be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). The report, when submitted to, and accepted by, the appropriate lead agency, will signify satisfactory completion of the project program to mitigate impacts to any potential nonrenewable paleontological resources (i.e., fossils) that might have been lost or otherwise adversely affected without such a program in place.</p> <p>11. Decisions regarding the intensity of the MMRP will be made by the project paleontologist based on the significance of the paleontological resources and their biostratigraphic, biochronologic, paleoecologic, taphonomic, and taxonomic attributes, not upon the ability of a project proponent to fund the MMRP.</p> <p><b>MM GEO-3 Paleontological Monitoring</b></p> <p>Applications for future development, wherein the Community Development Director or his or her designee has determined a potential for impacts to paleontological resources, shall review the underlying geology and paleontological sensitivity of the site. If it is determined that the potential exists that sensitive paleontological resources are present, the applicant shall be required to comply with the following mitigation framework. A qualified paleontological monitor shall be present during grading in project areas where a project specific technical study has determined that such monitoring is necessary due to the potential for paleontological resources to reside within the underlying geologic formations. The geologic technical study shall also provide specific duties of the monitor, and detailed measures to address fossil remains, if found.</p> <p><b>Sources:</b></p> <ol style="list-style-type: none"> <li>1. Moreno Valley General Plan, June 15, 2021</li> <li>2. Final Environmental Impact Report City of Moreno Valley General Plan, May 20, 2021 <a href="http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html">http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html</a></li> <li>3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code</li> <li>4. Moreno Valley Municipal Code Chapter 8.21 – Grading Regulations</li> <li>5. Local Hazard Mitigation Plan, City of Moreno Valley Fire Department, adopted October 4, 2011, amended 2017, <a href="http://www.moval.org/cityhall/departments/fire/pdfs/haz-mit-plan.pdf">http://www.moval.org/cityhall/departments/fire/pdfs/haz-mit-plan.pdf</a></li> <li>6. California Department of Conservation Geologic Survey Data Viewer <a href="https://maps.conservation.ca.gov/cgs/DataViewer/">https://maps.conservation.ca.gov/cgs/DataViewer/</a></li> <li>7. United States Department of Agriculture (USDA) Natural Resources Conservation Survey Web Soil Survey <a href="https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx">https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx</a></li> <li>8. USDA, Ramona, Greenfield, and Hanford Series: <a href="https://soilseries.sc.egov.usda.gov/OSDDocs/">https://soilseries.sc.egov.usda.gov/OSDDocs/</a></li> <li>9. <i>Soil Investigation</i>, prepared by Soil Exploration Company, Inc., August 11, 2021. (<b>Appendix E</b>)</li> <li>10. <i>Paleontological Assessment</i>, prepared by Brian F. Smith and Associates, Inc., November 1, 2021. (<b>Appendix F</b>)</li> </ol>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact																																				
<b>VIII. GREENHOUSE GAS EMISSIONS – Would the project:</b>																																								
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																				
<b>Response: Less than Significant Impact with Mitigation Measures</b>																																								
<p>California has a long history of enacting legislation and implementing programs that reduce greenhouse gas (GHG) emissions by way of statewide building energy efficiency requirements, electric utility renewable portfolio standards, and clean fuel and car standards. With the 2006 passage of Assembly Bill (AB) 32, the California Global Warming Solutions Act, California embarked on its first direct efforts to establish and implement GHG reduction goals and regulations.</p>																																								
<p>Since the passage of AB 32, the State has enacted numerous strategies consistent with and parallel to AB 32 to further the reduction of air pollution and GHG emissions through more restrictive clean fuel/standards and building energy efficiency requirements, as well as numerous vehicle miles traveled (VMT) reduction strategies. These VMT reduction strategies include promoting alternative modes of transportation (i.e., transit, carpool, rideshare, bike, pedestrian) and promoting land use strategies enabling the creation of sustainable communities through proper residential location and density near transit and fostering mixed- and multi-use land use development projects. The most notable land use regulation is Senate Bill 375 – California’s Sustainable Communities and Climate Protection Act of 2008 – that supports the State’s GHG reduction goals by coordinating transportation and land use planning.</p>																																								
<p>The significance of GHG emissions impacts from development projects are assessed by the City using Option 1 SCAQMD recommended screening threshold for development projects of 3,000 metric tons of carbon dioxide (MTCO<sub>2e</sub>) per year. Annual Project GHG emissions were calculated in the Air Quality, Energy, and Greenhouse Gas Analysis (<b>Appendix A</b>) prepared for the proposed Project by adding amortized GHG construction emissions to GHG operational emissions from area, energy, mobile, waste, and water sources. Estimated Project GHG emissions as shown in Table GHG-1 would total 3,109 MTCO<sub>2e</sub>, exceeding the 3,000 MTCO<sub>2e</sub> screening threshold resulting in a significant impact requiring mitigation. With implementation of <b>MM GHG-1</b>, potential GHG emissions would be reduced to 2,993 MTCO<sub>2e</sub>, resulting in a less than significant impact.</p>																																								
<b>Table GHG-1: Project Greenhouse Gas Emissions</b>																																								
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ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact														
<b><u>Mitigation Measures</u></b>																		
<p><b>MM GHG-1 New Construction Residential Renewable Energy.</b>            Prior to the issuance of each building permit, the Project Applicant shall provide documentation to the City of Moreno Valley demonstrating the construction or purchasing of renewable energy production (photovoltaic solar or small wind turbines). The Project is required to construct or purchase a minimum of 650,000 kWh/year of photovoltaic solar energy. Greenhouse gas emissions would reduce to 2,993 MTCO<sub>2e</sub> per year which would be under the 3,000 MTCO<sub>2e</sub> threshold.</p>																		
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>														
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ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Medium-Duty and Heavy-Duty GHG Phase 2.				Consistent. Operation of the project does not generate a substantial volume of medium-duty and heavy-duty trips, and does not interfere with the implementation of this action.
Innovative Clean Transit: Transition to a suite of to-be-determined innovative clean transit options. Assumed 20% of new urban buses purchased beginning in 2018 will be zero emission buses with the penetration of zero-emission technology ramped up to 100% of new sales in 2030. Also, new natural gas buses, starting in 2018, and diesel buses, starting in 2020, meet the optional heavy-duty low-NO <sub>x</sub> standard.				Consistent. The proposed single-family residential project would not interfere with the implementation of this action related to transit busses.
Last Mile Delivery: New regulation that would result in the use of low NOX or cleaner engines and the deployment of increasing numbers of zero-emission trucks primarily for class 3-7 last mile delivery trucks in California. This measure assumes ZEVs comprise 2.5% of new Class 3–7 truck sales in local fleets starting in 2020, increasing to 10% in 2025 and remaining flat through 2030.				Consistent. The single-family residential project does not have regular delivery truck trips associated with it and would not interfere with the implementation of this action.
Further reduce VMT through continued implementation of SB 375 and regional Sustainable Communities Strategies; forthcoming statewide implementation of SB 743; and potential additional VMT reduction strategies not specified in the Mobile Source Strategy but included in the document “Potential VMT Reduction Strategies for Discussion.”				Consistent. The project would not interfere with the implementation of SB 375 and would be consistent with the SCAG RTP/SCS.
Increase stringency of SB 375 Sustainable Communities Strategy (2035 targets)				Consistent. The single-family residential project would not interfere with efforts to increase stringency of SB 375 Sustainable Communities Strategy (2035 targets).
Harmonize project performance with emissions reductions and increase competitiveness of transit and active transportation modes (e.g. via guideline documents, funding programs, project selection, etc.)				Consistent. The single-family residential project would not interfere with agency efforts to increase competitiveness of transit and active transportation modes, and would contribute to them by connecting pedestrian and bike transportation infrastructure to existing pedestrian and bike transportation infrastructure, which would connect to bus transit.
By 2019, develop pricing policies to support low-GHG transportation (e.g. low-emission vehicle zones for heavy duty, road user, parking pricing, transit discounts).				Consistent. The single-family residential project would not interfere with plans to develop pricing policies to support low-GHG transportation.
Improve freight system efficiency.				Consistent. The single-family residential project would not be associated with freight system uses and would not interfere with efforts to improve freight system efficiency.
Increase the long-term resilience of carbon storage in the land base and enhance sequestration capacity.				Consistent. The single-family residential project proposes landscaping, which would enhance sequestration as compared to the vacant land currently onsite. In addition, the

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
				project would not interfere with additional efforts to increase the long-term resiliency of carbon storage in the land base.
Utilize wood and agricultural products to increase the amount of carbon stored in the natural and built environments.				Consistent. The project would not interfere with the action to encourage wood and agricultural products to increase stored carbon in the natural and built environments, and where applicable the project would utilize wood and agricultural products in the design of the project.
Establish scenario projections to serve as the foundation for the implementation plan.				Consistent. The single-family residential project would not interfere with the establishment scenario projections to serve as the foundation for the implementation plan.
Establish a carbon accounting framework for natural and working lands as described in SB 859 by 2018.				Consistent. The single-family residential project would not interfere with the establishment of a carbon accounting framework for natural and working lands as described in SB 859.
Implement Forest Carbon Plan.				Consistent. The project site does not include a forest and the single-family residential project would not interfere with the implementation of a Forest Carbon Plan.
Identify and expand funding and financing mechanisms to support GHG reductions across all sectors.				Consistent. The single-family residential project would not interfere with the expansion of funding and financing mechanisms to support GHG reductions across all sectors.

Source: Air Quality, Energy and Greenhouse Gas Analysis (Appendix A)

Table GHG-3 below shows the Project’s consistency with the 2021 Climate Action Plan prepared by the City as presented in the General Plan.

