



CITY OF MORENO VALLEY

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR COTTONWOOD COLLECTION PROJECT



COTTONWOOD COLLECTION PROJECT
PEN22-0013 (Tentative Tract Map), PEN22-0014 (Conditional Use Permit), PEN 23-0013
(Variance), PEN22-0017 (Initial Study)

AUGUST 2023

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

Project Applicant:
Passco Pacifica LLC
Oscar Graham
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Prepared By:
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MITIGATED NEGATIVE DECLARATION FOR COTTONWOOD COLLECTION PROJECT

Project Description:

The proposed Project would construct 55 single-family residential units on the 18.36-acre site, resulting in a density of 3 dwelling units per acre. This proposed density would meet the maximum standard set for by the City of Moreno Valley under R3 Residential land use designation. The proposed Project would include landscaping, a 0.58-acre Community Park and a 0.37-acre Neighborhood Park, internal private streets, a water quality basin, and infrastructure improvements. There would be two 44-foot wide access points at Cottonwood Avenue and Bay Avenue. An additional access point would be provided from Belmont Park Way at the eastern side of the project site. The proposed development would install new infrastructure and connect to the existing 24-inch water line beneath Cottonwood Avenue and to an existing 8-inch sewer line beneath Bay Avenue., sewer, and drainage infrastructure in. Gas would connect to the existing gas line at proposed Street A and Cottonwood Avenue.

Project Location:

The Project site is located in northern Riverside County, within the central portion of the City of Moreno Valley. The City is located approximately 12 miles southeast of the city of Riverside, and 16 miles south of the center of the City of San Bernadino. The Project is located to the south of Cottonwood Avenue providing regional access to the site via Cottonwood Avenue and Bay Avenue. The Project site is located at the northwest intersection of the Cottonwood Avenue and Quincy Street. The site consists of one parcel identified as Assessor's Parcel Number (APN) 478-250-001. The site is bound by Cottonwood Avenue followed by an equestrian park and single-family residential to the north, single-family residential to the east, Quincy Street followed by single-family residential to the west, and Bay Avenue followed by single-family residential and vacant land to the south.

Project Proponent:

Passco Pacifica LLC

Oscar Graham

333 City Boulevard West, Suite 1700

Orange, CA 92866

Findings:

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

Mitigation Measures:

No.	Mitigation Measure
BIO-1	Payment of Multiple Species Habitat Conservation Plan Mitigation Fees. 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.

BIO-2	Burrowing Owl Preconstruction Survey. Prior to issuance of a grading permit, the Project Applicant shall conduct a pre-construction take avoidance survey for burrowing owl within 30 days of initiating construction per section 6.3.2 of the MSHCP. If burrowing owls are observed to occupy the Project site and/or adjacent areas during take avoidance surveys or incidentally during construction, the City of Moreno Valley Planning Department will be notified, and avoidance measures may be implemented during the breeding season (March 1 through August 31). If burrowing owls are present during the non-breeding season (September 1 through February 28), burrowing owl exclusion measures may be implemented in accordance with the MSHCP.
BIO-3	Nesting Bird Survey. 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.
BIO-4	Jurisdictional Waters. Impacts to Non-Wetland Waters of the United States require a Section 404 permit from the USACE under the federal Clean Water Act. Impacts to Non-Wetland Waters of the State require a Waste Discharge Requirement (WDR) or Section 401 permit from the RWQCB under the state Clean Water Act. A 1602 Streambed Alteration Agreement shall be obtained from the CDFW for the proposed impacts to 1.10 acres of CDFW jurisdiction. A MSHCP DBESP shall be prepared for impacts to 1.10 acres of riverine and riparian resources. In addition, the Project shall purchase offsite mitigation at a 2:1 ratio from an agency-approved mitigation bank or conduct offsite restoration within existing conservation lands to accommodate the impacts to the 1.10 acres of resources. Proof of compliance shall be provided to the City of Moreno Valley Planning Division prior to the issuance of a grading permit.

CUL-1	Archaeological Monitoring Condition of Approval At least thirty days prior to issuance of any grading permit, the developer shall prepare a cultural resources management plan and 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 up to 5 feet below ground surface in an effort to identify any unknown archaeological resources and to evaluate and recommend appropriate actions for any archaeological deposits exposed by construction activity. 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. 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.
CUL-2	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 within 100 feet of the uncovered resource 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.

CUL-3	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).
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PAL-1	Paleontological Monitoring. Prior to the issuance of a grading plan, a paleontologist shall prepare a Paleontological Resource Impact Mitigation Plan (PRIMP) for submittal and review by the City. Implementation of the PRIMP will ensure that adverse impacts to potentially significant paleontological resources are mitigated to a level less than significant. The PRIMP should 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 either full or part time 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 property during the initial stages of grading to identify the Pleistocene deposits and direct the initiation of monitoring. 2. Paleontological monitors shall 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 specimens in a timely manner. The monitor shall notify the Project paleontologist, who will then notify the concerned parties of the discovery. 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. 3. Fossils shall be collected and placed in cardboard flats or plastic buckets and identified by field number, collector, and date collected. Notes shall be 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 shall be protected by flagging to prevent them from being over-run by earthmovers (scrapers) before salvage begins. Fossils shall be collected in a similar manner, with notes and photographs being taken before removing the fossils. Precise location of the site shall be 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. 4. Isolated fossils shall be collected by hand, wrapped in paper, and placed in temporary collecting flats or five-gallon buckets. Notes shall be taken on the map location and stratigraphy of the site, which shall be photographed before it shall be vacated and the fossils are removed to a safe place. 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
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	buckets of sediment can be collected and returned to a separate facility to wet-screen the sediment. 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. 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). 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. 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. 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. 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.
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INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR COTTONWOOD COLLECTION PROJECT

BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

1. **Project Case Number(s):** PEN22-0013 (TTM), PEN22-0014 (CUP), PEN23-0013 (VAR), PEN22-0017 (IS)
2. **Project Title:** Cottonwood Collection Project
3. **Public Comment Period:** August 29, 2023 to September 28, 2023
4. **Lead Agency:** City of Moreno Valley
Gabriel Diaz, Planning Department
14177 Frederick Street
Moreno Valley, CA 92553
(951) 413-3226
gabriel.d@moval.org
5. **Documents Posted At:** <http://www.moval.org/cdd/documents/about-projects.html>
6. **Prepared By:** EPD Solutions, Inc.
3333 Michelson Drive, Suite 500
Irvine, CA 92612

7. Project Sponsor:

Applicant/Developer/Owner

Passco Pacifica LLC
Oscar Graham
333 City Boulevard West, Suite 1700
Orange, CA 92866

8. Project Location:

The approximately 20-gross acre Project site is located on the north side of Bay Avenue (extended), the south side of Cottonwood Avenue, east of an earthen drainage and Quincy Street, and west of the terminus of Belmont Park Way, in the City of Moreno Valley, Riverside County, California, USGS Section 11, Township 3 South, Range 3 West of the Sunnymead, California (7.5-minute), APN 478-250-001. Reference **Figure 1, Regional Location Map**.

Local access to the site is provided by Cottonwood Avenue and Bay Avenue. The Project site is bound to the north by Cottonwood Avenue followed by an equestrian park, and residential development further north. To the east, the site is bound by residential development bisected by Belmont Park Way. To the south, the site is bound by partially paved Bay Avenue, with residential development further to the south and undeveloped land further to the southeast and southwest. To the west, the site is bound by an earthen drainage channel/wash and Quincy Street followed

by residential development further west. The Project site and the surrounding area is shown in **Figure 2, Local Vicinity**.

Existing Land Uses

The Project site consists of one approximately 20 gross acre parcel formerly utilized as an orchard with a residence in the southern portion cleared in the late 1970's. The site is comprised of vacant land that is relatively flat, dominated by dense non-native and ruderal vegetation with palms trees along Cottonwood Avenue and Bay Avenue. An earthen drainage channel or wash is located on the west side of the site along Quincy Street. Stormwater drainage from the Project site sheet flows generally north to south towards Bay Avenue, with elevations ranging from 1,639 feet above mean sea level (AMSL) in the southwest corner at its lowest point and up to 1,664 feet AMSL at the northeastern corner at its highest point. Masonry, and chain link, and vinyl walls/fencing border the western edge of the Project site. Existing conditions of the Project site and adjacent uses are shown in **Figure 3, Aerial View**.