**Table GHG-3: Project Consistency with Moreno Valley CAP**

Measure	Consistency
<b>R-1:</b> Provide incentives such as streamlined permitting or bonus density for new multi-family buildings and reroofing projects to install “cool” roofs consistent with the current California Green Building Code (CALGreen) standards for commercial and industrial buildings.	Consistent. The single-family residential project would be consistent with the CALGreen standards, in addition would not interfere with incentives to streamline permitting or bonus density for new multi-family buildings.
<b>R-2:</b> Require new construction and major remodels to install interior real-time energy smart meters in line with current utility provider (e.g. MVU, SCE) efforts.	Consistent. The single-family residential project would be constructed in accordance with the requirement to install interior real-time energy smart meters in line with MVU efforts.
<b>R-3:</b> Develop and implement program to incentivize single family residential efficiency retrofits and participation in Moreno Valley Utility direct install program with the goal of a 50 percent energy reduction compared to baseline in 30 percent of the total single-family homes citywide by 2040.	Consistent. The single-family residential project would be constructed in accordance to Title 24 “CALGreen” requirements and would not interfere with the retrofits to existing single-family housing in the city of Moreno Valley.
<b>R-4:</b> Prioritize cap and trade funds to assist low-income homeowners achieve energy-efficient improvements and fund weatherization programs.	Consistent. The single-family residential project would not interfere with the prioritization of cap and trade funds to assist low-income homeowners.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>R-5:</b> Apply for and prioritize Community Block Development Grant funds to assist low-income homeowners achieve energy-efficient improvements.</p>	<p>Consistent. The single-family residential project would not interfere with the application or prioritization of Community Block Development Grant funds to assist low-income homeowners achieve energy-efficient improvements.</p>			
<p><b>R-6:</b> Develop program and funding strategy to incentivize conversion of natural gas heated homes and nonresidential buildings to electricity.</p>	<p>Consistent. The single-family residential project would not interfere with the development of a program and funding strategy to incentivize conversion of natural gas heated homes and nonresidential buildings to electricity.</p>			
<p><b>R-7:</b> Develop and implement program to incentivize multi-family residential efficiency audits and participation in Moreno Valley Utility direct install program with the goal of a 50 percent energy reduction in 30 percent of the projected amount of multi-family homes citywide by 2035.</p>	<p>Consistent. The single-family residential project does not interfere with the development and implementation of a program to incentivize multi-family residential efficiency audits and participation in the Moreno Valley Utility direct install program.</p>			
<p><b>R-8:</b> Provide a toolkit of resources, including web-based efficiency calculators, for residents and businesses to analyze their greenhouse gas emissions in comparison to their neighborhood, the city, and the region.</p>	<p>Consistent. The single-family residential project would not interfere with the implementation of a toolkit of resources for residents and businesses to analyze their greenhouse gas emissions in comparison to their neighborhood, the city, and the region.</p>			
<p><b>R-9:</b> Develop and implement a competitive greenhouse gas reduction program with an award component between groups of citizens in the city.</p>	<p>Consistent. The single-family residential project would not interfere with the implementation of a competitive GHG reduction program with an award component between groups of citizens in the city.</p>			
<p>Source: Air Quality, Energy, and Greenhouse Gas Analysis (Appendix A)</p>				
<p>As detailed in Table GHG-2 and GHG-3 above, the Project is consistent with the actions and measures of the 2017 Scoping Plan and the Moreno Valley Climate Action Plan, and would not interfere with the policies and goals set within those plans. The Project would have a less than significant impact associated with conflicts with an applicable GHG reduction plan, policy or regulation and no mitigation is required.</p>				
<p><b>Sources:</b></p>				
<ol style="list-style-type: none"> <li>1. Moreno Valley General Plan, adopted June 15, 2021</li> <li>2. Final Environmental Impact Report City of Moreno Valley General Plan, May 20, 2021 <a href="http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html">http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html</a></li> <li>3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code</li> <li>4. California’s 2017 Climate Change Scoping Plan, prepared by the California Air Resources Board, November 2017, <a href="https://www.arb.ca.gov/cc/scopingplan/scopingplan2017.pdf">https://www.arb.ca.gov/cc/scopingplan/scopingplan2017.pdf</a>, accessed April 24, 2019</li> <li>5. Air Quality, Energy, and Greenhouse Gas Impact Analysis (<b>Appendix A</b>)</li> </ol>				
<p><b>IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</b></p>				
<p>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Response: Less Than Significant Impact</b>				
<p>Development of the Project would require standard transport, use, and disposal of hazardous materials and wastes. If the use of these materials does not adhere to established federal, state, and local laws and regulations, workers, building occupants and residents, the public, and/or the environment could be exposed to hazardous materials.</p>				
<b>Construction</b>				
<p>Heavy construction equipment (e.g., dozers, excavators, tractors) would be operated for development of the Project. The equipment would be fueled and maintained by petroleum-based substances such as diesel fuel, gasoline, oil, and hydraulic fluid, which are considered hazardous if improperly stored, handled, or transported. Other materials used—such as paints, adhesives, and solvents—could also result in accidental releases or spills that could pose risks to people and the environment. These risks are standard, however, on all construction sites, and the Project would not cause greater risks than would occur on other similar construction sites.</p>				
<p>Construction contractors would be required to comply with federal, state, and local laws and regulations regarding the transport, use, and storage of the hazardous materials. Applicable laws and regulations include CFR, Title 29 - Hazardous Waste Control Act; CFR, Title 49, Chapter I; and Hazardous Materials Transportation Act requirements as imposed by the USDOT, CalOSHA, CalEPA and DTSC. Additionally, construction activities would require a Stormwater Pollution Prevention Plan (SWPPP), which is mandated by the National Pollution Discharge Elimination System General Construction Permit and enforced by the Santa Ana RWQCB. The SWPPP would include strict onsite handling rules and BMPs to minimize potential adverse effects to workers, the public, and the environment during construction, including, but not limited to:</p>				
<ul style="list-style-type: none"> <li>• Establishing a dedicated area for fuel storage and refueling activities that includes secondary containment protection measures and spill control supplies;</li> <li>• Following manufacturers' recommendations on the use, storage, and disposal of chemical products used in construction;</li> <li>• Avoiding overtopping construction equipment fuel tanks;</li> <li>• Properly containing and removing grease and oils during routine maintenance of equipment; and</li> <li>• Properly disposing of discarded containers of fuels and other chemicals.</li> </ul>				
<p>Mandatory compliance with applicable laws and regulations related to the routine transport, use, and disposal of hazardous materials during construction activities at the Project site would limit potentially significant hazards to construction workers, the public, and the environment. Impacts would be less than significant.</p>				
<b>Operation</b>				
<p>The Project site would be developed with 227 two-story, single-family detached residences on an approximately 20-acre (gross) site, which involve routinely using hazardous materials including solvents, cleaning agents, paints, pesticides, batteries, fertilizers, and aerosol cans. These types of materials are not acutely hazardous and would only be used and stored in limited quantities. The normal routine use of these hazardous materials products pursuant to existing regulations would not result in a significant hazard to people or the environment in the vicinity of the Project. Therefore, operation of the Project would not result in a significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous waste, and impacts would be less than significant.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Response: Less Than Significant Impact</b>				
<p>The Phase I Environmental Site Assessment (Phase 1 ESA) (<b>Appendix G</b>) prepared for the Project concluded the site has been vacant since approximately 1980 and was formerly occupied by an orchard and a single-family residence. The Phase I ESA did not reveal evidence of an environmental condition or concern in connection with the Project site nor requiring additional investigation, therefore, the existing condition of the site does not result in the potential for accidental exposure to hazardous materials, and impacts are less than significant and no mitigation is required.</p> <p>Construction personnel maintain supplies on-site for containing and cleaning small spills of hazardous materials such as diesel and gasoline fuels, paints, solvents cement, and asphalt. Construction activities would be conducted in accordance with the SWPPP as part of the National Pollutant Discharge Elimination System (NPDES) permit. The primary objective of the SWPPP is to identify, construct, implement, and maintain BMPs to reduce or eliminate pollutants in stormwater discharges and authorized non stormwater discharges from the construction site. BMPs for hazardous materials may include, but are not limited to, off- site refueling, placement of generators on impervious surfaces, establishing cleanout areas for cement, etc. Operation of the proposed 227 townhomes and the recreation area includes use of limited hazardous materials, such as solvents, cleaning agents, paints, pesticides, batteries, fertilizers, and aerosol cans. Normal routine use of typical residential products pursuant to existing regulations would not result in a significant hazard to the environment, residents, or workers in the vicinity of the Project. While the risk of exposure to hazardous materials cannot be eliminated, adherence to existing regulations would ensure compliance with safety standards related to the use and storage of hazardous materials and with the safety procedures mandated by applicable federal, state, and local laws and regulations. Compliance with these regulations would ensure that risks resulting from the routine transportation, use, storage, or disposal of hazardous materials or hazardous wastes associated with the proposed Project and the potential for accident or upset are less than significant requiring no mitigation.</p>				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Response: Less Than Significant Impact</b>				
<p>The Project site is located within the boundaries of Moreno Valley Unified School District (MVUSD) and is near several private schools. Valley Christian Academy is located south from the site across Alessandro Boulevard within one quarter mile. Moreno Valley Elementary School is located one block north of the site at the northeastern corner of Cottonwood Avenue and Jade Way. Operation of the single-family residences would not involve the use of a substantial amount of hazardous materials. Compliance with all Federal, State, and local regulations governing the storage and use</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>of hazardous materials is required and would ensure the Project operates in a manner that poses no substantial hazards to the public or the environment. Although the Project is within one quarter mile of Valley Christian Academy to the south, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Impacts are considered less than significant, and no mitigation is required.</p>				
<p>d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to <a href="#">Government Code section 65962.5</a> and, as a result, would it create a significant hazard to the public or the environment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Response: No Impact</b></p> <p>The proposed Project site was not identified as a hazardous materials site in any of the databases researched in the Phase 1 ESA (<b>Appendix G</b>). Therefore, implementation of the Project would not create significant impacts associated with being included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact would occur during either construction or operation, and no mitigation is required.</p>				
<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Response: Less Than Significant Impact</b></p> <p>The Project site is not located within two miles of an airport or private airstrip. The closest airport to the Project site is the March Air Reserve Base/March Inland Port Airport, located approximately 4 miles to the southwest. As shown on Map S-7: Airport Land Use Compatibility Zone of the Moreno Valley General Plan, the proposed Project is located outside of the Airport Influence Area. Therefore, the Project would have no potential to result in a safety hazard or excessive noise for people residing or working in the Project area, and no mitigation is required.</p>				
<p>f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant Impact</b></p> <p>According to the City's Local Hazard Mitigation Plan (LHMP), emergency evacuation routes within the City includes I-215, SR-60, and major roadways including Alessandro Boulevard the main ingress/egress for the Project site during construction and operations. When responding to emergencies, the City uses the Standardized Emergency Management System (SEMS) which provides preparedness, response, recovery, and mitigation to a disaster event. It is not anticipated that development of the Project site would impair implementation of or physically interfere with the LHMP, SEMS, or other emergency plans because site activities would be confined within the proposed Project. The proposed onsite parking and circulation plans would be reviewed by the Fire Department and City Engineering Department to ensure that the Project's ingress/egress are</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>adequate for accommodating emergency vehicles. Therefore, through compliance with the City's established LHMP and through review of the Project by the Fire Department and City Engineering Department, there is a minimal potential for the Project to physically interfere with an adopted emergency response plan, or evacuation plan. Impacts are less than significant, and no mitigation is required.</p>				
<p>g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant Impact</b></p> <p>As further discussed in Question XX, <i>Wildfire</i>, the Project site is not located within a Fire Hazard Severity Zone (FHSZ) as defined in the Fire Hazard Severity maps from CALFIRE. The Project site is located within a Local Response Area (LRA) and surrounded by developed property (residential) to the west and north with vacant property routinely disked for weed abatement to the east and partially developed property to the south across Alessandro Boulevard. Because the site is surrounded by developed property, a major arterial, and vacant property devoid of native vegetation (i.e., fuel), there is no threat of a wildfire to occur in the surrounding area. In addition, Fire Station 99 is located at 13400 Morrison Street, approximately seven-tenths of a mile away provides urban fire response. Implementation of the Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires resulting in a less than significant impact and no mitigation is required.</p>				
<p><b>Sources:</b></p> <ol style="list-style-type: none"> <li>1. Moreno Valley General Plan, June 15, 2021</li> <li>2. Final Environmental Impact Report City of Moreno Valley General Plan, May 20, 2021</li> <li>3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code</li> <li>4. March Air Reserve Base (MARB)/March Inland Port (MIP) Airport Land Use Compatibility Plan (ALUCP) on November 13, 2014, (<a href="http://www.rcaluc.org/Portals/13/17%20-">http://www.rcaluc.org/Portals/13/17%20-</a></li> <li>5. Local Hazard Mitigation Plan, City of Moreno Valley Fire Department, adopted October 4, 2011, amended 2017 <a href="http://www.moval.org/cityhall/departments/fire/pdfs/haz-mit-plan.pdf">http://www.moval.org/cityhall/departments/fire/pdfs/haz-mit-plan.pdf</a></li> <li>6. CALFIRE FHSZ Viewer: <a href="https://egis.fire.ca.gov/FHSZ/">https://egis.fire.ca.gov/FHSZ/</a></li> <li>7. <i>Phase I Environmental Site Assessment</i>, prepared by Architectural Environmental Seismic Consultants 8-10-2021 (<i>Phase I ESA, Appendix G</i>)</li> </ol>				
<p><b>X. HYDROLOGY AND WATER QUALITY – Would the project:</b></p>				
<p>a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant Impact</b></p> <p><u>Construction</u>  Without implementation of applicable best management practices (BMPs), the Project could result in an increase in surface water pollutants such as sediment, oil and grease, and miscellaneous wastes during construction activities. Concrete used for structures, footings, and other paving materials could be potential sources of water quality pollution if any of these materials were spilled or deposited on unprotected surfaces. The delivery, handling, and storage of construction materials and wastes, as well as use of construction equipment, could also introduce the risk of stormwater</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>contamination if not properly handled and contained. Staging areas or building sites can be sources of pollution because of the use and storage of equipment and materials during construction. Impacts associated with metals in stormwater include toxicity to aquatic organisms, such as bioaccumulation. Vegetation removal and demolition of the concrete foundation associated with site preparation work can result in erosion and surface water contamination from runoff. Construction impacts on water quality are potentially significant and could lead to exceedance of water quality objectives or criteria specified in the Santa Ana Regional Water Quality Control Board (RWQCB).</p> <p>However, compliance with the NPDES Construction General Permit would require implementation of the BMPs included in a project-specific SWPPP to address these types of concerns and provide preventive measures that reduce the risk of having potential significant water quality impacts. The SWPPP incorporates standard construction BMPs selected for the Project. Therefore, with implementation of the required BMPs identified in the SWPPP, impacts during construction would be reduced to less-than-significant levels and no mitigation is required.</p> <p><u>Operation</u></p> <p>The Project includes two bioretention basins for the retention and treatment of onsite flows prior to leaving the site. One basin near the end of Danube Way and the other in the southwest corner near Alessandro Boulevard and Brodiaea Avenue. The project will also include four smaller bioretention basins located in the public right-of-way landscape area for the treatment of off-site flows. These will include 3 feet of media and will connect via 6 inch pipe to proposed storm drain. Runoff from the site will connect to an existing storm drain line on Alessandro Boulevard. Implementation of the project design features (i.e., BMPs) described in the WQMP prepared for the Project would effectively reduce non-storm water discharges from leaving the site and treat pollutants in storm waters prior to discharge and conveyance to the offsite storm water system in Alessandro Boulevard. Therefore, with regulatory compliance and implementation of project design features/BMPs, operation-related impacts to water quality and waste discharge requirements would be reduced to less than significant, and no mitigation is required.</p>				
<p>b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant Impact</b></p>				
<p>The San Jacinto Groundwater Basin encompasses the Project site and most of the City of Moreno Valley. Implementation of the Project would not directly deplete groundwater supplies within the Basin. Development of the Project would introduce large areas of impervious surfaces to the site. However, the Project would install an onsite storm drain system that would convey runoff to two bioretention basins that would capture, retain, filter, and allow infiltration of runoff. In addition, the Project includes 119,583 SF of landscaping that would allow additional infiltration of stormwater onsite. The Project would not directly decrease groundwater supplies or directly interfere with groundwater recharge, and the Project would not impede sustainable groundwater management of the basin. Thus, the proposed Project would have a less than significant impact on groundwater supplies and recharge, and no mitigation is required.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Response: Less Than Significant Impact</b>				
<p>As required of any development project, the proposed Project's on-site drainage plan and water quality system would retain and treat stormwater flows and therefore decrease the volume and flow of stormwater and reduce the potential for downstream erosion or sedimentation. Grading, excavation, and construction activities associated with the Project would increase the potential to expose topsoil to erosion impacts. However, such construction related impacts, short term in nature, would be reduced to less than significant with implementation of the project-specific SWPPP. Once the Project is built out (i.e., site compaction, installation of hardscape and landscaping, detention basin, drainage system), including construction of the project-specific operational BMPs identified in the WQMP, operational impacts would be reduced to less than significant. Additionally, there are no streams or rivers within, contiguous to, or adjacent to the Project site and no significant cut or fill slopes are proposed.</p> <p><u>Construction</u></p> <p>As previously described, existing City regulations require the Project to implement a SWPPP during construction activities, that would implement erosion control BMPs, such as silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. Such BMP's reduce potential impacts to a less than significant level and no mitigation is required.</p> <p><u>Operation</u></p> <p>Although the Project would introduce impervious surfaces to the majority of the site, these areas are to be landscaped. There would be no substantial areas of bare or disturbed soil onsite subject to erosion. In addition, the Project is required to implement a WQMP that would provide permanent operational BMPs to ensure that operation of the Project would not result in erosion or siltation. With implementation of these regulations, impacts related to erosion or siltation onsite or off-site would be less than significant.</p> <p>As a result of implementation of the Project and design features, downstream drainage system would not be substantially altered given the control of future surface runoff from the Project site; therefore, the potential for downstream erosion or sedimentation would be controlled to a less than significant level and no mitigation is required.</p>				
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Response: Less Than Significant Impact</b>				
<p>As discussed in Question X ci) above, BMPs identified in the project-specific SWPPP would be implemented during construction to control and maintain drainage across the Project site. The Project would include storm drain lines to convey onsite runoff to the two bioretention basins prior to runoff leaving the site into the 48-inch storm drain within Alessandro Boulevard. As discussed in the hydrology report (<b>Appendix H</b>) prepared for the Project, drainage runoff from the site would be</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>adequately handled by the proposed drainage system as the hydrologic calculations substantiate the proposed drainage system is designed for the appropriate design capture volume and would not result in flooding on- or off-site. The Project drainage facilities would convey the 10- &amp; 100-year design storm events adequately. All inlets would provide emergency overflows in the event all inlets are plugged. In addition, sufficient storage on the site would store the difference between the pre and post 2, 5, 10, and 100-year as well as 1, 3, 6, and 24-hour storm event. Thus, the drainage system is designed for the appropriate design capture volume and would not result in flooding on- or off-site. Therefore, impacts would be less than significant, and no mitigation is required.</p>				
<p>iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant Impact</b></p>				
<p>The Project would connect to the existing offsite downstream drainage system in Alessandro Boulevard, while improving the onsite drainage to prevent stormwater flows from exceeding the capacity of the existing stormwater drainage system. Drainage throughout the Project site would be captured and treated through two bioretention basins with the capacity to retain and treat polluted runoff. The Project drainage system would capture flows above the peak 100-year and 24-hour design storm event for flow detention and treatment in conformance with City requirements. Varying amounts of urban pollutants, such as motor oil, antifreeze, gasoline, pesticides, detergents, trash, animal wastes, and fertilizers, could be introduced into downstream stormwater. However, the proposed Project is not anticipated to generate discharges that would require pollution controls beyond those already included in the BMPs identified in the WQMP and designed into the Project to meet water quality management requirements from the RWQCB. The previously stated Project drainage improvements would connect to the existing drainage system within Alessandro Boulevard. The Project would not create or contribute runoff that would exceed the capacity of existing or planned offsite stormwater drainage systems or provide sources of polluted runoff. Thus, impacts would be less than significant and no mitigation is required.</p>				
<p>iv) Impede or redirect flood flows?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant Impact</b></p>				
<p>According to FEMA's FIRM Flood Map, the Project site is classified as Zone X, characterized by a 0.2 percent annual chance of flood hazard. In addition, and as previously stated, implementation of the Project's drainage system is designed for the appropriate design capture volume and would not result in flooding on- or off-site. Thus, the Project would not impede or redirect flood flows, resulting in a less than significant impact and no mitigation is required.</p>				
<p>d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant Impact</b></p>				
<p>As discussed above in response to Question X (c)(iv), the Project site is not located within a flood hazard area. Therefore, implementation of the Project would not risk the release of pollutants due</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>to Project inundation in a flood hazard zone. The Project is not located within a tsunami zone and no impacts would occur, as the Project site is located approximately 43 miles northeast of the Pacific Ocean and separated by the Santa Ana Mountains. Similarly, a seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. The Perris Reservoir is located approximately 4 miles south of the Project site and at a lower elevation. As such, the site is not located within a tsunami or seiche zone. Therefore, the Project would not release pollutants from flood, tsunami or seiche inundation, resulting in a less than significant impact and no mitigation is required.</p>				
<p>e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant Impact</b></p>				
<p>In accordance with existing requirements, prior to grading permit issuance, the Project applicant shall have a SWPPP prepared by a QSD (Qualified SWPPP Developer) pursuant to Municipal Code Section 8.21.170. The SWPPP shall incorporate all necessary BMPs and other City requirements to comply with the NPDES requirements to limit the potential of polluted runoff during construction activities. Project contractors shall be required to ensure compliance with the SWPPP and permit periodic inspection of the construction site by City staff or its designee to confirm compliance. In addition, the Project is required to implement the BMPs contained in the WQMP to demonstrate compliance with the City’s MS4 permit and to minimize the release of potential waterborne pollutants. Therefore, the Project would not conflict with or obstruct implementation of a water quality control plan, or groundwater management plan, resulting in a less than significant impact and no mitigation is required.</p>				
<p><b>Sources:</b></p>				
<ol style="list-style-type: none"> <li>1. Moreno Valley General Plan, June 15, 2021</li> <li>2. Final Environmental Impact Report City of Moreno Valley General Plan, May 20, 2021 <a href="http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html">http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html</a></li> <li>3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code</li> <li>4. Section 9.10.080 – Liquid and Solid Waste</li> <li>5. Moreno Valley Municipal Code Chapter 8.12 – Flood Damage Prevention</li> <li>6. Moreno Valley Municipal Code Chapter 8.21 – Grading Regulations</li> <li>7. Eastern Municipal Water District (EMWD) Groundwater Reliability Plus, <a href="http://gwrplus.org/">http://gwrplus.org/</a></li> <li>8. Eastern Municipal Water District (EMWD) 2020 Urban Water Management Plan</li> <li>9. California Department of Water Resources Groundwater Basin Boundary Assessment Tool: <a href="https://gis.water.ca.gov/app/bbat/">https://gis.water.ca.gov/app/bbat/</a></li> <li>10. Southern California Association of Government, <i>Profile of the City of Moreno Valley</i> <a href="https://scag.ca.gov/sites/main/files/file-attachments/morenovalley_localprofile.pdf?1606013528">https://scag.ca.gov/sites/main/files/file-attachments/morenovalley_localprofile.pdf?1606013528</a></li> <li>11. Preliminary Hydrology Report (<b>Appendix H</b>)</li> <li>12. Project Specific Water Quality Management Plan (<b>Appendix I</b>)</li> </ol>				
<p><b>XI. LAND USE AND PLANNING – Would the project:</b></p>				
<p>a) Physically divide an established community?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Response: No Impact**