9. General Plan Designation: R3 Residential

The R3 Residential land use designation is intended “to provide a transition between rural and urban density development areas, and to provide for a suburban lifestyle on residential lots larger than those commonly found in suburban subdivisions. The maximum allowable density shall be 3.0 dwelling units per acre.” (p. 2-12, Land Use and Community Character Element, 2040 General Plan).

10. Specific Plan Name and Designation: N/A

11. Existing Zoning: Residential 3 District (R3 Suburban Residential)

The site is zoned Residential 3 District (R3). As described in the City's Municipal Code, the “primary purpose of the R3 district is to provide a transition between rural and urban density development areas, and to provide for a suburban lifestyle on residential lots larger than those commonly found in suburban subdivisions. This district is intended as an area for development of large lot, single-family residences at a maximum allowable density of three DUs per net acre.” (Moreno Valley Municipal Code, Title 9 Planning and Zoning, Chapter 9.03 Residential Development Districts, F. Residential 3 District).

12. Surrounding Land Use, General Plan and Zoning Designations:

Surrounding land uses are further described in Table 1 below.

Table 1: Surrounding Existing Land Uses and Zoning Designations

Direction	Existing Land Use	Land Use Designation	Zoning Designation
North	Cottonwood Avenue followed by an equestrian park, and single-family residential.	Residential up to 2 dwelling units per acre (R2)	Residential agricultural land up to 2 dwelling units per acre (RA-2) plus Primary Animal Keeping Overlay (PAKO) District
South	Bay Avenue followed by single-family residential, vacant land.	Residential up to 3 dwelling units per acre (R3)	Residential up to 3 dwelling units per acre Residential 3 District (R3)
West	Quincy Street followed by single-family residential.	Residential up to 3 dwelling units per acre (R3)	Residential up to 3 dwelling units per acre Residential 3 District (R3)
East	Single-family residential	Residential up to 3 dwelling units per acre (R3)	Residential up to 3 dwelling units per acre Residential 3 District (R3)

13. Description of the Site and Project

The applicant for the proposed Project is requesting approval from the City of Moreno Valley for Tentative Tract Map (TTM) 38264, Conditional Use Permit for a Planned Unit Development, Variance for an increase in perimeter wall heights, and the adoption of this Mitigated Negative Declaration, as well as ministerial approvals and permits necessary to execute the proposed Project including but not limited to grading and building permits. The TTM will subdivide 18.36 net acres into 55 residential lots, eight lettered lots, and private streets A through J. The Project proposes development of 55 (13 single-story and 42 two-story) single-family residential units with private internal streets and common open-space areas. The single-family residences would consist of four floorplans. The proposed Project would include landscaping, two parks totaling 0.91 acre of common open space, improvement of the Cottonwood Avenue and Bay Avenue half street section to City standards, one water quality basin, and utility infrastructure improvements. A conceptual site plan is provided in **Figure 4 and Figure 5**.

Development Summary

The proposed Project would construct 55 single-family residential units at a density of 3 dwelling units per net acre. The residential unit lots would follow four different floor plans that range from 2,820 square feet (SF) to 4,125 SF with minimum lot sizes of approximately 8,400 SF. Each lot would include backyard space, side yards, private driveways, and attached two-car garages. The floor plans range from three bedrooms with two bathrooms to five bedrooms with three and a half bathrooms with options for a third-car stall, office space, in-law suite, or covered patio. The residences would be a maximum height of 35 feet and would consist of four different architectural styles: Spanish, French, Tuscan, and Farmhouse (see **Figure 5, Conceptual Elevations**). The proposed Project also includes improvements to the Quincy Street Channel along the west property line modifications include construction of concrete slope lining along the easterly side of the channel between Cottonwood Avenue and Bay Avenue, culverts, a new pedestrian bridge and sidewalk along Bay Avenue and over the channel at the southwest end of the Project site.

Parking and Access

Project access is provided by two driveways, one on Cottonwood Avenue and one on Bay Avenue and will also connect to Belmont Park Way to the east. Internal streets would provide direct access to the single-family residences. As per City code 9.11.040, single-family homes are required to provide two off-street parking spaces per dwelling unit. Each unit would be constructed with a 2-car garage (optional third-car stall) and a 2-car driveway, which would meet City off-street parking requirements for single-family residential.

The Project includes offsite roadway improvements along Cottonwood Avenue and Bay Avenue. The Cottonwood Avenue half street frontage would be improved to the City's minor arterial section, per the minor arterial standard plan MVSI-105A-0. The Bay Avenue half street frontage would be improved and extended from the existing terminus at Pablo Street to the westerly connection to Quincy Street, per the City's collector standard plan MVSI-106B-0.

Recreation and Open Space

A 23,870 square foot Community Park is planned at the northwest portion of the Project site and a 15,858 square foot Neighborhood Park is planned at the southwest portion of the Project site. The parks would include features such as a multi-purpose lawn, a butterfly garden, bench seating, overhead festival lighting, and bike racks. On-site open space would total 39,728 square feet or approximately 0.91 acre.

Walls and Lighting

New 6-foot-high masonry perimeter walls would be installed along the north, south and east edges of the site, and within the Project site at edges of private yards adjacent to internal streets. An application for a variance is also proposed to allow for a maximum perimeter wall height of 10-feet. A 6-foot-high tubular steel view fence on low masonry wall would be installed around the water quality basin at the southwest corner of the site. The existing perimeter walls would remain along portions of the northeast edge of the site. The individual residential lots would be separated by vinyl fences on interior property lines.

Site lighting would be provided for internal private streets. Entrances would include accent up lights with monument lighting. Parks would include bollard lighting along concrete pathways for visibility and safety. All lighting would comply with the Moreno Valley Municipal Code and specifically Section 9.08.100 Lighting and Section 9.10.110 Light and Glare.

Landscaping

The Project would install new drought tolerant, low water use ornamental landscaping, including a variety of native plants. This would include 15-gallon, 5-gallon, and 1-gallon trees, as well as 24-inch box trees. A variety of shrubs, vines, and groundcovers would be installed. Trees would be installed adjacent to the proposed walls along the site boundary and in private front yards. There are existing palm trees on-site, fifteen of the existing palm trees would be relocated to the Community Park and Street A project entry off Cottonwood Avenue. The landscaping irrigation would be installed pursuant to Cal Green water regulations (AB 1881).

Infrastructure Improvements

The proposed development would install new utilities and services infrastructure and connect to the existing infrastructure in Cottonwood Avenue and Bay Avenue.

Gas:

An existing gas line runs beneath Cottonwood Avenue. The Project would connect to the existing gas line at proposed Street A and Cottonwood Avenue. Gas utilities would be provided by the Southern California Gas company.

Water:

The Project would install 8-inch water lines onsite that would connect to the existing 24-inch water line beneath Cottonwood Avenue and 8-inch water line beneath Bay Avenue. Connections would occur at proposed Street A and Cottonwood Avenue and from proposed Street J and extended east beneath Bay Avenue, connecting to proposed local roadways. Water service would be provided by Eastern Municipal Water District.

Sewer:

The Project would install an 8-inch sewer line to connect to existing 8-inch sewer line beneath Bay Avenue. Connection is proposed within private Street J and extended east beneath Bay Avenue. Sewer services would be provided by Eastern Municipal Water District.

Stormwater Drainage:

Onsite surface runoff would flow to the southwest in a similar manner as existing drainage patterns. Offsite street improvements to Cottonwood Avenue and Bay Avenue would include curbs and gutters to convey Project and non-Project stormwater to existing catch basins on Cottonwood and Bay Avenues. The Project proposes catch basins to collect stormwater runoff and direct flows to the proposed bioretention basin located at the southwest corner of the site for

stormwater treatment. A proposed storm drain would connect the water quality basin to the existing earthen channel along Quincy Street east of Bay Avenue.

Electricity:

The Project would connect to existing electrical infrastructure within Cottonwood Avenue and Bay Avenue. Electricity would be provided by Moreno Valley Electric Utility (MVU).

Telephone:

The Project would connect to existing telephone infrastructure within Cottonwood Avenue and Bay Avenue. Telephone utilities would be provided by the AT&T company.

Cable:

The Project would connect to existing cable infrastructure within Cottonwood Avenue and Bay Avenue. Cable utilities would be provided by the Spectrum company.

General Plan and Zoning

The Project proposes no changes to the General Plan land use designation, which would remain R3 Residential. The zoning district would remain as Residential 3.

Construction and Phasing

Construction activities for the Project would occur over approximately 22 months in the following stages: (1) site preparation; (2) grading, which would include trenching for the proposed utilities and services and approximately 10,000 cubic yards of soil import; (3) building construction; (4) paving; and (5) architectural coating. It is anticipated that imported soil would be transported from an approved site within a 20-mile radius.

Pursuant to the Chapter 8.14.040 of the Moreno Valley Municipal Code, construction activities would be limited to between the hours of 7:00 a.m. to 8:00 p.m. Monday through Friday, excluding holidays and from 8:00 a.m. to 4:00 p.m. on Saturday, unless written approval is obtained from the City Building Official or City Engineer. Table 2 details total working days for each phase of construction for analytical purposes.

Table 2: Construction Schedule

Construction Phase	Work Days
Site Preparation	30
Grading	35
Building Construction	370
Paving	20
Architectural Coating	20

Discretionary Approvals, Permits, and Studies

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

City of Moreno Valley

- Adoption of this Mitigated Negative Declaration
- Approval of TTM 38264

- Approval of a Conditional Use Permit for a Planned Unit Development (PUD)
 - Approval of a Variance for wall heights
 - Approvals and permits necessary to execute the proposed Project; including but not limited to grading and building permits
14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

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 March 16, 2022 regarding the Project to the California Native American tribes that may have knowledge regarding tribal cultural resources in the Project vicinity. No tribes responded to request consultation. No information has been presented to the Lead Agency indicating any likelihood of uncovering tribal 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):**

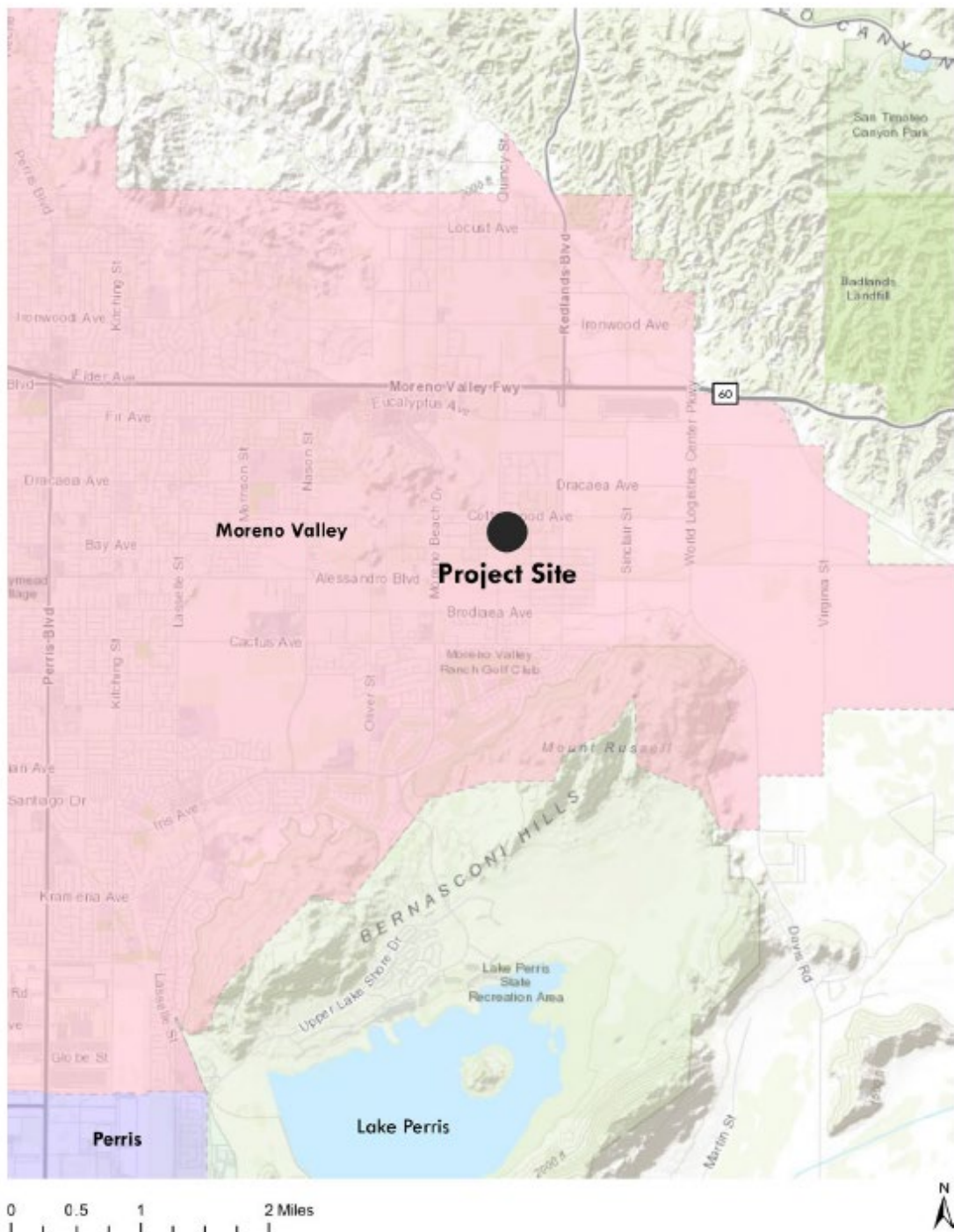
The following approvals would be required for the Project from outside public agencies:

- From the Santa Ana Regional Water Quality Control Board (RWQCB), the following permits would be required
 - National Pollutant Discharge Elimination System (NPDES) Permit
 - Waste discharge requirements (WDR)
- Approval of a Multiple Species Habitat Conservation Plan (MSHCP) Determination of Biologically Equivalent or Superior Preservation (DBESP) (Appendix L) would be required from the Riverside Conservation Authority (RCA)
- A 1602 Streambed Alteration Agreement would be required from the California Department of Fish and Wildlife (CDFW)

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

- a) Air Quality, Greenhouse Gas, and Energy Analysis (Appendix A)
- b) Western Riverside MSHCP Habitat Assessment Report (Appendix B)
- c) Focused Burrowing Owl Survey Report (Appendix C)
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Regional Location