The Project site is located within the northern portion of the Downtown Center (DC) land use designation and Concept Area of the City’s 2040 GP. Similarly, the vacant properties to the southwest, east, and northeast are within the DC Concept Area. Existing single-family residences are to the west, north, and southwest of the Project site. To the south is a private school, Valley Christian Academy.

The Project would develop residential uses on the Project site consistent with the General Plan and zoning. No changes to surrounding land uses and no barriers that would divide the community are proposed. All proposed construction and operation activities would take place within the existing site boundaries. No existing or proposed transportation routes would be interrupted as a result of the proposed Project. Therefore, implementation of the proposed Project would not physically divide an established community, an no impact would occur.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Response: Less Than Significant Impact**

General Plan

The City’s General Plan Land Use Element contains goals and objectives that are applicable to the proposed Project and the underlying DC land use designation. As stated in the City’s 2040 GP, the DC is located at the heart of the City, to serve as a vibrant and new focal point of the community and destination. DC allows for a mix of business, entertainment, residential, cultural, and civic uses active throughout the day and into the evening. The DC land use is envisioned to be a mix of uses that integrates existing uses, compatible new land uses, and public amenities enabling people to live, work, play, and shop within the defined area. The Project would provide 19 residences that would be designed as live/work units with ground floor offices. The remaining 208 units would be designed as traditional residential units.

Table LU-1, General Plan Consistency Analysis provides a consistency analysis of the Project to the Project applicable General Plan goals and objectives, which identifies that the project would not result in a conflict with any applicable General Plan goals and objectives.

**Table LU-1: General Plan Consistency Analysis**

General Plan Goals and Objectives	Consistency Analysis
<p><b>Goal LCC-1:</b> Establish an identifiable city structure and a flexible land use framework that accommodates growth and development over the planning horizon.</p>	<p><b>Consistent.</b> The Project provides a mix of traditional and live/work single-family residences that are in demand in the City and supports the Downtown Center. In addition, the Project connects pedestrian and vehicular circulation to southernly adjacent corridor, Alessandro Boulevard. Furthermore, the Project’s live/work residences further reduce vehicle trip frequency by promoting the ability to work from home.</p>

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>Goal LCC.1-6:</b> Promote infill development along Alessandro, Sunnymead, and Perris to create mixed use corridors with a range of housing types at mid-to-high densities along their lengths and activity nodes at key intersections with retail/commercial uses to serve the daily needs of local residents.</p>	<p><b>Consistent.</b> The Project would result in development of live/work units and traditional residential units with an average density of 11.34 dwelling units per acre (DU/AC) on a site fronting Alessandro Boulevard. The Project would introduce a range of housing types. Therefore, the Project is consistent with this goal.</p>			
<p><b>Goal LCC.1-7:</b> Support the continued buildout of residential areas as needed to meet the community's housing needs.</p>	<p><b>Consistent.</b> The Project is proposed to construct 227 single-family residences within the DC zone, thus offering additional housing. Furthermore, the Project site has existing residential uses to the west, north, and southeast, thereby adding additional residences to the growing and established community.</p>			
<p><b>Goal LCC-2:</b> Foster vibrant gathering places for Moreno Valley residents and visitors.</p>	<p><b>Consistent.</b> As shown in <b>Figure E, Site Plan</b>, the Project has internal roadways and pedestrian walkways connecting residents internally within the site, to the internal community and fitness parks, and Alessandro Boulevard. The proposed residences fronting the Alessandro Boulevard corridor have setbacks with direct connections from right-of-way to home offices/workspace.</p>			
<p><b>Goal C-1:</b> Enhance the range of transportation options in Moreno Valley and reduce vehicle miles travelled.</p>	<p><b>Consistent.</b> The Project is located approximately 3/4 mile from the nearest shopping center to the southwest, enabling residents the opportunity to walk to these retail services. The Project would complete the existing partially-built street section of the Bay Avenue project frontage and Volga Lane Project frontage. Introducing residential neighborhoods to shopping and employment centers helps reduce Vehicle Miles Travelled (VMT). As discussed in response to Question XVII b), Transportation, it was concluded the proposed Project would have a less than significant VMT impact.</p>			
<p><b>Goal C-4:</b> Provide convenient and safe connections between neighborhoods and destinations within Moreno Valley.</p>	<p><b>Consistent.</b> The Project provides pedestrian and vehicular connections to the Alessandro Boulevard corridor. Furthermore, the Project's live/work residences offer immediate connection to pedestrian walkway along Alessandro Boulevard.</p>			
<p><b>Goal PPS-1:</b> Provide and maintain a comprehensive system of quality parks, multi-use trails, and recreational facilities to meet the needs of Moreno Valley's current and future population.</p>	<p><b>Consistent.</b> The Project provides approximately 0.60 acres of parkland space (i.e., community and fitness parks) for the estimated 885 residents of the Project. Thus, the Project is consistent with this goal.</p>			

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>PPS.3-7:</b> Continue to engage the Police and Fire Departments in the development review process to ensure that projects are designed and operated in a manner that minimizes the potential for criminal activity and fire hazards and maximizes the potential for responsive police and fire services.</p>	<p><b>Consistent.</b> The proposed Project would be reviewed by the City's police and fire departments during its development review process. The Project would include adequate emergency access for vehicles from Alessandro Boulevard. Additionally, the Project is required to comply with the provisions of the California Fire Code as implemented by the City Fire Department, which would reduce hazards related to fire.</p>			
<p><b>Goal PPS-4:</b> Provide for utilities and infrastructure to deliver safe, reliable services for current and future residents and businesses</p>	<p><b>Consistent.</b> Prior to Project approval, the required "will serve" letters from utility providers demonstrate that adequate utility and infrastructure service capacity exists or would be available to serve the Project in a timely manner.</p>			
<p><b>Goal S-1:</b> Protect life and property from natural and humanmade hazards.</p>	<p><b>Consistent.</b> The proposed Project is not located within an Alquist-Priolo or other fault zone. The Project would not result in the use or storage of unusually hazardous materials. In addition, the proposed Project would implement LID strategies and BMPs to reduce stormwater runoff. The Project would include two bioretention basin to retain and filter stormwater.</p>			
<p><b>Goal N-1:</b> Design for a pleasant, healthy sound environment conducive to living and working.</p>	<p><b>Consistent.</b> The proposed Project would include a central park and other amenities conducive to healthy living, and live/work units intended to encourage at home businesses. As discussed in Section XIII, a Noise Impact Analysis was prepared for the proposed Project. The Project would include windows that would limit noise impacts from adjacent Alessandro Boulevard. In addition, operational noise impacts would be less than significant as they are similar to surround land uses.</p>			
<p><b>Goal EJ-1:</b> Reduce pollution exposure and improve community health.</p>	<p><b>Consistent.</b> As discussed in response to Question III, construction and operational emission levels would be below the thresholds established by the SCAQMD. Therefore, Project air quality impacts during construction and operations would be minimized.</p>			
<p><b>Goal OSRC-3:</b> Use energy and water wisely and promote reduced consumption.</p>	<p><b>Consistent.</b> The Project landscaping and irrigation system would be designed for water conservation and in compliance with applicable municipal codes and state mandate 1881. The Project would include but not limited to a mix of water-conserving plants and automatic irrigation system with separate zones for areas with overhead and drip watering to not exceed maximum applied water allowance. The proposed Project would be designed and constructed in accordance with the Californian Building Code, incorporating applicable energy efficiency standards.</p>			