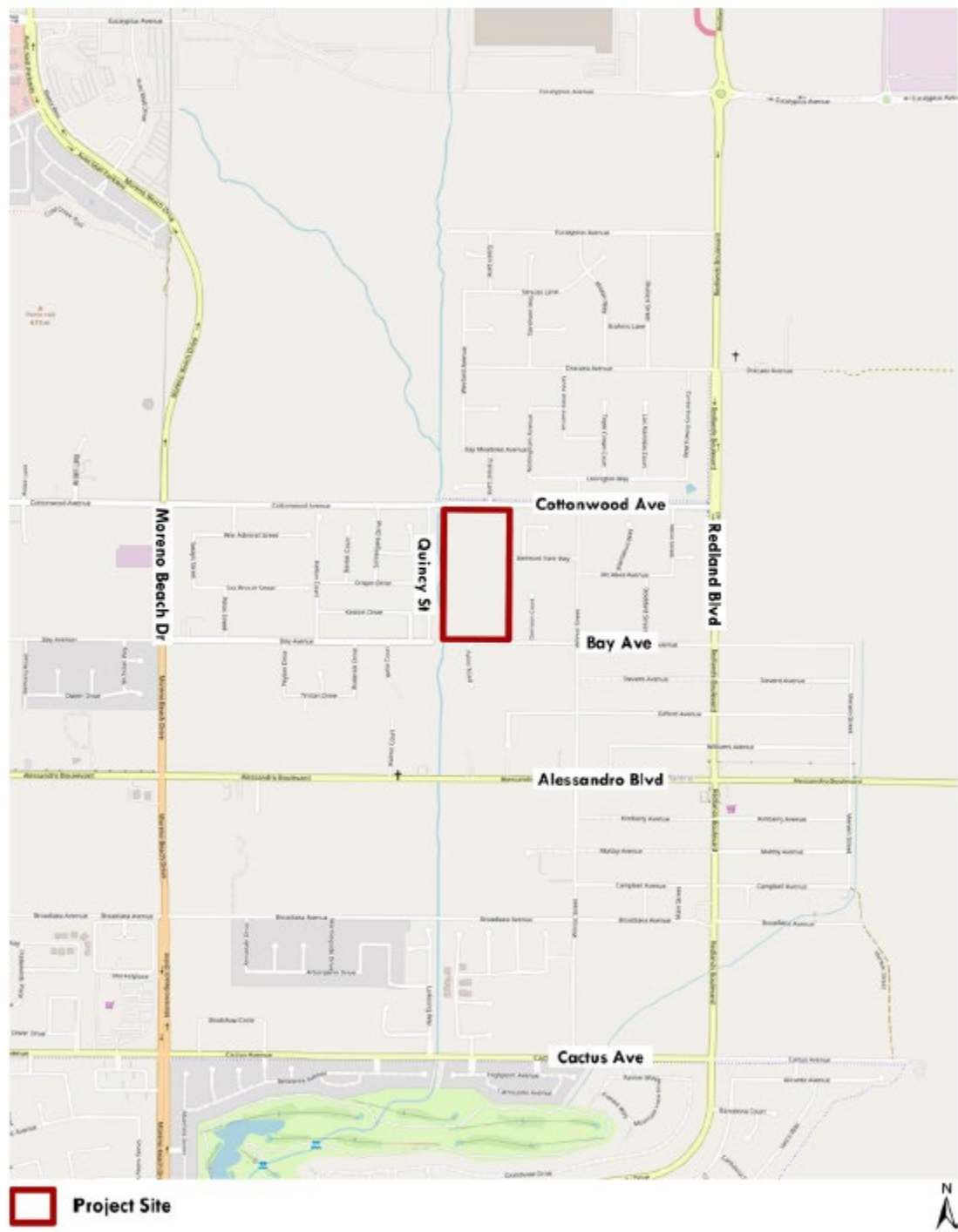


Cottonwood Collection MND
City of Moreno Valley

Figure 1

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Local Vicinity



Cottonwood Collection MND
City of Moreno Valley

Figure 2

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Aerial View

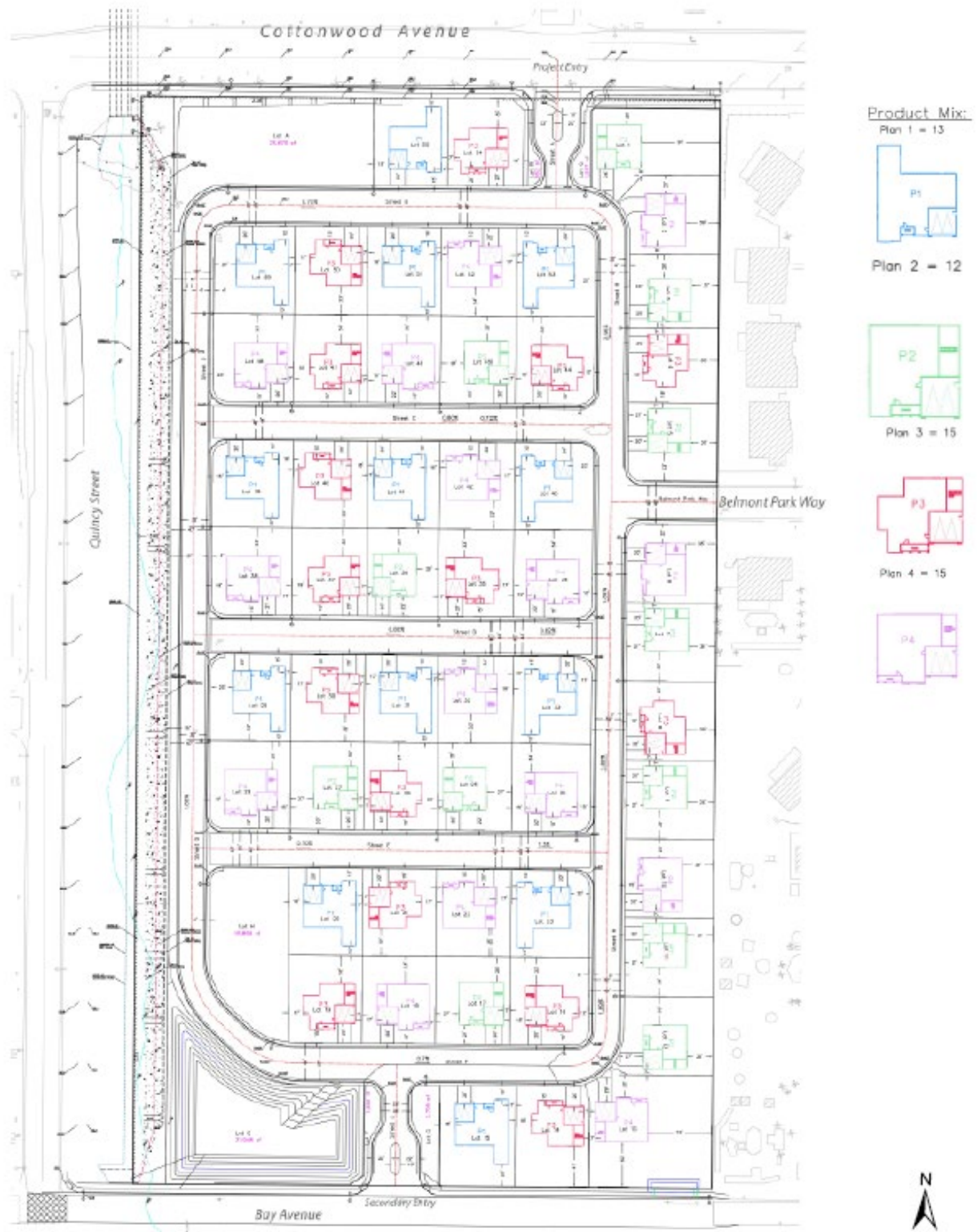


Cottonwood Collection MND
City of Moreno Valley

Figure 3

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Conceptual Site Plan



Cottonwood Collection MND
City of Moreno Valley

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Conceptual Elevations

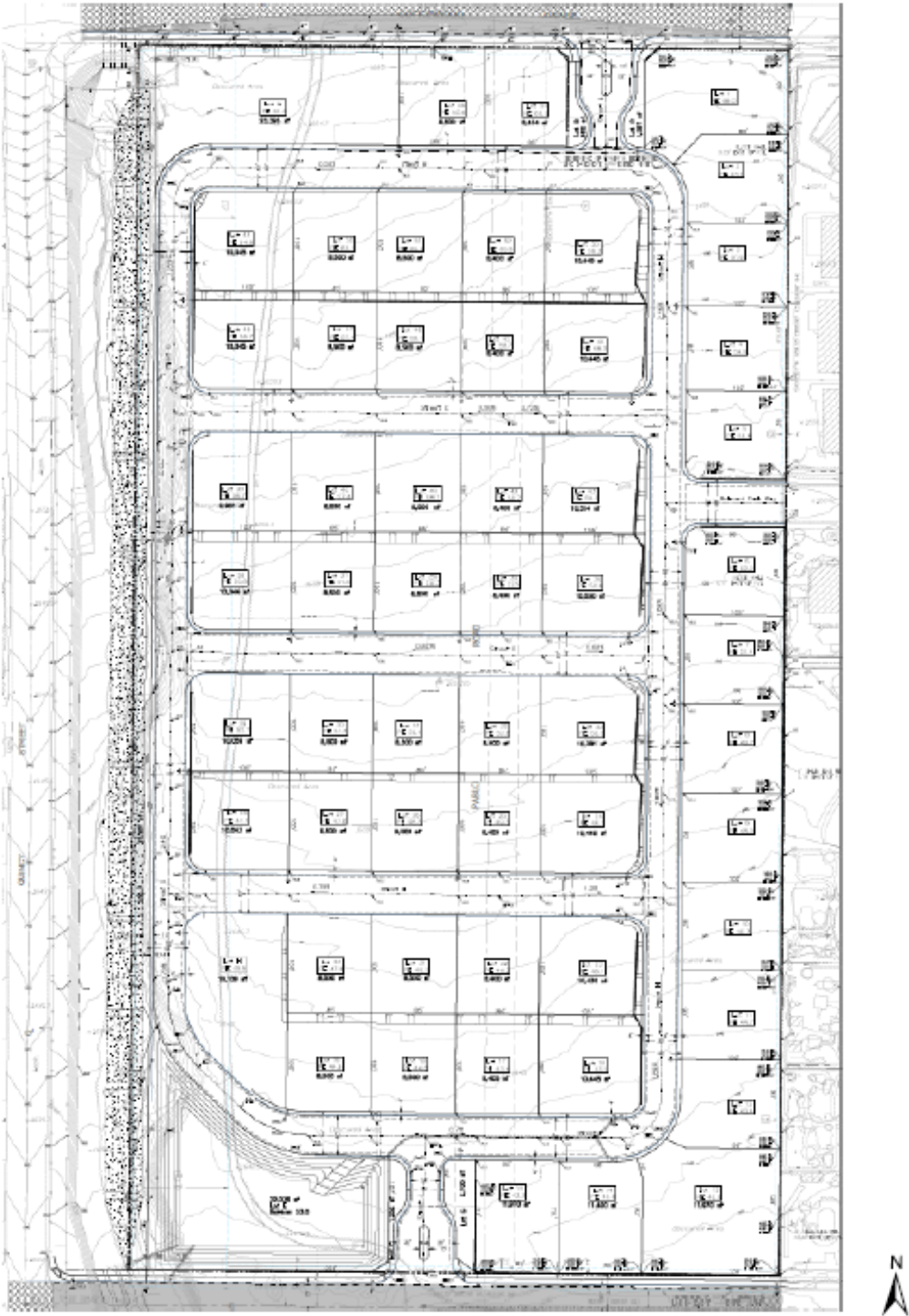


Cottonwood Collection MND
City of Moreno Valley

Figure 5

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Tentative Tract Map



Cottonwood Collection MND
City of Moreno Valley

Figure 6

17. **Acronyms:**

ALUC -	Airport Land Use Commission
ALUCP -	Airport Land Use Compatibility Plan
AQMP -	Air Quality Management Plan
CEQA -	California Environmental Quality Act
CMP -	Congestion Management Plan
DTSC -	Department of Toxic Substance Control
DWR -	Department of Water Resources
EIR -	Environmental Impact Report
EMWD -	Eastern Municipal Water District
FEMA -	Federal Emergency Management Agency
FMMP -	Farmland Mapping and Monitoring Program
GIS -	Geographic Information System
GHG -	Greenhouse Gas
GP -	General Plan
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
MVU -	Moreno Valley Electric Utility
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
RCP -	Regional Comprehensive Plan
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
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.

☐	Aesthetics	☐	Agriculture & Forestry Resources	☐	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Energy
☐	Geology & Soils	☐	Greenhouse Gas Emissions	☐	Hazards & Hazardous Materials
☐	Hydrology & Water Quality	☐	Land Use & Planning	☐	Mineral Resources
☐	Noise	☐	Population & Housing	☐	Public Services
☐	Recreation	☐	Transportation	☐	Tribal Cultural Resources
☐	Utilities & Service Systems	☐	Wildfire	☐	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 " 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.


 Signature
 Gabriel Diaz, Associate Planner
 Printed Name

8/28/2023
 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 XVI, "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
I. AESTHETICS – Except as provided in Public Resources Code §21099 – Modernization of Transportation Analysis for Transit-Oriented Infill Projects – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
Response: Less than Significant. The City of Moreno Valley is relatively flat and surrounded by hills and mountains including the Box Springs Mountains, and Reche Canyon to the north, Badlands to the east, and Bernasconi Hills to the south. Map OSRC-3 of the City's General Plan shows that view corridors within the City of Moreno Valley include views of the Box Springs Mountain to the north, and views of Moreno Peak, and Bernasconi Hills to the south. The Project site is vacant, yet disturbed land that is covered in various grasses and contains scattered palm trees along the Cottonwood Avenue frontage and the north portion of the earthen wash/Quincy Street frontage. Masonry walls border the eastern boundary of the Project site from Cottonwood Avenue to Belmont Park Way. Per General Plan Map OSCRC-3, the Project is not within a view corridor. Views within the Project area include Pettit Hill visible to pedestrians and motorists along Cottonwood Avenue and the Bernasconi Hills from Bay Avenue. The building setback requirements for the Residential 3 District is a minimum of 25 feet from the front of the residence to roadway right-of-way. The proposed Project would result in the development of 55 single-family residences. The Project would include landscaping, two parks totaling 0.91 acre of common open space, internal private streets, a water quality basin, and infrastructure improvements. The proposed Project would not alter any existing views of the surrounding hillsides or mountains. Views along Cottonwood Avenue and Quincy Street would not be affected. In addition, the proposed Project would not alter any hillsides or existing scenic vistas within the City. Thus, impacts would be less than significant.				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
Response: No Impact. The Project site is vacant, yet disturbed land that is covered in various grasses and contains scattered palm trees along the Cottonwood Avenue. The Project site is not located near a State scenic highway. The closest designated State scenic highway is State Route 243, traveling from Banning to Mountain Center, which is approximately 17 miles east of the Project site. The nearest eligible scenic highway is State Route 38, travelling from Redlands to Mentone, approximately 10.5 miles north of the Project site. Because of the large distance between the Project site and either a designated or eligible state scenic highway, the proposed Project would not damage scenic resources within a state scenic highway, and there would be no impacts.				
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?	☐	☐	☒	☐
Response:				

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

Less than Significant. The following regulatory standards are applicable to development of the Project site. These standards were adopted and approved by the City to establish the aesthetics of the built environment. Projects that are designed in substantial conformance with these adopted and approved architecture, landscaping, and site planning regulations would result in a less than significant impact regarding the visual character or quality of public views of the site and its surroundings:

City of Moreno Valley Municipal Code

The following provisions from the Municipal Code are intended to minimize adverse aesthetic impacts associated with new development projects and are relevant to the proposed Project.

- **Lighting (9.08.100).** Section 9.08.100 provides outdoor lighting standards to ensure lighting practices to conserve energy, ensure safety, security, and productivity generated by lighting fixtures and devices.
- **Light and glare (9.10.110).** 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.
- **Landscape and Irrigation Design Standards (9.17.030).** Section 9.17.030 provides landscape design standards and requires the use of drought tolerant plants, while ensuring an aesthetically pleasing landscape.

Analysis

The proposed Project would change the scenic quality of the site from a vacant, disturbed site and would construct 55 single-family units, landscaping, two parks totaling 0.91-acre of common open space, internal private streets, a water quality basin, and infrastructure improvements. The single-family residences would not exceed 35 feet in height and would vary in styles: Spanish, French, Farmhouse, and Tuscan.

The Project site is within an urbanized area in the larger vicinity which is mostly developed with single-family residences to the north, east and west. To the south of the site is mainly vacant property with a few existing single-family homes.

The Project would be consistent with applicable Municipal Code standards for the Residential 3 (R3) District zoning, as demonstrated below in Table AES-1.

Table AES-1: Residential Single-Family Development Standards

Municipal Code Requirement		Proposed Project
Density – Dwelling Units per Acre (DU/Acre)	3	The Project has a density of 3.0 DU/acre
Minimum Lot Size in Square Feet (sf)	10,000	The lot sizes would be minimum 8,400 square feet and maximum 18,123 square feet. A PUD will be reviewed by the City and applied to the site to allow for flexibility.
Minimum Lot Width, in Feet / Knuckle Lot Frontage	90/50	The site widths would be a minimum 84 feet and maximum 95 feet. Knuckle lot widths would be a minimum of 40 feet. A PUD will be reviewed by the City and applied to the site to allow for flexibility.
Minimum Lot Depth, in Feet	100	The minimum site depth for individual lots is 100 feet.