Zoning

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Zoning for the Project site is Downtown Center (DC) which allows up to 20 DU/AC on the Project site on the periphery of the DC (CMVMC 9.07.010.B). At 12.8 DU/AC, the Project is consistent with this density.</p>				
<p><u>Land Use Compatibility</u></p>				
<p>The Project proposes residential uses which would be visually vibrant and consistent with the DC land use designation. The new residences would be compatible with the existing residences in the surrounding area, and would have six different architectural styles generally consistent with the surrounding built environment.</p>				
<p>The Project would create a new residential community on vacant land in an area developing with mainly residential uses within the northern portion of the Downtown Center. The Project would provide for a wider variety of housing than is presently available in this portion of the City, introducing 3-bedroom and 4-bedroom layouts for both traditional and live/work style residences. The Project would not conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction adopted for the purpose of avoiding or mitigating an environmental effect. Thus, impacts would be less than significant and no mitigation is required.</p>				
<p><b>Sources:</b></p>				
<ol style="list-style-type: none"> <li>1. Moreno Valley General Plan, adopted June 15, 2021</li> <li>2. Final Environmental Impact Report City of Moreno Valley General Plan, May 20, 2021 <a href="http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html">http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html</a></li> <li>3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code</li> </ol>				
<p><b>XII. MINERAL RESOURCES – Would the project:</b></p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Response: No Impact</b></p>				
<p>The California Geological Survey has prepared mineral resource reports that designate mineral deposits of statewide or regional significance. The State Geologist has classified areas into Mineral Resource Zones (MRZ) identifying the statewide or regional significance of mineral deposits based on the economic value and accessibility of the deposits. According to the City’s 2040 General Plan EIR, the Project site is designated as MRZ-3 (General Plan EIR Figure 4.12-1, Mineral Resource Zones) indicating the significance of mineral resources cannot be determined. Despite this definition, the MRZ-3 category is considered to not contain significant mineral resources. The City previously planned for development of the Project site as shown in the General Plan land use and zoning maps, and at that time the decision was made to develop the site and permanently lose the ability to extract any underlying mineral resources. Implementation of the proposed Project would not result in the loss of availability of a known statewide or regional significant mineral resource and no impact would occur.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact																				
<p><b>Response: No Impact</b></p>																								
<p>Please reference the discussion in response to Question XII a). There are no mineral extraction or process facilities on or near the site. The City previously planned for development of the Project site, and at that time the decision was made to develop the site and permanently lose the ability to extract any underlying mineral resources. Implementation of the proposed Project would not result in the loss of availability of a known locally significant mineral resource, resulting in no impact.</p>																								
<p><b>Sources:</b></p> <ol style="list-style-type: none"> <li>1. Moreno Valley General Plan, June 15, 2021</li> <li>2. The Surface Mining and Reclamation Act of 1975 (SMARA, Public Resources Code, Sections 2710-2796), <a href="https://www.conservation.ca.gov/dmr/lawsandregulations">https://www.conservation.ca.gov/dmr/lawsandregulations</a></li> <li>3. Final Environmental Impact Report City of Moreno Valley General Plan, May 20, 2021 <a href="http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html">http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html</a></li> </ol>																								
<p><b>XIII. NOISE – Would the project result in:</b></p>																								
<p>a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																				
<p><b>Response: Less than significant.</b></p>																								
<p><b>City of Moreno Valley Municipal Code</b>  <b>Section 9.10.030.B Performance Standards – Exemptions</b> identifies that temporary construction, maintenance, or demolition activities between the hours of 7:00 a.m. and 7:00 p.m are exempt from noise standards.  <b>Section 9.10.170 Performance Standards – Vibration</b> states that no vibration shall be permitted which can be felt at or beyond the property line.  <b>Section 11.80.030 Prohibited Acts B.1 - Sound level limits</b> states that no sound shall be permitted within the city which exceeds the parameters identified in Table N-1 and N-2.</p>																								
<p style="text-align: center;"><b>Table N-1: City of Moreno Valley Maximum Continuous Sound Levels</b></p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th data-bbox="402 1465 906 1503">Duration per Day (Continuous Hours)</th> <th data-bbox="906 1465 1385 1503">Sound Level [dB(A)]</th> </tr> </thead> <tbody> <tr> <td data-bbox="402 1503 906 1541">8</td> <td data-bbox="906 1503 1385 1541">90</td> </tr> <tr> <td data-bbox="402 1541 906 1579">6</td> <td data-bbox="906 1541 1385 1579">92</td> </tr> <tr> <td data-bbox="402 1579 906 1617">4</td> <td data-bbox="906 1579 1385 1617">95</td> </tr> <tr> <td data-bbox="402 1617 906 1654">3</td> <td data-bbox="906 1617 1385 1654">97</td> </tr> <tr> <td data-bbox="402 1654 906 1692">2</td> <td data-bbox="906 1654 1385 1692">100</td> </tr> <tr> <td data-bbox="402 1692 906 1730">1.5</td> <td data-bbox="906 1692 1385 1730">102</td> </tr> <tr> <td data-bbox="402 1730 906 1768">1</td> <td data-bbox="906 1730 1385 1768">105</td> </tr> <tr> <td data-bbox="402 1768 906 1806">0.5</td> <td data-bbox="906 1768 1385 1806">110</td> </tr> <tr> <td data-bbox="402 1806 906 1843">0.25</td> <td data-bbox="906 1806 1385 1843">115</td> </tr> </tbody> </table> <p style="text-align: center; font-size: small;">Source: City of Moreno Valley Municipal Code Section 11.80.030.</p>					Duration per Day (Continuous Hours)	Sound Level [dB(A)]	8	90	6	92	4	95	3	97	2	100	1.5	102	1	105	0.5	110	0.25	115
Duration per Day (Continuous Hours)	Sound Level [dB(A)]																							
8	90																							
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4	95																							
3	97																							
2	100																							
1.5	102																							
1	105																							
0.5	110																							
0.25	115																							

**ISSUES & SUPPORTING INFORMATION SOURCES:**

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Table N-2: City of Moreno Valley Maximum Impulsive Sound Levels**

Number of Repetitions per 24-Hour Period	Sound Level [dB(A)]
1	145
10	135
100	125

Source: City of Moreno Valley Municipal Code Section 11.80.030.

**Section 11.80.030 Prohibited Acts C. Nonimpulsive Sound Decibel Limits** states that no person shall maintain, create, operate or cause to be operated on private property any source of sound in such a manner as to create any nonimpulsive sound which exceeds those listed in Table N-3 when measured at a distance of 200 feet or more from the real property line of the source of the sound, if the sound occurs on privately owned property, or from the source of the sound, if the sound occurs on public right-of-way, public space or other publicly owned property.

**Table N-3: City of Moreno Valley Maximum Sound Levels for Land Uses**

Residential		Commercial	
Daytime <sup>1</sup>	Nighttime <sup>2</sup>	Daytime <sup>1</sup>	Nighttime <sup>2</sup>
60	55	65	60

Notes:  
<sup>1</sup> Daytime defined as 8:00 a.m. to 10:00 p.m.  
<sup>2</sup> Nighttime define as 10:01 p.m. to 7:59 a.m. the following day.  
 Source: City of Moreno Valley Municipal Code Section 11.80.030.

**Section 11.80.030 Prohibited Acts D.7. Construction and Demolition** states that no person shall operate or cause the operation of any tools or equipment used in construction, drilling, repair, alteration or demolition work between the hours of 8:00 p.m. and 7:00 a.m. the following day such that the sound there from creates a noise disturbance, except for emergency work by public service utilities or for other work approved by the city manager or designee.

**Existing Noise Levels**

To identify the existing ambient noise level at the Project site, noise level measurements were taken at two locations on the Project site from April 6 to April 7, 2022. The existing noise measurement are provided in Table N-4 and the noise measurement locations are shown in Figure N-1.

**Table N-4: Existing (Ambient) Noise Measurement Results**

Location	Daytime Noise Levels <sup>1</sup> (dBA Leq)	Evening Noise Levels <sup>2</sup> (dBA Leq)	Nighttime Noise Levels <sup>3</sup> (dBA Leq)	Daily Noise Levels (dBA CNEL)
LT-1 Near southwest corner of Project site, on first tree, west of end of wall. Approximately 40 ft north of Alessandro Blvd centerline.	67.0-71.8	64.5-68.5	56.8-66.9	71.7

ISSUES & SUPPORTING INFORMATION SOURCES:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LT-2	Near northwest corner of Project site. Across Volga Lane, on a light pole. Approximately 25 ft west of Volga Lane centerline.	48.8-64.1	48.9-57.8	41.7-51.9	59.9

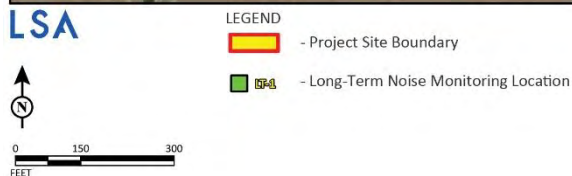
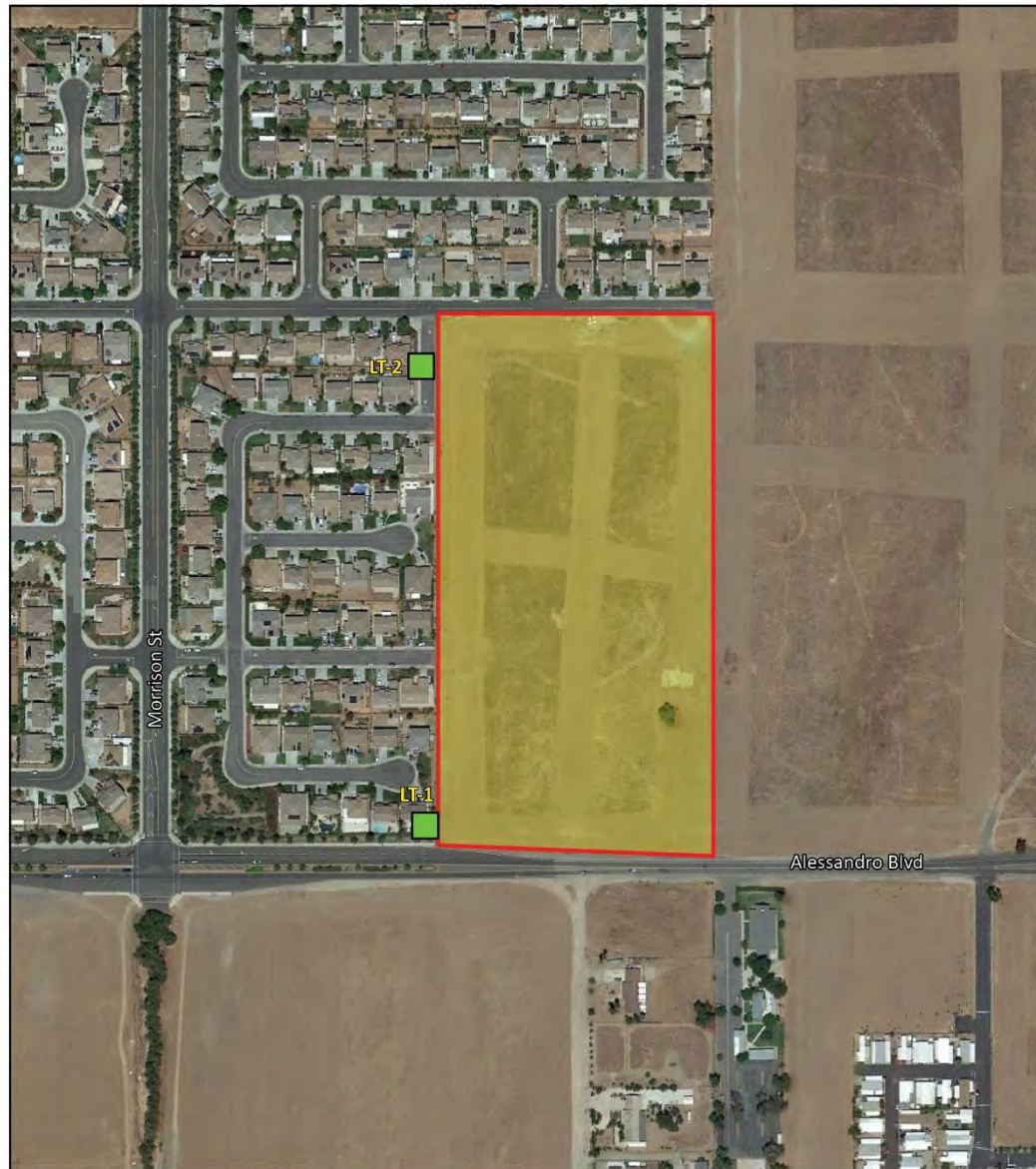
Source: Noise and Vibration Impact Analysis, Appendix J

<sup>1</sup> Daytime Noise Levels = noise levels during the hours from 7:00 a.m. to 7:00 p.m.

<sup>2</sup> Evening Noise Levels = noise levels during the hours from 7:00 p.m. to 10:00 p.m.

<sup>3</sup> Nighttime Noise Levels = noise levels during the hours from 10:00 p.m. to 7:00 a.m.

dBA = A-weighted decibels, CNEL = Community Noise Equivalent Level, L<sub>eq</sub> = equivalent continuous sound level



**Figure N-1: Noise Measurement Locations**

**ISSUES & SUPPORTING INFORMATION SOURCES:**

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Construction**

As described above, construction noise sources are regulated within the City of Moreno Valley under section 11.80.030 which prohibits construction activities other than between the hours of 7:00 a.m. and 8:00 p.m. Two types of short-term noise impacts could occur during the construction of the proposed Project. First, construction crew commutes and the transport of construction equipment and materials to the site for the proposed Project would incrementally increase noise levels on access roads leading to the site. Although passing trucks at 50 ft would generate up to 84 dBA L<sub>max</sub>, the effect on daily ambient noise levels would be small due to the existing daily traffic volumes on Alessandro Boulevard and Morrison Street and the comparatively limited increase in trucks over the short-term construction period. Because construction-related vehicle trips would be less than existing daily traffic volumes, traffic noise would not increase by 3 dBA CNEL. A noise level increase of less than 3 dBA would not be perceptible to the human ear in an outdoor environment. In addition, the proposed Project includes construction best management practices to further reduce construction noise to the extent feasible. In addition to compliance with the City’s Municipal Code allowed hours of construction of 7:00 a.m. to 7:00 p.m., Monday through Friday, excluding holidays and from 8:00 a.m. to 4:00 p.m. on Saturday, the following recommendation would reduce construction noise to the extent feasible. The project construction contractor should equip all construction equipment, fixed or mobile with properly operating and maintained noise mufflers consistent with manufacturer’s Standards. • The proposed Project construction contractor should locate staging areas away from off-site sensitive uses during the later phases of project development. The proposed Project construction contractor should place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site whenever feasible.

Therefore, short-term, construction-related impacts associated with worker commute and equipment transport to the Project site would be less than significant.

The second type of short-term noise impact is related to noise generated during construction which includes site preparation, grading, building construction, paving, and architectural coating on the project site. Construction is completed in discrete steps, each of which has its own mix of equipment and, consequently, its own noise characteristics. These various sequential phases would change the character of the noise generated on the site as construction progresses. Table N-5 lists construction equipment noise levels at a distance of 50 feet, based on this information the project construction composite noise level at a distance of 50 feet would range from 74 dBA L<sub>eq</sub> to 88 dBA L<sub>eq</sub> with the highest noise levels occurring during the site preparation phase.

**Table N-5: Construction Reference Noise Levels**

<b>Equipment Description</b>	<b>Acoustical Usage Factor (%)<sup>1</sup></b>	<b>Maximum Noise Level (L<sub>max</sub>) at 50 Feet<sup>2</sup></b>
Auger Drill Rig	20	84
Backhoes	40	80
Compactor (ground)	20	80
Compressor	40	80
Cranes	16	85
Dozers	40	85
Dump Trucks	40	84
Excavators	40	85
Flat Bed Trucks	40	84

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	Forklift	20	85	
Front-end Loaders	40	80		
Graders	40	85		
Impact Pile Drivers	20	95		
Jackhammers	20	85		
Paver	50	77		
Pickup Truck	40	55		
Pneumatic Tools	50	85		
Pumps	50	77		
Rock Drills	20	85		
Rollers	20	85		
Scrapers	40	85		
Tractors	40	84		
Trencher	50	80		
Welder	40	73		

Source: Noise and Vibration Impact Analysis, Appendix J.