ISSUES & SUPPORTING INFORMATION SOURCES:			Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Minimum Front Yard Setback, in Feet	25	Setback would be a minimum of 15 feet with a 2 foot variation instead of 5 foot. A PUD will be reviewed by the City and applied to the site to allow for flexibility.				
Front Facing Garages		Setback would be a minimum of 20 feet. A PUD will be reviewed by the City and applied to the site to allow for flexibility.				
Interior Side Yard Setback in Feet	Combined interior side yard setbacks of twenty (20) feet shall be provided with a minimum of five feet on one side.	Setback would be 7 feet and 13 minimum, totaling a combined 20 feet.				
Street Side Yard Setback in Feet	15	Setback would be 12 feet. A PUD will be reviewed by the City and applied to the site to allow for flexibility.				
Minimum Rear Yard Setback, in Feet	30	Most setback range between 28 to 34 feet (a minimum rear setback of 10 feet shall be allowed for no more than 25% of the lots. The remaining 75% of the lots shall have a minimum rear setback of 20 feet). A PUD will be reviewed by the City and applied to the site to allow for flexibility.				
Maximum Lot Coverage	40%	28 percent lot coverage.				
Maximum Building and Structure Height, in Feet	35	The proposed one- and two-story residences would have a maximum 35 feet height.				
Minimum Dwelling Size (sq. ft.)	1250	Homes will range from 2,820 to 4,125 square feet.				
Minimum Distance Between Buildings in Feet (including main DUs and accessory structures)	10	The minimum distance between buildings will be 14 feet.				
Floor Area Ratio (FAR), One-story Home / Two-story Home	.40 / .70	.45 FAR for one-story homes and .34 to .41 FAR for two-story homes. A PUD will be reviewed by the City and applied to the site to allow for flexibility.				
Setback Landscaping (Front and Side Yard)	All setbacks exclusive of required walkways and driveways will be landscaped planting areas.	The Projects landscaping design includes landscaped planting areas for front and site yards.				

As discussed above in Tables AES-1, the proposed Project would include a Planned Unit Development that would allow flexibility in the design standards. Thus, the Project would not conflict with the regulations regarding aesthetics and scenic quality in the Moreno Valley

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Municipal Code. The new single-family 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.				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
Response: Less than Significant. The Project site is currently undeveloped and does not contain lighting sources. However, the Project is surrounded by sources of nighttime lighting that include illumination from vehicle headlights, offsite exterior residential lighting, and interior illumination passing through windows of nearby homes. The proposed Project is proposing to develop 55 single-family residences on a 18.36 net acres, which would result in a density of 3.0 dwelling units per net acre. The proposed Project is located in a mostly developed area that is zoned for residential development. The Project would include installation of new lighting sources including residential lighting, streetlights, and decorative sconce lighting on community walls and gates. In addition, the proposed Project would result in additional vehicular trips after sunset, which would increase lighting in the street corridor and may intermittently add lighting to existing residences. However, the lighting from vehicle headlights is focused on a downward trajectory and would be intermittent and for a short period of time; therefore, impacts related to vehicle headlights would be less than significant. Implementation of existing regulatory requirements per the City's Municipal Code Section 9.08.100 (Lighting) and 9.10.110 (Light and Glare), including regulations for outdoor lighting, would occur during the City's permitting process and would ensure that impacts related to light and glare are less than significant. The proposed Project would create limited new sources of light or glare from security and site lighting but would not adversely affect day or nighttime views in the area given the similarity of the existing lighting in the surrounding urban environment. However, during Project construction, nighttime lighting may be used within the construction staging areas to provide security for construction equipment. Due to the distance between the construction area and the adjacent residences and motorists on adjacent roadways, such security lights may result in glare to residents and motorists. However, this potential impact would be reduced to a less than significant level through the City's standard project review and approval process. As such, impacts related to light and glare would be less than significant.				
Mitigation Measures None.				
Sources: - City of Moreno Valley General Plan 2040, adopted June 15, 2021 - Chapter 10 – Open Space & Resource Conservation - Scenic Resources and Cultural Heritage				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
- Map OSRC-3: Scenic Resources and Ridgelines 2. Final Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan certified May 27, 2021 • Section 4.1 – Aesthetics 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code • Section 9.10.110 – Light and Glare of the Moreno Valley Municipal Code. • Chapter 9.16 – Design Guidelines • Section 9.17.030 G – Heritage Trees 4. California State Scenic Highway System Map, California Department of Transportation. Accessed from: https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways				
II. AGRICULTURE AND FOREST RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California 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. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
Response: No Impact. The Project site is not identified as Prime, Unique, or Farmland of Statewide Importance (CDC 2021). The California Department of Conservation Farmland Mapping and Monitoring Program identifies the site as Farmland of Local Importance. Therefore, conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance would not occur from implementation of the proposed Project. Thus, the Project would not convert prime, unique or farmland of statewide importance to a non-agricultural use and therefore, result in no impact.				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
Response: No Impact. The Project site is currently zoned Residential 3 (R3) District, which is to provide a transition between rural and urban density development areas, and to provide for a suburban life-style on residential lots larger than those commonly found in suburban subdivisions. The R3 District is intended as an area for development of large lot, single-family residences at a maximum allowable density of three dwelling units (DU) per net acre. As such, the Project site does not include existing agricultural uses and the proposed Project would be consistent with the zoning. Additionally, the site is not subject to a Williamson Act contract, as no land within the Project site is currently under a Williamson Act contract. Thus, the proposed Project would not result in impacts related to conflict with an existing agricultural zone or Williamson contract, and impacts would not occur.				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland	☐	☐	☐	☒

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				
Response: No Impact. The Project site currently consists of vacant and disturbed land that is sparsely vegetated with grasses and shrubs with palm trees along Cottonwood Avenue. No forest land exists on or adjacent to the Project site, as the surrounding area is either residential neighborhoods or vacant land. The Project site is currently zoned R3 District, which does not provide for timberland uses. Thus, the proposed Project would not result in impacts related to a conflict with existing forest land or timberland zoning, and impacts would not occur.				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
Response: No Impact. No forest land exists on or adjacent to the Project site. The surrounding area is either almost entirely residential neighborhoods or vacant land. The Project site is currently zoned R3 District, which does not provide for forest land. Thus, the proposed Project would not result in impacts resulting in the loss of forest land or conversion of forest land to non-forest uses, and impacts would not occur.				
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?	☐	☐	☐	☒
Response: No Impact. As described above, the Project site is a vacant disturbed site with grasses and shrubs with palm trees along Cottonwood Avenue. According to the City's General Plan, Farmland of Local importance includes lands producing major crops for Riverside County that are not listed as unique crops, lands planted for dryland crops, and/or taken out of production for development. The Project site is designated as farmland of local importance. No forest land or farmland exists on or adjacent to the Project site. Based on the site location and its urban nature, the proposed Project would not, in and of itself, cause conversion of farmland or forest land as the proposed Project would be developed consistent with the intended uses designated in the Moreno Valley General Plan and Municipal Code, and there would be no impacts.				
Mitigation Measures None.				
Sources: 1. City of Moreno Valley General Plan 2040, adopted June 15, 2021 2. Final Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan certified May 27, 2021 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 4. California Important Farmland Finder. California Department of Conservation. Accessed from: https://maps.conservation.ca.gov/DLRP/CIFF/				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact			
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:							
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐			
Response: Less than Significant. The Project site is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The current Air Quality Management Plan (AQMP) is the 2016 AQMP, adopted in March 2017. Criteria for determining consistency with the AQMP are defined in Chapter 12, Sections 12.2 and 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993). An Air Quality, Energy, and Greenhouse Gas Impact Analysis, dated May 2022, was prepared for the proposed Project. The Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis (Appendix A herein) prepared for the Project concluded the proposed Project would be consistent with the AQMP because it would not result in or cause California Ambient Air Quality Standards (CAAQS) or National Ambient Air Quality Standards (NAAQS) violations, and the proposed Project would be consistent with the land use and development assumptions for the site as included in the General Plan and municipal code (see Table AES-1). For these reasons, impacts would be less than significant.							
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?	☐	☐	☒	☐			
Response: Less than Significant. The South Coast Air Basin (SCAB), where the proposed Project is located and which is under SCAQMD jurisdiction, is in a non-attainment status for federal and state ozone standards and state and federal particulate matter standards. Any development in the Basin, including the proposed Project, could cumulatively contribute to these pollutant violations. Evaluation of cumulative air quality impacts of the proposed Project has been completed pursuant to SCAQMD's cumulative air quality impact methodology, SCAQMD states that if an individual project results in air emissions of criteria pollutants (ROG, CO, NO _x , SO _x , PM ₁₀ , and PM _{2.5}) that exceed the SCAQMD's recommended daily thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of the criteria pollutant(s) for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. The methodologies from the SCAQMD CEQA Air Quality Handbook are used in evaluating Project impacts. SCAQMD has established daily mass thresholds for regional pollutant emissions, which are shown in Table AQ-1.							
Table AQ-1: SCAQMD Regional Daily Emissions Thresholds							
	Pollutant Emissions (pounds/day)						
	VOC	NOx	CO	SOx	PM10	PM2.5	Lead
Construction	75	100	550	150	150	55	3
Operation	55	55	550	150	150	55	3
Source: Air Quality, GHG, Energy Report (Appendix A)							
Construction Construction activities associated with the proposed Project would generate pollutant emissions from the following: (1) site preparation, (2) grading, (3) building construction, (4)							

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

paving, and (5) architectural coating. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring.