<sup>1</sup> Usage factor is the percentage of time during a construction noise operation that a piece of construction equipment is operating at full power.

<sup>2</sup> Maximum noise levels were developed based on Specification 721.560 from the Central Artery/Tunnel program to be consistent with the City of Boston's Noise Code for the "Big Dig" project.

Lmax = maximum instantaneous sound level

The closest sensitive noise receptors to the Project site are the existing residences to the west and north. As shown on Table N-6, the maximum composite noise level from the center of construction activities at the closest sensitive receptor would be 72 dBA Leq, which would only occur when all construction equipment is operating simultaneously; and therefore, is conservative in nature.

**Table N-6: Project Construction Noise Levels at Closest Receptor Locations**

Receptor (Location)	Composite Noise Level (dBA L <sub>eq</sub> ) at 50 feet <sup>1</sup>	Distance from Center of Construction Activities (feet)	Composite Noise Level (dBA L <sub>eq</sub> )
Residence (West)	88	315	72
Residence (North)		645	66
Church/School (South)		870	63

Source: Noise and Vibration Impact Analysis, Appendix J.

<sup>1</sup> The composite construction noise level represents the site preparation phase which is expected to result in the greatest noise level as compared to other phases.

dBA Leq = average A-weighted hourly noise level

The maximum construction noise of 72 dBA is similar to the existing ambient noise level to the west of the site that was measured at 71.7 dBA. In addition, the construction noise would not exceed the 90 dBA Leq 1-hour construction noise level criteria as established by the FTA for residential and similar sensitive uses. Therefore, construction noise would be less than significant, and no mitigation measures are required.

**Operation**

**Traffic Noise.** As detailed in Section XVII, *Transportation*, the proposed Project is estimated to generate 2,270 average daily trips, with 200 trips during the AM peak hour and 225 trips during the PM peak hour. Table N-7 shows that the Project increase in traffic noise would range from 0.1 to 0.5 dBA. An increase of less than 1 dBA is typically considered less than perceptible. Therefore, traffic generated by the Project would not create a substantial permanent increase in ambient noise levels and impacts would be less than significant.

**Table N-7: Project Opening Year Traffic Noise Levels Without and With Project**

**ISSUES & SUPPORTING INFORMATION SOURCES:**

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Roadway Segment	Without Project Conditions		With Project Conditions		
	ADT	CNEL (dBA) 50 ft from Centerline of Outermost Lane	ADT	CNEL (dBA) 50 ft from Centerline of Outermost Lane	Increase
Alessandro Boulevard west of Lasselle Street	15,320	68.3	15,760	68.4	0.1
Alessandro Boulevard between Lasselle Street and Morrison Street	12,600	68.5	13,050	68.6	0.1
Alessandro Boulevard between Morrison Street and Nason Street	12,080	61.1	12,350	61.2	0.1
Morrison Street between Alessandro Boulevard and Cottonwood Avenue	1,740	57.0	1,920	57.5	0.5
Cottonwood Avenue between Morrison Street and Nason Street	5,700	63.7	6,260	64.1	0.4
Nason Street south of Alessandro Boulevard	23,130	69.5	23,470	69.6	0.1
Nason Street between Alessandro Boulevard and Cottonwood Avenue	33,830	71.2	34,670	71.3	0.1
Nason Street north of Cottonwood Avenue	35,750	71.4	37,150	71.6	0.2

Source: Noise and Vibration Impact Analysis, Appendix J.

**Exterior Noise.** The General Plan Noise Element Table N-1 details that residential uses are considered Normally Acceptable in areas with ambient noise levels are 65 CNEL or less, considered Conditionally Acceptable in areas with ambient noise levels between 65 and 70 CNEL, and considered Normally Unacceptable in areas with ambient noise levels between 70 and 75 CNEL. As shown in Table N-4, the existing measured noise levels at the project site range from approximately 60 dBA CNEL to 71.7 dBA CNEL. In addition, the traffic noise modeling anticipates noise in the future with Project conditions to increase by up to 2.3.

However, the proposed lots 1 through 19 would be live-work units and would not contain specific private exterior living areas. The nearest residence with private outdoor space would be units 20 through 30, which are located approximately 200 feet from Alessandro Boulevard. Due to the noise reduction provided by distance attenuation along with the proposed 5.5-foot-high masonry walls as shown on the Project plans, exterior noise level at the residential exterior areas would be below the normally acceptable noise level of 65 dBA CNEL. In addition, the Project would be designed in conformance to the latest design standards adopted by the State of California in the California Building Code, (CBC) Part 2, Title 24, California Code of Regulations including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc. Thus, impacts would be less than significant.

**Interior Noise.** Interior noise levels for residential habitable rooms are regulated by Title 24 of the California Code of Regulations California Noise Insulation Standards that requires that interior noise levels attributable to exterior sources not exceed 45 CNEL in any habitable room. A habitable room is a room used for living, sleeping, eating, or cooking (Title 24 California Code of Regulations, Chapter 12, Section 1206.4).

As detailed previously, exterior noise levels at the lots closest to Alessandro Boulevard are anticipated to be approximately 72.2 dBA CNEL, a minimum noise reduction of 29 dBA would be required. Upgraded windows with Sound Transmission Class (STC) ratings of 30-35, depending on

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

the window-to-glass ratio would be required for the residences closest to Alessandro Boulevard (including Lots 1 through 19). For all other residences, standard building construction along with standard windows, typically in the STC 25-28 range, would meet the interior noise level of 45 dBA CNEL or less. The Project would comply with Title 24 of the California Building Code which requires interior noise levels attributable to exterior sources not to exceed 45 CNEL. The interior noise levels would be verified through the building check process.

b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Response:**  
**Less than Significant.**

**Construction**

Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures and soil type. It is expected that ground-borne vibration from Project construction activities would cause only intermittent, localized intrusion. Vibration impacts from construction activities associated with the Project would typically be created from the operation of heavy off-road equipment. As shown in Table N-8, bulldozers, and other heavy-tracked construction equipment (expected to be used for this project) generate approximately 0.089 PPV in/sec or 87 VdB of ground-borne vibration when measured at 25 feet, based on the FTA Manual. The distance to the nearest buildings for vibration impact analysis is measured between the nearest off-site buildings and the project construction boundary (assuming the construction equipment would be used at or near the project setback line).

**Table N-8: Vibration Source Levels for Construction Equipment**

Equipment	Reference PPV/L <sub>v</sub> at 25 ft	
	PPV (in/sec)	L <sub>v</sub> (VdB)
Hoe Ram	0.089	87
Large Bulldozer	0.089	87
Caisson Drilling	0.089	87
Loaded Trucks	0.076	86
Jackhammer	0.035	79
Small Bulldozer	0.003	58

Source: Noise and Vibration Impact Analysis, Appendix J.

Based on the FTA *Transit Noise and Vibration Impact Assessment Manual*, the threshold at which vibration levels would result in annoyance would be 78 VdB for residential uses and the construction vibration damage criterion for a non-engineered timber and masonry building is 0.2 in/sec in PPV.

**Table N-9: Construction Vibration Annoyance Nearest Receptor**

Receptor (Location)	Reference Vibration Level (VdB) at 25 feet	Distance from Center of Construction Activities (feet)	Vibration Level (VdB)
Residence (West)	87	315	54
Residence (North)		645	45
Church/School (South)		870	40

Source: Noise and Vibration Impact Analysis, Appendix J.

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

**Table N-10: Construction Vibration Damage at Nearest Receptor**

Receptor (Location)	Reference Vibration Level (PPV) at 25 feet	Distance from Closest Construction Activities (feet)	Vibration Level (PPV)
Residence (West)	0.089	15	0.019
Residence (North)		80	0.016
Church/School (South)		285	0.002

Source: Noise and Vibration Impact Analysis, Appendix J.

Based on the information provided in Table N-9, vibration levels from the center of construction activities are expected to approach 54 VdB at the closest residential uses located west of the project site, which is below the 78 VdB threshold for annoyance. Also, Table N-10 shows that vibration levels from the closest construction activities would be 0.019 at the closest residence, which is below the 0.2 PPV in/sec damage threshold. Thus, impacts related to construction vibration would be less than significant.

**Operation**

The Project would consist of operation of residences and related recreation facilities. The ongoing operation of the Project would not include the operation of any known vibration sources other than typical onsite infrequent truck operations related to trash pick-up, deliveries, moving trucks, etc. Therefore, a less than significant vibration impact would occur from operation of the Project.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Response:**

The closest airport to the proposed project site is March Air Force Base (RIV) located approximately 3.6 miles southwest of the project site. Based on the Riverside County Airport Land Use Compatibility Plan (Riverside County, November 2014) the project is located outside of the 60 dBA CNEL noise contour of the airport. In addition, the heliport at the Riverside University Health System Medical Center is located approximately 0.35 miles south of the project site. However, the Project site is located outside of the noise contour of the helipad. Therefore, the proposed Project would not be exposed to excessive aircraft noise, and no impacts would occur.

**Sources:**

1. Moreno Valley General Plan, adopted June 15, 2021
2. Final Environmental Impact Report City of Moreno Valley General Plan, May 20, 2021 <http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html>
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
4. Moreno Valley Municipal Code Chapter 11.80 Noise Regulations
5. March Air Reserve Base (MARB)/March Inland Port (MIP) Airport Land Use Compatibility Plan (ALUCP) on November 13, 2014, (<http://www.rcaluc.org/Portals/13/17%20-%20Vol.%201%20March%20Air%20Reserve%20Base%20Final.pdf?ver=2016-08-15-145812-700>)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIV. POPULATION AND HOUSING – Would the project:</b>				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant Impact</b></p> <p>The proposed Project would develop single-family residential uses on vacant land consistent with the General Plan DC land use designation and DC zoning. Per the City’s Municipal Code, the DC zone allows a mix of residential types at a density up to 20 DU/AC on the periphery, and a higher multi-family density above 20 DU/AC focused towards Nason Street. The Project would construct 19 live/work 3-bedroom single-family residences, and 208 traditional single-family residences offering a mixture of 3-bedroom and 4-bedroom floorplans.</p> <p>According to the Southern California Association of Government (SCAG) 2019 Local Profile, the City’s population in 2018 was 207,629 and average household size was 3.9 persons. Based on this occupancy rate, the Project would house 885 persons. In addition, the SCAG Connect SoCal Demographics and Growth Forecast (2020) projects an estimated City population of 266,800 by the year 2045. Given the current population of the City and projected 2045 population, and the fact the Project is consistent with the underlying DC General Plan and zoning, the additional 885 residents generated by the Project is consistent with anticipated growth. The Project would not induce population growth beyond that which has been planned for in the City General Plan or SCAG planning documents, or that can be accommodated by the Project, resulting in a less than significant and no mitigation is required.</p>				
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Response: No Impact</b></p> <p>The Project site is vacant; therefore, implementation of the Project would not displace substantial numbers of existing housing or persons, necessitating the construction of replacement housing elsewhere. No impacts would occur and no mitigation is required.</p>				
<p><b>Sources:</b></p> <ol style="list-style-type: none"> <li>1. Moreno Valley General Plan, adopted June 15, 2021</li> <li>2. Final Environmental Impact Report City of Moreno Valley General Plan, May 20, 2021 <a href="http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html">http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html</a></li> <li>3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code</li> </ol>				
<b>XV. PUBLIC SERVICES – Would the project:</b>				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant Impact</b></p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The Moreno Valley Fire Department (MVFD) is part of the CALFIRE / Riverside County Fire Department's regional, integrated, cooperative fire protection organization. The Project would place new residential uses on undeveloped land. The closest station to the Project site is Fire Station 99, located at 13400 Morrison Street, approximately seven-tenths of a mile north of the Project site. Response times from Fire Station 99 to the Project site are estimated to be about two to three minutes. According to the City's 2040 GP, a five-minute response time is considered the time standard for adequately serving urban and suburban uses, established by the MVFD.</p> <p>Prior to issuance of Project building permits, all construction documents are reviewed and approved by the MVFD for consistency with the California Fire Code of the Moreno Valley Municipal Code (MVMC) 8.36. The Project would be required to provide fully operational interior and exterior fire suppression equipment. In addition, pursuant to the MVMC 3.38, new residential development such as the Project, is required to pay development impact fees (DIF) of which is a standard condition. Payment of the DIF would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project. Therefore, the Project would not require construction of new or expanded fire protection facilities that would otherwise impact the environment, resulting in a less than significant impact and no mitigation is required.</p>				
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Response: Less than Significant Impact</b>				
<p>The City of Moreno Valley contracts with the Riverside County Sheriff's Department (RCSD) to provide police service for the City. The Moreno Valley Police Department (MVPD) headquarters is located at 22850 Calle San Juan De Los Lagos approximately 4 miles west of the Project site. This is the closest police station to the Project site. However, MVPD has adopted a "Zone Policing" strategy to improve service response and improve officer community familiarity and community connectivity. The City has implemented four zones, and the Project is within Zone 4, Eastern Moreno Valley, east of Lasselle Street and south of SR 60.</p>				
<p>As stated in the City's 2040 GP, the City has a police staffing standard of at least 1 officer per 1,000 residents. The Project could introduce a maximum of 885 new City residents (227 residences x 3.9 people per residence). As a result, the Project has the potential to increase the need for police services by 0.89 officer. The City's GP EIR states the City is planning to expand the Civic Center complex resulting in a remodeled Public Safety Building (accommodations of 600 personnel) and a new southeastern satellite police substation to service. The City's buildout anticipates to generate approximately 43,882 new residents by 2040 including the Project site. The Project would include security lighting and other security measures. In addition, the increase in demand would be limited, and would not require provision of a new or physically altered police facility that could cause environmental impacts or require the retention of an additional police officer per the City's staffing standard and impacts would be less than significant.</p>				
<p>Additionally, the Project would be required to pay Development Impact Fees which would assist the City in providing for police protection services. Payment of the Development Impact Fee would ensure that the Project provides its fair share of funds for additional police protection services, which</p>				

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project.

. Therefore, the Project would not require construction of new or expanded police protection facilities that would otherwise impact the environment, resulting in a less than significant impact and no mitigation is required.

iii) Schools?

**Response: Less Than Significant Impact**

The proposed residential Project would generate school-aged children. Based on data from the Moreno Valley Unified School District (MVUSD) website, Project student residents would be served by the Moreno Elementary School (K-5) located at 26700 Cottonwood Avenue approximately 0.7 miles to north, Mountain View Middle School (6-8) located at 13130 Morrison Street approximately 0.9 miles north, Valley View High School (9-12) located at 13135 Nason Street approximately 1.3 miles north. The proposed Project is expected to generate 63 (277 du x 0.2761 ES students/du = 63) elementary school aged students, 33 (277 du x 0.1449 MS students/du = 33) middle school aged students, and 42 (277 du x 0.1831 HS students/du = 42) high school aged students based on student generation rates developed by MVUSD.<sup>2</sup>

**Table PS-1: School Enrollment Between 2020-21 and 2014-15**

School	Total Capacity	2020-21	2019-20	2018-19	2017-18	2016-17	2015-16	2014-15
Moreno Elementary School	750	452	460	477	483	479	472	530
Mountain View Middle School	1,404	850	984	1,086	1,160	1,217	1,203	1,201
Valley View High School	1,970	2,912	2,856	2,697	2,573	2,629	2,603	2,633

Source: California Department of Education and MVUSD.

As shown above, the Project would be within the total capacity for all schools except Valley View High School. However, the MVUSD Facilities Master Plan has added classrooms and is planning on continuing to expand to meet the needs of the City.

<sup>2</sup> Fee Justification Report For New Residential And Commercial/Industrial Development, Table VI - District Wide Student Generation Rate, Moreno Valley Unified School District, April 29, 2020.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>According to the MVUSD website, the current Level II Statutory Fee Schedule is \$4.66 per square foot, effective as June 16, 2021. The Project would pay \$4.66 per square foot in developer impact fees, or the current impact fees are at the time of permit issuance. According to state law, residential development that pays its appropriate established developer impact fee to the serving school district(s) is considered to have fully mitigated its potential impacts to school facilities and services, and no additional mitigation is required. Therefore, with payment of established school impact fees, the Project would have a less than significant impact on schools and no mitigation is required.</p>				
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Response: Less Than Significant Impact</b>				
<p>Project residents would be expected to use City or regional park facilities and services. The closest park to the Project site is Morrison Park approximately one mile to the north located at the southeast corner Morrison Street and Dracaea Avenue. Morrison Park is a 14-acre community park with four lighted softball/baseball fields, soccer field, snack bar, barbecues, picnic tables, and parking. Rock Ridge Park is approximately 1.5 miles to the northeast located near the southeast corner of Nasson Street and Eucalyptus Avenue. Rock Ridge Park is a 2-acre neighborhood park with barbecues, picnic tables, and a playground. Weston Park is approximately 1.5 miles to the northwest located near the northeast corner of Lasselle Street and Dracaea Avenue. Weston Park is a 4-acre neighborhood park with lighted multi-use athletic fields, barbecues, picnic tables, and a playground. Woodland Park is approximately 1.5 miles to the southwest located south of Cactus Avenue between Kitching and Lasselle Streets. Woodland Park is a 9-acre neighborhood park with four lighted basketball courts, lighted softball/baseball fields, four lighted tennis courts, pickleball court, barbecues, picnic tables, and a playground. Celebration Park is approximately two miles to the southeast located at the southeast corner of Olliver Street and John F Kennedy Drive. Celebration Park is a 7-acre neighborhood park with a lighted basketball court, picnic tables, barbecues, walking path, water feature and a playground.</p> <p>As described in response to Question XVI, Recreation, the Project includes four parks totaling approximately 0.76 acres. A large 19,056 square foot, centrally located community park would include a multi-purpose lawn, shade structures, barbecues, picnic tables and chairs, lighting, and bike racks. A second smaller, 7,225 square feet, fitness park is located to the north of the central community park, that would include a multi-purpose lawn, seating, and outdoor fitness stations. In addition, two live-work parklets, totaling 6,211 square feet, would be located near the main entrance of the site off Alessandro Boulevard. Both parklets would contain shade a trellis with workspace benches, bike racks, and a turf lawn. All community landscaping within the Project site would be maintained by a Home Owners Association (HOA).</p> <p>Not included in the parkland calculation per the City's Municipal Code, the site includes 1.65 acres of community landscape which includes community walkways with grass lawns, trees, and shrubs.</p> <p>The City's DIF ordinance requires new development to dedicate parkland and/or pay in-lieu fees (Quimby Act) to provide 3 acres of parkland per 1,000 new residents. It is estimated that the 227 single-family residential Project would house approximately 885 persons as the average household size is 3.9 persons according to SCAG 2019 Local Profile for the City of Moreno Valley. Based on the Project's assumed 885 new residents, the Project is required to provide 2.66 acres of parkland.</p>				

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The Project would provide 0.76 acres of parkland on-site, 1.91 acres less than required parkland quantity. As a condition of approval of a final subdivision map, parcel map, building permit or occupancy permit, the Project applicant shall pay an in-lieu park fee included in the City DIF for the lack of 1.91 acres of parkland that would be required by the Project. Future construction of neighborhood parks, community parks, or recreational facilities and thereby contribute its fair share towards demand for parks. The construction of future parks or recreational facilities would be subject to environmental review by the City at such time the park or facility is implemented through the City's capital improvement program.</p> <p>A slight increase in demand on the existing parks could occur from the additional 885 residents that would be generated from the Project. However, impacts from the Project are anticipated to be minimal due to the limited number of residents that would be generated, existing amount of park facilities, and the 0.76-acre onsite parks. The slight increase in demand for park facilities that could occur from 885 residents would be met by the proposed onsite park and existing park facilities that are described above within 2 miles of the Project site. Therefore, the project would not increase demands such that provision of a new or physically altered parks would be required that could cause environmental impacts. Thus, impacts are less than significant.</p>				
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Response: Less Than Significant Impact</b>				
<p>The Project could introduce approximately 885 new residents into the City. Although the Project introduces additional population into the City, the expansion of public services such as libraries or hospitals would not be required. According to the City's General Plan EIR, the Project would result in an anticipated and incremental increase in the demand of such services over time as the Project is occupied.</p> <p>As the City's population grows, new medical facilities would be required to provide health and medical services for an expanded population. The Project is consistent with the General Plan land use designation and zoning for the site, and therefore the estimated population growth attributable to the Project is also consistent with the population projections envisioned in the General Plan. Therefore, the Project would not significantly impact City or County health and medical facilities beyond what was anticipated in the General Plan.</p> <p>Due to the limited increase in residents that would occur from the Project, which would be consistent with General Plan land uses and City growth projections, the Project would not require construction of new or expanded libraries, health service facilities, and other public services facilities that would otherwise impact the environment, resulting in a less than significant impact and no mitigation is required.</p>				
<p><b>Sources:</b></p> <ol style="list-style-type: none"> <li>1. Moreno Valley General Plan, June 15, 2021 Final Environmental Impact Report City of Moreno Valley General Plan, May 20, 2021 <a href="http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html">http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html</a></li> <li>3. City Moreno Valley Website <a href="http://www.moval.org/index.shtml">http://www.moval.org/index.shtml</a> Fire Department</li> </ol>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Police Department 4. Google Maps Website <a href="http://www.google.com/maps">www.google.com/maps</a> 5. Moreno Valley Municipal Code Website <a href="http://qcode.us/codes/morenovalley/?view=desktop">http://qcode.us/codes/morenovalley/?view=desktop</a> 6. Moreno Valley unified School District Website <a href="https://www.mvusd.net/">https://www.mvusd.net/</a>				
<b>XVI. RECREATION – Would the project:</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Response: Less Than Significant Impact</b>				
<p>As described in the Project Description, the Project proposes private recreation amenities which includes four parks totaling 33,231 square feet or approximately 0.76 acres. A 19,056 square foot, centrally-located Community Park would include features such as a multi-purpose lawn, shade structures, barbecues, picnic tables and chairs, lighting, and bike racks. A second smaller, 7,225 square foot Fitness Park is located to the north of the central Community Park. The park includes a multi-purpose lawn, seating, and outdoor fitness stations. In addition to the two parks are two Live-Work Parklets, totaling 6,211 square feet, located near the main entrance of the site off Alessandro Boulevard. Both Parklets contain shade a trellis with workspace benches, bike racks, and a turf lawn. All community parks within the Project site would be maintained by HOA.</p> <p>The City’s DIF ordinance requires new development to dedicate parkland and/or pay in-lieu fees (Quimby Act) to provide 3 acres of parkland per 1,000 new residents. It is estimated that the 227 single-family residential Project would house approximately 885 persons based on an average household size of 3.9 persons according to SCAG 2019 Local Profile for the City of Moreno Valley. Based on the Project’s assumed 885 new residents, the Project is required to provide 2.66 acres of parkland and or pay prospective in-lieu fees. As such, the Project’s total parkland space is 0.76 acres, which 1.91 acres less than the required amount. Therefore, as a condition of approval of a final subdivision map, building permit or occupancy permit, the Project applicant shall pay an in-lieu park fee for the future construction of neighborhood parks, community park, or recreational facilities and thereby contribute its fair share towards future parks and recreational facilities. The construction of future parks or recreational facilities would be subject to environmental review by the City at such time the park or facility is implemented through the City’s capital improvement program.</p> <p>As discussed previously, a slight increase in demand on the existing parks could occur from the additional 885 residents that would be generated from the Project. However, impacts from the Project are anticipated to be minimal due to the limited number of residents that would be generated, existing amount of park facilities, and the 0.76-acre onsite parks. The slight increase in demand for recreation facilities that could occur from 885 residents would be met by the proposed onsite park and existing park facilities that are described above within 2 miles of the Project site. Therefore, the project would not increase the use of existing parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Thus, impacts are less than significant.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant Impact</b></p> <p>As discussed in response to Question XVI a), the Project would include the construction of recreational and community space areas, totaling in 0.76 acres of parkland space. The impacts of development of the park are considered part of the impacts of the Project as a whole and are analyzed throughout the various sections of this IS/MND. Activities such as excavation, grading, and construction as required for the recreation area are analyzed in the Air Quality, Greenhouse Gas Emissions, Noise, and Transportation Sections.</p> <p>Additionally, as described in the previous response, the approximately 885 new residents would require approximately 2.66 acres of recreational areas. The Project would pay in-lieu fees to accommodate the 1.91 acres of recreational facilities that are not included in the Project. Thus, the project would have a limited increase in use of existing public recreation facilities and would not require the construction or expansion of other recreational facilities that might have an adverse physical effect on the environment. As a result, impacts would be less than significant.</p> <p><b>Sources:</b></p> <ol style="list-style-type: none"> <li>1. Moreno Valley General Plan, adopted June 15, 2021</li> <li>2. Final Environmental Impact Report City of Moreno Valley General Plan, May 20, 2021 <a href="http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html">http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html</a></li> <li>3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code</li> </ol>				
<p><b>XVII. TRANSPORTATION – Would the project:</b></p>				
a) Conflict with program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant Impact</b></p> <p>The Project site has been planned for mixed use development, including residential land uses, as shown in the 2040 General Plan. The Circulation Element describes the circulation system within the City and most of the policies pertain to the broader circulation system that the proposed Project would not impact. Within the Project site, the plans are consistent with the policies to accommodate all forms for circulation. For example, the Project includes connecting paths of travel to sidewalks from all parking areas, as well as street parking and pedestrian walkways from Alessandro to the fronting live/work residences. In addition, the density of the proposed residential units is consistent with the residential product envisioned by the DC General Plan land use designation, intended to create an urban environment conducive to transit, pedestrian, bicycling and other alternative transportation modes of travel and live/work ownership. As a result, implementation of the Project is consistent with the City’s 2040 General Plan Circulation Element including transit, roadway, bicycle and pedestrian facilities.</p> <p>The City’s Traffic Study Guidelines require that development projects prepare a traffic study to determine if the project requires traffic improvements to maintain the City’s level of service (LOS) standard in accordance with the Circulation Element. The City strives to maintain LOS D at intersections and roadway links near SR 60 and high employment centers, and LOS C on all other</p>				

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

roadway links. Delay-based LOS is no longer considered to be a significant environmental effect under CEQA. However, the City’s adopted vehicle LOS policies set standards for which local roadways and intersections are required to maintain outside of the scope of CEQA and any project-specific traffic improvement requirements created by a proposed project must analyze the environmental impacts of such off-site improvement. Table TR-1 below shows the trip generation prepared for the proposed Project.

**Table TR-1: Project Trip Generation**

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
<b>Trip Rates</b>								
Single-Family Detached Housing	DU	9.43	0.18	0.52	0.70	0.59	0.35	0.94
Small Office Building	TSF	14.39	1.44	0.23	1.67	0.73	1.43	2.16
<b><u>Project Trip Generation</u></b>								
Pacifica Single Family Homes	208 DU	1961	38	108	146	123	73	196
Pacifica Single Family Live/Work Homes								
<i>Residential Land Use</i>	19 DU	179	3	10	13	11	7	18
<i>Home-Office Land Use</i>	3.15 TSF	45	5	1	6	2	4	6
<b>Total Trip Generation</b>		<b>2185</b>	<b>46</b>	<b>119</b>	<b>165</b>	<b>137</b>	<b>84</b>	<b>220</b>

DU = Dwelling Units

<sup>1</sup> Trip rates from the Institute of Transportation Engineers, *Trip Generation, 11<sup>th</sup> Edition*, 2021. Land Use Code 210— Single-Family Detached Housing.

<sup>2</sup> Trip rates from the Institute of Transportation Engineers, *Trip Generation, 11<sup>th</sup> Edition*, 2021. Land Use Code 712- Small Office Building.

Note: The number of live/work units, and workspace areas were provided to EPD by the architect. The numbers and area will be confirmed before proceeding with the TIA.

In accordance with the Traffic Study Guidelines projects expected to generate less than 100 trips during both the AM and PM peak hours based on the latest version of the ITE Trip Generation Manual are presumed to have a less than significant LOS impact on the surrounding street network and are screened out from requiring a detailed LOS analysis. However, as shown in Table the proposed Project trip estimate is 2,185 average daily trips, with 165 trips during the AM peak hour and 220 trips during the PM peak hour which exceeds the 100 peak hour trip threshold. Consequently, a traffic study was prepared to evaluate LOS for the proposed Project.