It is mandatory for all construction Projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM₁₀, and PM_{2.5} emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches, and maintaining effective cover over exposed areas.

Compliance with Rule 403 related to fugitive dust was accounted for in the construction emissions modeling. In addition, implementation of SCAQMD Rule 1113 which governs the VOC content in architectural coating, paint, thinners, and solvents was accounted for in construction emissions modeling. As shown in Table AQ-2, the CalEEMod results indicate that construction emissions generated by the proposed Project would not exceed SCAQMD regional thresholds. Therefore, construction activities would result in a less than significant impact.

Table AQ-2: Project Construction Emissions and Regional Thresholds						
Activity	Pollutant Emissions (pounds/day)					
	ROG	NOx	CO	SO ₂	PM10	PM2.5
2023						
Site Preparation ¹	3.9	41.9	19.0	0.1	10.5	5.7
Grading	4.1	45.8	29.9	0.1	6.6	3.3
Building Construction	2.3	17.9	23.9	0.1	2.9	1.3
Maximum Daily Emissions	4.1	45.8	29.9	0.1	10.5	5.7
2024						
Building Construction	2.2	16.8	23.4	0.1	2.8	1.2
Paving	2.0	9.6	15.1	0.0	0.6	0.5
Architectural Coating	35.8	16.8	23.4	0.1	2.8	1.2
Maximum Daily Emissions	35.8	16.8	23.4	0.1	2.8	1.2
Maximum Daily Emissions 2023/2024	35.8	45.8	29.9	0.1	10.5	5.7
SCQAMD Thresholds	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Notes:
¹ Site Preparation and Grading based on adherence to fugitive dust suppression requirements from SCAQMD Rule 403.
Source: EPD Solutions, 2022 (Appendix A)

Operation

Implementation proposed Project would result in a long-term increase in air quality emissions from ongoing operation. This increase would be due to emissions from the Project-generated vehicle trips, emissions from energy usage, onsite area source emissions, and off-road equipment created from the on-going use of the proposed Project. Operational emissions associated with the Project were modeled using CalEEMod and are presented in Table AQ-3.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As shown, the proposed Project would result in long-term regional emissions of criteria pollutants, however, these emissions would be below the SCAQMD's applicable thresholds. Therefore, the Project's operational emissions would not exceed the NAAQS and CAAQS, would not result in a cumulatively considerable net increase of any criteria pollutant, and impacts would be less than significant.

Table AQ-3: Operational Regional Criteria Pollutant Emissions

	Pollutant Emissions (pounds/day)					
Activity	ROG	NOx	CO	SO ₂	PM ₁₀	PM _{2.5}
Area Sources ¹	2.6	0.1	4.9	0.0	0.0	0.0
Energy Usage ²	0.1	0.4	0.2	0.0	0.1	0.1
Mobile Sources ³	1.8	2.5	17.4	0.0	4.1	1.1
Total Emissions	4.5	3.0	22.5	0.0	4.2	1.2
SCAQMD Operational Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Notes:

¹ Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.

² Energy usage consist of emissions from natural gas usage.

³ Mobile sources consist of emissions from vehicles and road dust.

Source: Vista Environmental, 2021 (Appendix A)

c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
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Response:

Less than Significant. The SCAQMD's *Final Localized Significance Threshold Methodology* (SCAQMD 2008) recommends the evaluation of localized NO₂, CO, PM₁₀, and PM_{2.5} construction-related impacts to sensitive receptors in the immediate vicinity of the Project site. Such an evaluation is referred to as a localized significance threshold (LST) analysis. According to the SCAQMD's *Final Localized Significance Threshold Methodology*, "off-site mobile emissions from the Project should not be included in the emissions compared to the LSTs" (SCAQMD 2008). SCAQMD has developed LSTs that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NO_x, CO, PM₁₀, and PM_{2.5} pollutants for each of the 38 source receptor areas (SRAs) in the Basin. The City of Moreno Valley is located within SRA 24, Perris Valley.

Sensitive receptors can include residences, schools, playgrounds, childcare centers, athletic facilities. For the purpose of LST analysis, the nearest sensitive receptors are existing residences are located adjacent to the Project site. The distance between the Project site boundary and the closest existing residential structure to the east is approximately 20 feet. The LST Methodology explicitly states that "It is possible that a project may have receptors closer than 25 meters. Projects with boundaries located closer than 25 meters (82 feet) to the nearest receptor should use the LSTs for receptors located at 25 meters." As the existing residence is located less than 25 meters from the Project site, the 25-meter receptor distance is used for evaluation of localized impacts.

Construction

Construction of the proposed Project may expose nearby residential sensitive receptors to airborne particulates as well as a small quantity of construction equipment pollutants (i.e.,

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

usually diesel-fueled vehicles and equipment). However, construction contractors would be required to implement measures to reduce or eliminate emissions by following SCAQMD's standard construction practices Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. As shown in Table AQ-4, Project construction-source emissions would not exceed SCAQMD LSTs and impacts would be less than significant.

Table AQ-4: Localized Significance Summary of Construction Emissions

Construction Phase	Pollutant Emissions (pounds/day) ¹			
	NOx	CO	PM10	PM2.5
2023				
Site Preparation ²	41.9	18.3	10.3	5.6
Grading ²	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
2024				
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
Maximum Daily Construction Emissions 2023/2024	41.9	28.1	10.3	5.6
SCAQMD Local Construction Thresholds³	236.6	1,345.5	11.0	6.6
Exceeds Threshold?	No	No	No	No

Notes:

¹ The Pollutant Emissions include 100% of the On-Site emissions (off-road equipment and fugitive dust) and 1/8 of the Off-Site emissions (on road trucks and worker vehicles), in order to account for the on-road emissions that occur within a ¼ mile of the Project site.

² Site Preparation and Grading phases based on adherence to fugitive dust suppression requirements from SCAQMD Rule 403.

³ The nearest offsite sensitive receptor to the Project site is a single-family home located as near as 50 feet (24 meters) south of the Project site According to SCAQMD methodology, all receptors closer than 25 meters are based on the 25-meter threshold. Source: EPD Solutions, 2022 (Appendix A)

Operation

Operation of the proposed Project would include emissions from vehicles traveling to the Project site and area sources, such as consumer products, architectural coatings, and landscaping equipment. As demonstrated in Table AQ-5, emissions would not exceed SCAQMD LSTs for operations, and impacts would be less than significant.

Table AQ-5: Localized Significance Summary of Operational Emissions

Onsite Emission Source	Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Area Sources	0.1	4.9	0.0	0.0
Energy Usage	0.4	0.2	0.1	0.1
Mobile Sources ¹	2.5	17.4	4.1	1.1
Total Emissions	3.0	22.5	4.2	1.2
SCAQMD Local Operational Thresholds²	55	550	150	55