***Alternative Transportation***

The Riverside Transit Agency (RTA) operates Route 31 along Nason Street with a bus stop at the corner of Nason Street and Dracaea Avenue. The Project would improve the existing pedestrian access to nearby locations. Existing bike routes are located along Cottonwood Avenue to the north of the Project and South of the Project along Cactus Avenue. Therefore, the Project would also not conflict with pedestrian facilities. Overall, Project impacts to transit, bicycle, and pedestrian facilities would be less than significant.

Thus, the Project would not conflict with a program plan, ordinance or policy addressing the circulation systems and impacts would be less than significant.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict or be inconsistent with <a href="#">CEQA Guidelines section 15064.3, subdivision (b)</a> ?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less than Significant Impact.</b></p> <p>Senate Bill (SB) 743 was signed by Governor Brown in 2013 and required the Governor’s Office of Planning and Research (OPR) to amend the State CEQA Guidelines to provide an alternative to LOS for evaluating transportation impacts. SB743 specified that the new criteria should promote the reduction of GHGs, the development of multimodal transportation networks and a diversity of land uses. In response, Section 15064.3 was added to the CEQA Guidelines beginning January 1, 2019. Section 15064.1) states that the provisions of the section shall apply statewide beginning on July 1, 2020.</p> <p>State CEQA Guidelines Section 1506–.3 - Determining the Significance of Transportation Impacts states that VMT is the most appropriate measure of transportation impacts and provides lead agencies with the discretion to choose the most appropriate methodology and thresholds for evaluating VMT.</p> <p>A Vehicle Miles Travel Screening Analysis was completed for the Project site (<b>Appendix K</b>).</p> <p>The City’s <i>Transportation Impact Analysis Preparation Guide for Vehicle Miles Traveled and Level of Service Assessment</i> (TIA Guidelines) includes VMT screening thresholds to determine if projects would require a vehicle miles traveled (VMT) analysis. If a project meets one of the following three criteria, then the VMT impact of the project is considered less-than significant and no further analysis of VMT would be required:</p> <p>VMT Screening Criteria</p> <ol style="list-style-type: none"> <li>1. Transit Priority Area (TPA) Screening.</li> <li>2. Low VMT Area Screening.</li> <li>3. Project Type Screening.</li> </ol> <p>The project is not located within a TPA area and is not a local serving retail land use or student housing project, and therefore does not meet Screening Criterion 1 or 3.</p> <p>The TIA Guidelines state residential and office projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. The proposed Project is located in a Low VMT Area. The office space included in the 19 live-work residences would be much smaller than typical urban or suburban office space, because this space is not intended to accommodate employees other than the residents who would live in the live-work units. No additional VMT would be created as a result of the work spaces in the live-work units. The Project would satisfy Screening Criteria 2, Low VMT Area, and is screened from detailed VMT analysis. VMT impacts are considered to be less than significant and no mitigation is required.</p>				
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Response: No Impact</b></p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>A significant impact would occur if the proposed Project substantially increased an existing hazardous design feature, introduced a hazardous design feature, or introduced incompatible uses to the existing traffic pattern. Access to the proposed single-family residences would be provided via an unsignalized 54-foot wide driveway (two 22-foot wide ingress/egress lanes; 10-foot center raised median) connection to Alessandro Avenue on the south side and center of the site, and a second connection on the west side of the Project via an eastward extension of Volga Lane at Pegasus Way. Interior circulation would be provided via a roadway connecting both site access points. The design of the proposed Project would comply with all applicable City regulations, which would be ensured through the City’s development review and permitting process. Furthermore, the proposed Project does not involve changes in the alignment of any local roadway and is consistent with existing residential uses adjacent to the Project site. The proposed Project would not result in a traffic safety hazard due to any design features. No impact would occur, and no mitigation is required.</p>				
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Response: No Impact.</b></p>				
<p>A significant impact would occur if the design of the proposed Project would not satisfy emergency access requirements of the City and Riverside County Fire Department or in any other way threaten the ability of emergency vehicles to access and serve the Project site or adjacent uses. As discussed above, access would be provided via a 54-foot driveway on Alessandro Avenue, and via the extension of Volga Lane on the west side of the site. Interior circulation would be provided via roadways connections to both access points. The driveway widths are sufficient to provide access for fire and emergency vehicles and is consistent with the California Fire Code requiring a minimum of 20 feet. All access features are subject to and must satisfy City design requirements, including the Fire Department’s requirements, which would be verified through the City’s development review and permitting process. Therefore, the Project would result in no impact regarding emergency access.</p>				
<p><b>Sources:</b></p> <ol style="list-style-type: none"> <li>1. Moreno Valley General Plan, adopted June 15, 2021</li> <li>2. Final Environmental Impact Report City of Moreno Valley General Plan, May 20, 2021 <a href="http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html">http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html</a></li> <li>3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code</li> <li>4. Vehicle Miles Traveled Screening Analysis (<b>Appendix K</b>)</li> <li>5. Traffic Impact Analysis (<b>Appendix L</b>)</li> </ol>				
<p><b>XVIII. TRIBAL CULTURAL RESOURCES – Would the project:</b></p>				
<p>a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in <a href="#">Public Resources Code Section 21074</a> as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p>				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in <a href="#">Public Resources Code Section 5020.1(k)</a> , or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant Impact with Mitigation Incorporated</b></p>				
<p>Assembly Bill (AB) 52 (Chapter 532, Statutes of 2014) establishes a formal consultation process for California tribes as part of the CEQA process and equates significant impacts on “tribal cultural</p>				

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>resources” with significant environmental impacts (Public Resources Code [PRC] § 21084.2). AB 52 requires that lead agencies undertaking CEQA review evaluate, just as they do for other historical and archeological resources, a project’s potential impact to a tribal cultural resource. As such, the City sent notices on April 7, 2022, regarding the Project to California Native American tribes that may have knowledge regarding tribal cultural resources in the Project vicinity</p> <p>Three tribes responded to the consultation request including Rincon Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, and Yuhaaviatam of San Manuel Nation.. However, none of the responding tribes requested consultation. In addition, <b>MM CUL-1</b> through <b>CUL-3</b> would be implemented to ensure <u>the applicant shall provide evidence that contact has been established with the appropriate Native American Tribe(s), providing notification of grading, excavation and the proposed monitoring program and to coordinate with the City and Tribe(s) to develop a cultural resources treatment and monitoring agreement.</u></p> <p><b>Mitigation Measures</b></p> <p>Mitigation Measures CUL-1 through CUL-3 as discussed in Section V, <i>Cultural Resources</i>.</p>				
<p>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 <a href="#">Public Resources Code section 5024.1</a>. In applying the criteria set forth in subdivision (c) of <a href="#">Public Resources Code section 5024.1</a>, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant With Mitigation Incorporated</b></p>				
<p>As discussed above, to avoid potential adverse effects to tribal cultural resources, <b>MM CUL-1</b> through <b>MM CUL-3</b> have been included to provide for provide for Native American and archaeological monitoring of excavation and grading activities to avoid potential impacts to tribal cultural resources that may be unearthed by project construction activities. No information has been provided to the Lead Agency indicating any likelihood of uncovering tribal cultural resources on the Project site, there are no known tribal cultural resources on or adjacent to the Project site, and no potentially significant impacts are anticipated. <b>MM CUL-2</b> has been included in the event of an inadvertent discoveries during construction.</p> <p>Additionally, as described previously, California Health and Safety Code, Section 7050.5 requires that if human remains are discovered in the Project site, disturbance of the site shall halt and remain halted until the coroner has conducted an investigation. If the coroner determines that the remains are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Therefore, with implementation of <b>MM CUL-1</b> through <b>CUL-3</b>, impacts to TCRs would be less than significant. <b>Mitigation Measures</b></p> <p>Mitigation Measures CUL-1 through CUL-3 as discussed in Section V, <i>Cultural Resources</i>.</p>				
<p><b>Sources:</b></p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<ol style="list-style-type: none"> <li>1. Moreno Valley General Plan, adopted June 15, 2021</li> <li>2. Final Environmental Impact Report City of Moreno Valley General Plan, May 20, 2021 <a href="http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html">http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html</a></li> <li>3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code</li> <li>4. Moreno Valley Municipal Code Title 7 – Cultural Preservation</li> <li>5. Phase I Cultural Resources Survey, prepared by Brian F. Smith and Associates, Inc., November 8, 2021 (Appendix D)</li> </ol>				
<b>XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:</b>				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Response: Less than Significant Impact</b>				
<p><u>Water Infrastructure</u>  <b>Less Than Significant Impact:</b> Water to the proposed Project would be provided by Eastern Municipal Water District (EMWD) and would connect to an existing 8-inch water line located at the intersection of Volga Lane and Pegasus Way. EMWD uses imported water from the MWD, local groundwater, and recycled water to meet customer demand. Using imported surface water helps prevent overdraft of local groundwater basins. EMWD’s Urban Water Management Plan (2015) identifies sufficient water resources to meet demand in its service area. The anticipated available water supply within EMWD’s retail service area is anticipated to be greater than the demand for water in the future, which indicates that EMWD has available capacity to serve the Project without requiring the construction of new water facilities beyond those that would be developed within the Project site to serve the future residences. Therefore, development of the Project would not result in the relocation or construction of new or expanded water facilities that would impact the environment, resulting in a less than significant impact, and no mitigation is required.</p> <p><u>Wastewater</u>  <b>Less Than Significant Impact:</b> Wastewater collection and treatment would be provided by EMWD and the Project would connect to the existing 15-inch sewer main near the Project site in Alessandro Boulevard in Morrison Street approximately 675 feet to the west. Municipal wastewater would be delivered to EMWD’s Moreno Valley Regional Water Reclamation Facility on Kitching Street. EMWD’s five reclamation facilities currently treat approximately 46 million gallons of wastewater per day. The District is responsible for the collection, transmission, treatment, reclamation, and disposal of wastewater within its service area, which includes the City. Therefore, development of the Project would not relocate, construct new, or expand wastewater facilities the construction of which would create an impact to the environment resulting in a less than significant impact, and no mitigation is required.</p> <p><u>Storm Drainage</u>  <b>Less Than Significant Impact:</b> The Project site is relatively flat, and onsite flows from the north would flow towards the southwest via on-site sheet flow and gutters into the proposed onsite catch basins, then into two proposed bioretention basins for treatment prior to leaving the site. Storm Drain Line J-6 of the Moreno Master Drainage plan, a 48-inch existing line within Alessandro Boulevard, would be extended within Alessandro Boulevard from the west corner of the site to the</p>				

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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east property line to collect the offsite flows. Onsite flows would be collected by the proposed onsite storm drain line and would connect to Lateral J-6A1 after water quality treatment in the retention basins.

Due to the appropriate sizing of the onsite drainage features, as ensured through the Project permitting process as discussed in response to Question X cii and cii, operation of the Project would not substantially increase stormwater runoff. The offsite stormwater connections made within Alessandro Boulevard would not create additional air quality, biological, cultural, GHG, noise and other construction related impacts over and above those addressed in this Initial Study. Consequently, the Project would not require or result in the construction of new off-site storm water drainage facilities or expansion of existing offsite facilities, the construction of which could cause significant environmental effects. The required installation of the proposed onsite and offsite drainage features are included as part of the Project and would result in a less than significant impact, requiring no mitigation.

Electric Power

**Less Than Significant Impact:** The Project would connect to the existing Moreno Valley Utility (MVU) electrical distribution facilities that are adjacent to the Project site and would not require the construction of new electrical facilities resulting in a less than significant impact, and no mitigation is required.

Natural Gas

**Less Than Significant Impact:** Natural gas would be supplied by SoCalGas and a connection would be made to the existing natural gas line at Alessandro Boulevard. Therefore, development of the Project would not require the relocation or construction of new or expanded natural gas facilities resulting in a less than significant impact, and no mitigation is required.

Telecommunications

**Less Than Significant Impact:** Development of the Project would require a connection to telecommunication services, such as wireless internet service and phone service. Connection to existing services are available adjacent to the Project site at Alessandro Boulevard. Therefore, development of the Project would not require the relocation or construction of new communications facilities resulting in a less than significant impact, and no mitigation is required.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Response: Less Than Significant Impact**

Water for the Project would be supplied by EMWD. EMWD is both retail supplier of water and a wholesale supplier of water, and is the retail water supplier for most of the City including the Project site. EMWD’s 2020 Urban Water Management Plan (UWMP) accounts for existing water demand and projected increases in demand from growth within its service area. Growth within the service area is calculated based on land use projections provided to EMWD by SCAG, which in turn receives growth data from local agencies including Moreno Valley. As indicated throughout this Initial Study, the proposed Project is consistent with the underlying DC land use designation.

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, the UWMP accounts for the water demand attributable to the development of the Project site. co

According to the UWMP, EMWD has a diverse portfolio of local and imported supplies. Local supplies include recycled water, potable groundwater, and desalinated groundwater. Additionally, groundwater is produced from two management agencies within the service area. In addition to the production of potable groundwater, EMWD treats brackish groundwater at two locations, with a third desalter scheduled to come online this year (2021). In addition to local supplies, EMWD receives imported water from the Metropolitan Water District of Southern California (Metropolitan) in three forms: delivered directly as potable water, delivered to EMWD as raw water and then treated at EMWD’s two local filtration plants, or delivered to EMWD as raw water for non-potable use and groundwater recharge. Approximately half of the water used in the EMWD service area is imported by Metropolitan.

The 2020 EMWD UWMP details that EMWD has adequate supplies to serve its customers during normal, dry year, and multiple dry year demand through 2045 with projected population increases and accompanying increases in water demand. To track new developments, EMWD updates a Geographic Information System (GIS) database that tracks proposed development quarterly. Currently, EMWD is tracking the status of over 800 proposed projects and over 125,000 equivalent dwelling units. Growth rates were based on a forecast of future population prepared by the Southern California Association of Governments (SCAG). EMWD’s growth forecasts include both the retail and wholesale service areas. Proposed density of the Project would be 11.34 dwelling units per acre. The City’s MoVal 2040 General Plan Draft Program Environmental Impact Report (DEIR) identified that the buildout of the General Plan would be consistent with 2040 SCAG projections.

The 2020 UWMP describes that the total demand for water in 2025 would be 102,600 AFY that would increase to 123,000 AFY in 2045. However, as shown in Table UT-1, EMWD would have a supply of 145,930 AFY in 2025 and a supply of 187,100 AFY in 2045. This provides an estimated surplus of 43,330 AFY in 2024 and a surplus of 61,100 AFY in 2045. Based on SCAG housing data of 46,378 single family residences within the City and the 52,162 AFY demand for single family residences in the EMWD UWMP, a single-family residence demands 1.12 AFY. Thus, the additional 227 units would result in an additional 254.24 AFY. Therefore, the Project would be within the EMWD UWMP projected water demand. Thus, sufficient water supplies are available to serve the Project. Impacts related to water supplies would be less than significant.

**Table UT-1: EMWD UWMP Projected Water Demand (Acre Feet per Year)**

	2025	2030	2035	2040	2045
<b>Water Demand</b>					
<b>Single Family Residential Demand</b>	66,900	71,700	76,700	80,500	84,000
<b>Total EMWD Demand</b>	102,600	108,300	114,400	118,900	123,000
<b>Water Supply</b>					
<b>Total EMWD Supply</b>	145,930	157,320	168,900	178,700	187,100

Source: 2020 EMWD UWMP

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant Impact</b></p> <p>EMWD is responsible for all wastewater collection and treatment in its service area. It has four regional water reclamation facilities (RWRFs) located throughout EMWD. Wastewater from the Project site would be conveyed to the Moreno Valley Regional Water Reclamation Facility that typically treats 11 million gallons per day (MGD). The Moreno Valley Reclamation Facility has a current capacity of 16 MGD and an ultimate capacity of 18 MGD. Thus, the plant currently has additional capacity of 5 MGD and future additional capacity of 7 MGD.</p> <p>It is estimated that the 227 single-family residential Project would house approximately 885 persons as the average household size is 3.9 persons according to SCAG 2019 Local Profile for the City of Moreno Valley. The Project would generate 100 gallons of wastewater per person per day, according to the City of Moreno Valley General Plan EIR. Therefore, the Project would generate about 88,500 gallons of wastewater per day (GPD) or 0.0885 million gallons per day (MGD). The generation of 0.0885 MGD of wastewater is well within the available capacities at EMWD's Moreno Valley Regional Water Reclamation Facility. The EMWD 2015 Wastewater Collection System Master Plan Update identifies the estimated wastewater generation that would result from different land use categories based upon a generation rate of 235 gallons per day (gpd) equivalent dwelling unit (EDU). The Wastewater Master Plan also identifies that single-family residences with an average density of 6 units per acre (the closest land use category to the Project) generate 0.9 EDU per residence.</p> <p>Based on this information, the proposed Project would be within the existing and future additional capacity of the Moreno Valley Regional Water Reclamation Facility. Therefore, impacts related to wastewater system capacity would be less than significant.</p>				
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant Impact</b></p> <p>In 2019, the majority of solid waste generated in the City was sent to the El Sobrante Landfill located at 10910 Dawson Canyon Road east of Interstate 15 in the Gavilan Hills. According to the State of California's Solid Waste Information System, the El Sobrante Landfill is permitted to operate through 2047 and is currently permitted to a capacity of 6,229,670 CY with a remaining capacity of 3,834,470 CY and permitted throughput of 400 tons per day.</p> <p>Additional landfills that support the City are the Badlands and Lamb Canyon. The Badlands disposal site is located at 31125 Ironwood Ave, Moreno Valley. According to the State of California's Solid Waste Information System, the landfill is active and permitted with a projected cease operations date of January 1, 2026. The site is currently permitted to a capacity of 34,400,000 cubic yards with a remaining capacity of 7,800,000 cubic yards and permitted throughput of 4,800 tons per day. The Lamb Canyon disposal site is located on Lamb Canyon Road three miles south of Beaumont.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>According to the State of California’s Solid Waste Information System, the landfill is active and permitted with a projected closure date of April 1, 2032. The site is currently permitted to a capacity of 38,681,513 cubic yards with a remaining capacity of 19,242,950 cubic yards and permitted throughput of 5,000 tons per day.</p> <p><u>Construction</u></p> <p>Construction of the Project would require demolition of a concrete foundation of an existing single-family residence and the removal of trash and other debris. The concrete debris handled appropriately can be recycled at approved location. Similarly, clearing of the site would include clearing weeds and a single pepper tree, allowable for the recycling of derivative green waste. Section 5.408.1 of the California Green Building Standards Code requires demolition and construction activities to recycle or reuse a minimum of 65 percent of the nonhazardous construction and demolition waste. Thus, the demolition, clearing, and construction solid waste that would be disposed of at the landfill would be an acceptable percent of the waste generated.</p> <p>As described above, the El Sobrante Landfill has capacity to accommodate the minimal addition of waste during the construction phase of the Project. Therefore, the El Sobrante Landfill would be able to accommodate solid waste from construction of the proposed Project.</p> <p><u>Operation</u></p> <p>During operation of the Project, residents of the proposed residences would generate solid waste. Solid waste generation rates included in the 2006 General Plan EIR (not updated in the 2040 GP EIR), state that single-family uses such as the Project, can produce 10 pounds of refuse per dwelling unit per day. It is estimated that 227 single-family residences would generate about 2,227 pounds per day or 1.11 tons per day (2,227 / 2,000 (1 ton) = 1.11 tons), or 414.26 tons per year (10 x 227 x 365 = 835,360 pounds per year / 2,000 = 414.26 tons per year). In accordance with AB 341, the City is required to divert 75% of the waste stream, which would reduce Project waste generation to 557 pounds per day or 104 tons per year.</p> <p>The El Sobrante Landfill accepts up 400 tons of waste per day. The landfill would be able to accommodate the addition of 557 pounds of waste per day from the Project. Therefore, the El Sobrante Landfill would be able to accommodate solid waste from operation of the Project, resulting in a less than significant impact, and no mitigation is required.</p> <p>As previously stated, solid waste facilities have the capacity to provide adequate disposal capacity for cumulative demand over at least the next twenty five years. Combined with the state and City’s mandatory source reduction and recycling programs, the Project is not forecast to cause a significant adverse impact to the waste disposal system due to the available capacities at nearby landfills. Therefore, the proposed project would have a less than significant potential to generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Impacts are considered less than significant, and no mitigation is required.</p>				
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>Response: No Impact.</b></p> <p>All land uses that generate waste within the City of Moreno Valley during construction and operations are required to coordinate with the City's contracted waste hauler, Waste Management, Inc., to schedule waste and recycling pickup as established in applicable local, regional, and state programs that mandate recycling, organic waste diversion, and other practices result in reduced waste generation. With the passage of AB 341, each jurisdiction in California is required to meet the mandatory state diversion goal of 75% by and after the year 2020.</p> <p>In addition, the City's Building Code requires the Project Applicant to complete and submit a Waste Management and Recycling Plan for approval prior to issuance of building permits. This Waste Management and Recycling Plan would identify the Project type and would estimate the amount of materials to be recycled during construction. Set forth in Section 5.408.1 of the California Green Code, it is required that demolition and construction activities recycle or reuse a minimum of 65 percent of the nonhazardous construction and demolition waste.</p> <p>Additionally, the Project would be required to complete a Diversion Report for review by the City's Building Department to demonstrate that the required recycling minimum percent of its construction waste. All development within the City is required to comply with applicable elements of AB 1383, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), Title 8.80 Recycling and Diversion of Construction and Demolition Waste of the City Municipal Code, AB 341 establishing a 75% diversion goal statewide, and other local, state, and federal solid waste disposal standards, thereby ensuring that the solid waste stream to the waste disposal facilities is reduced in accordance with existing regulations.</p> <p>Therefore, the Project would comply with all regulations related to solid waste under federal, state, and local statutes resulting in no impact.</p>				
<p><b>Sources:</b></p> <ol style="list-style-type: none"> <li>1. Moreno Valley General Plan, June 15, 2021</li> <li>2. Final Environmental Impact Report City of Moreno Valley General Plan, May 20, 2021 <a href="http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html">http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html</a></li> <li>3. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006</li> <li>4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code</li> <li>5. Moreno Valley Municipal Code Chapter 8.80 – Recycling and Diversion of Construction and Demolition Waste</li> <li>6. Riverside County Construction/Demolition Debris Recyclers <a href="https://www.rcwaste.org/Portals/0/Files/WasteGuide/CD-DebrisRecyclers.pdf">https://www.rcwaste.org/Portals/0/Files/WasteGuide/CD-DebrisRecyclers.pdf</a></li> <li>7. CalRecycle, Solid Waste Information System (SWIS) Facility/Site Activity Details:</li> <li>8. Badlands Sanitary Landfill <a href="https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2245?siteID=2367">https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2245?siteID=2367</a></li> <li>9. El Sobrante Landfill <a href="https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2256?siteID=2402">https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2256?siteID=2402</a></li> <li>10. Lamb Canyon Landfill <a href="https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2246?siteID=2368">https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2246?siteID=2368</a></li> </ol>				
<p><b>XX. WILDFIRE –</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, <b>would the project:</b></p>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Response: No Impact</b></p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>As discussed in response to Question IX g), the Project site is not located within a fire hazard zone, as identified on the latest Fire Hazard Severity Zone (FHSZ) maps prepared by the California Department of Forestry and Fire Protection (CALFIRE). The nearest fire hazard zone to the Project site is located approximately 0.75 miles northeast of the site in the Moreno Peak hillsides. There are no wildland conditions in the urbanized area where the Project site is located. Therefore, development of the Project would not substantially impair an adopted emergency response plan or emergency evacuation plan during a wildfire, and no impact would occur.</p>				
<p>b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Response: No Impact</b></p> <p>As discussed in response to Question XX a), the Project site is not located within a fire hazard zone. There are no wildland conditions in the urbanized area where the Project site is located. Therefore, the Project would not exacerbate wildfire risks, thereby exposing Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. No impact would occur.</p>				
<p>c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Response: No Impact</b></p> <p>The Project Site is not located within a fire hazard zone or near any State Responsibility Areas. As a result, none of the Project improvements would exacerbate fire risk or would result in a temporary or ongoing impact from wildfires requiring the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. No impact would occur.</p>				
<p>d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Response: No Impact</b></p> <p>The Project site is also, not located on or near hilly terrain, and not located in a FEMA 100-year floodplain. Therefore, the Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire stability, or drainage change and no impact would occur.</p>				
<p><b>Sources:</b></p> <ol style="list-style-type: none"> <li>1. Moreno Valley General Plan, June 15, 2021</li> <li>2. Final Environmental Impact Report City of Moreno Valley General Plan, May 20, 2021</li> </ol>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><a href="http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html">http://www.moval.org/cdd/documents/general-plan-documents-draft-general-plan.html</a></p> <p>3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code</p> <p>4. Local Hazard Mitigation Plan, City of Moreno Valley Fire Department, adopted October 4, 2011, amended 2017, <a href="http://www.moval.org/cityhall/departments/fire/pdfs/haz-mit-plan.pdf">http://www.moval.org/cityhall/departments/fire/pdfs/haz-mit-plan.pdf</a></p> <ul style="list-style-type: none"> <li>• Chapter 5 – Wildland and Urban Fires <ul style="list-style-type: none"> <li>- Figure 5-2 – Moreno Valley High Fire Area Map 2016</li> </ul> </li> <li>• Chapter 8 – Landslide <ul style="list-style-type: none"> <li>- Figure 8-1 – Moreno Valley Slope Analysis 2016</li> </ul> </li> </ul> <p>5. Emergency Operations Plan, City of Moreno Valley, March 2009, <a href="http://www.moval.org/cityhall/departments/fire/pdfs/mv-eop-0309.pdf">http://www.moval.org/cityhall/departments/fire/pdfs/mv-eop-0309.pdf</a></p> <ul style="list-style-type: none"> <li>• Threat Assessment 3 – Wildfire</li> </ul> <p>6. CALFIRE FHSZ Viewer: <a href="https://egis.fire.ca.gov/FHSZ/">https://egis.fire.ca.gov/FHSZ/</a></p>				

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

<p>a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Response: Less Than Significant with Mitigation Incorporated** The Project site is located within a primarily developed area with no natural habitat. The proposed Project would not significantly impact any sensitive plants, plant communities, fish, wildlife or habitat for any sensitive species with mitigation incorporated. Pre-construction mitigation would be implemented to reduce potential impacts to burrowing owls and nesting birds to less than significant levels. There would be no impact to migratory birds or jurisdictional waters. In addition, the project will pay the MSHCP fees per the Final Mitigation Fee Nexus Report as per **BIO-1 through BIO-3** to mitigated impacts to biological resources to less than significant. Adverse impacts to historic resources would not occur, as no resources exist on the vacant and undeveloped site. Construction monitoring procedures would be implemented in the event any archaeological or paleontological resources are discovered during grading, consistent with Mitigation Measure **CUL-1 through CUL-3**. Therefore, potential impacts related biological resources, and cultural resources would be less than significant with mitigation incorporated.

<p>b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Response: Less Than Significant with Mitigation Incorporated**

The Project would develop the site with 227 detached single-family residences that would be consistent with the General Plan and zoning designation. As presented in this IS/MND, potential Project-related impacts are either less than significant or would be less than significant with mitigation incorporated. Based on the analysis contained in this IS/MND, Project-related impacts would be reduced to less than significant levels with the incorporation of mitigation measures.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Mitigation measures have been included to reduce impacts to biological resources, cultural resources, greenhouse gas emissions, geology and soils, and paleontological resources to a less than significant level. Given that the potential Project-related impacts would be mitigated to a less than significant level, implementation of the Project would not result in impacts that are cumulatively considerable when evaluated with the impacts of other current projects, or the effects of probable future projects. Therefore, the Project's contribution to any significant cumulative impacts would be less than cumulatively considerable. As discussed in Sections I through XX of this IS/MND, mitigation would be required and incorporated as necessary. Therefore, impacts would be less than significant with mitigation incorporated.</p>				
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Response: Less Than Significant with Mitigation Incorporated</b>  Based on the Project Description and the preceding responses in Sections I through XX of this IS/MND, implementation of the Project would not cause substantial adverse effects to human beings because all potentially significant impacts of the Project would be mitigated to a less than significant level. Mitigation measures have been included to reduce impacts to biological resources, cultural resources, geology and soils, greenhouse gas emissions, and paleontological resources to a less than significant level. Therefore, since all potentially significant impacts of the Project are expected to be mitigated to a less than significant level, implementation of the Project would not cause substantial adverse effects on human beings.</p>				