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Exceeds Threshold?	No	No	No	No
Notes: ¹ Mobile sources based on 1/8 of the gross vehicular emissions, which is the estimated portion of vehicle emissions occurring within a quarter mile of the Project site. ² The nearest sensitive receptor to the Project site is a single-family home located as near as 50 feet (24 meters) south of the Project site. According to SCAQMD methodology, all receptors closer than 25 meters are based on the 25-meter threshold. Source: EPD Solutions, 2022 (Appendix A)				
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☐	☐	☒	☐
Response: Less than Significant. The proposed Project does not contain land uses typically associated with emitting 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. During operations, potential odor sources include odors from trash storage areas. 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 would thus be considered less than significant. Standard construction requirements that limit the time of day when construction may occur as well as SCAQMD Rule 1108 that limits VOC content in asphalt and Rule 1113 that limits the VOC content in paints and solvents would minimize odor impacts from construction. As such, the objectionable odors that may be produced during the construction process would be temporary and would not likely be noticeable for extended periods of time beyond the Project site's boundaries. Pursuant to City regulations, covered containers are required to protect trash from rain as well as limit air circulation would be required for trash storage at residences. Due to the distance of the nearest receptors from the Project site and through compliance with SCAQMD's Rule 402 and City trash storage regulations, no significant impact related to odors would occur during the on-going operations of the proposed Project. Therefore, odor impacts associated with the proposed Project's construction and operations would less than significant.				
Mitigation Measures None.				
Sources: - Moreno Valley General Plan, adopted June 15, 2021 - Chapter 4 – Circulation Element - Chapter 6 – Safety Element - Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021 - Section 4.3 – Air Quality - Appendix B – Air Quality Output - Title 9 – Planning and Zoning of the Moreno Valley Municipal Code - Section 9.10.050 – Air Quality of the Moreno Valley Municipal Code - Section 9.10.150 – Odors of the Moreno Valley Municipal Code - Section 9.10.170 – Vibration of the Moreno Valley Municipal Code - Moreno Valley Municipal Code Section 12.50.040 – Limitations on Engine Idling - Air Quality, Energy, and Greenhouse Gas Impact Analysis, EPD Solutions, May 2022, Appendix A.				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES – Would the project:

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

Less than Significant with Mitigation. A Western Riverside MSHCP Habitat Assessment Report (Biology Report) was prepared for the proposed Project, which included a field survey conducted on June 2, 2022 (Appendix B to this IS/MND). The Habitat Assessment Report describes that the Project site is vacant land dominated by low-growing non-native and ruderal vegetation (average height of one foot) which has been previously graded/disked and is regularly mowed. Shrubs and trees were absent from the uppermost portion of the Project site. Trees were only observed within the concrete-lined and earthen drainage channel running parallel to Quincy Street along the western edge of the site, which included only scattered small willows, salt cedar and walnut trees.

According to the California Natural Diversity Database (CNDDDB), a total of 2 special-status plant species and 13 special-status wildlife species are known to occur within 3 miles of the Project area. These include those species listed or candidates for listing by the U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW) and California Native Plant Society (CNPS). All habitats with the potential to be used by sensitive species were evaluated during the field survey for their presence or potential presence.

Sensitive Plant Species

A total of 2 plant species are listed as state and/or federal Threatened, Endangered, or Candidate species. These 2 plant species smooth tarplant (*Centromadia pungens*); Coulter's goldfields (*Lasthenia glabrata*) are required to be reviewed under the Narrow Endemic Plant section of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP), are listed plants on the CNPS Rare Plant Inventory, or have been found to have a potential to exist within the Project region. As shown in Table Bio-1, the biological survey results for listed and potential plant species summarized in the Biology Report concluded no sensitive plant species are present on the Project site. The Habitat Assessment Report determined that the Project site does not provide suitable habitat for any special-status plant species due to the disturbed status of the site. Consequently, impacts to candidate, sensitive, or special status plant species would be less than significant.

Table Bio-1: Potentially Occurring Plant Species

Plant Species	Presence
Smooth Tarplant	Not Present
Coulter's Goldfields	Not Present

Source: Western Riverside MSHCP Habitat Assessment Report, Appendix B

Sensitive Animal Species

Based on the CNDDDB, a total of 13 animal species that are listed as state or federally Threatened, Endangered, or Candidate have the potential to occur within the Project region.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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These animal species are identified in Table Bio-2. As shown in Table Bio-2, the biological survey results for listed and potential animal species summarized in the Biology Report concluded no candidate sensitive, or special status animal species are present on the Project site.

Table Bio-2: Potentially Occurring Animal Species

Animal Species	Potential
Burrowing Owl	Low
Tricolored Blackbird	No Potential
Ferruginous Hawk	Moderate
NW San Diego Pocket Mouse	No Potential
Los Angeles Pocket Mouse	No Potential
San Bernardino Kangaroo Rat	No Potential
Stephen's Kangaroo Rat	No Potential
Western Yellow Bat	Moderate (Foraging), No Potential (Roosting)
Western Mastiff Bat	Moderate (Foraging), No Potential (Roosting)
Red-Diamond Rattlesnake	No Potential
Silvery Legless Lizard	Low
Western Spadefoot	No Potential
Coastal Horned Lizard	No Potential

Source: Western Riverside MSHCP Habitat Assessment Report, Appendix B

Of the 13 special status target animal species evaluated development of the Project has the potential to impact five species, two of which are covered under the Plan the burrowing owl and ferruginous hawk, and therefore mitigation is required. Implementation of **MM BIO-1** 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 **MM BIO-1**, 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 **MM BIO-1**, though the permanent acquisition of additional habitat resulting from the MSHCP Fee funded MSHCP reserve assembly program.

The habitat assessment determined suitable habitat for the burrowing owl exist on the project site and surrounding Survey Area. Burrowing Owl preconstruction surveys would be conducted prior to the commencement of Project activities to ensure the species is not present on the Project site (**MM BIO-2**).

The large open nature of the Project site may provide suitable habitat for ground nesting birds as the ornamental trees and shrubs within the immediate vicinity of the Project site provide suitable nest sites. It should be noted, the palm trees located along Cottonwood Avenue and the small trees observed in the channel are to be removed or relocated during construction. Therefore, the proposed Project has the potential to impact active bird nests if vegetation and trees are removed during the nesting season. Nesting birds are protected under the federal

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Migratory Bird Treaty Act (MBTA) (United States Code Title 33, Section 703 et seq.; see also Code of Federal Regulations Title 50, Part 10) and Section 3503 of the California Fish and Game Code. Any activities that occur during the nesting/breeding season of birds protected by the MBTA could result in a potentially significant impact if requirements of the MBTA are not followed. However, implementation of mitigation measure MM BIO-3 would ensure MBTA compliance and would require a nesting bird survey to be conducted prior to the commencement of construction during nesting season, which would reduce potential impacts related to nesting avian species and native wildlife nursery sites. As such, with implementation of MM BIO-2 and MM BIO-3, impacts to candidate, sensitive, or special status species would be less than significant.				
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?	☐	☒	☐	☐
Response: Less than Significant with Mitigation. Riparian habitats are those occurring along the banks of rivers and streams. Sensitive natural communities are natural communities that are considered rare in the region by regulatory agencies, known to provide habitat for sensitive animal or plant species, or known to be important wildlife corridors. As described above, the Project site consists of vacant, disturbed lands with evidence of frequent tilling for weed management. The site consists of ruderal habitat dominated by non-native vegetation. However, the Project site is adjacent to the previously mentioned channel on the west side of the Project site which is a USACE/RWQCB/CDFW jurisdictional drainage containing MSHCP Riverine Habitat. The proposed Project includes the partial vegetation removal, grading, recontouring and rechanneling of the channel would result in permanent impacts. As described in the Project's Aquatic Resources Delineation Report (Appendix D, prepared June 2022), construction of the Project is expected to directly and permanently impact a total of 0.375 acre and temporarily impacting an additional 0.126 acre of USACE Non-Wetland Waters of the United States. In addition, construction is expected to directly and permanently impact a total of 0.375 acre and temporarily impacting an additional 0.126 acre of RWQCB Non-Wetland Waters of the United States. Construction is also expected to directly and permanently impact a total of 0.909 acre of CDFW streambeds including 0.041 acre of CDFW riparian habitat, and 0.868 acre of CDFW bank to bank jurisdiction. Furthermore, construction is expected to temporarily impact a total of 0.190 acre of CDFW streambeds including 0.008 acre of CDFW riparian habitat and 0.182 acre of CDFW bank to bank jurisdiction. For a total of 1.10-acres of impacts to CDFW streambed. The MSHCP Riverine Habitat impacts are identical to the CDFW impacts. The proposed mitigation options including the purchase of reestablishment credits at an agency-approved mitigation bank or offsite restoration within existing conservation lands for permanent impacts to 1.10-acre of MSHCP Section 6.1.2 Riverine is a biologically equivalent or superior alternative to existing conditions. All project related impacts would occur within an existing Riverside County Flood Control and Water Conservation District channel. Flood control channels require maintenance, repair and occasional vegetation removal to sustain flows and protect private properties from flooding and therefore the onsite resources are subject to periodic disturbance and clearing in perpetuity.				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
As required by MM BIO-4, additional permitting from the USACE, RWQCB, and CDFW will be required for Project authorization before impacting the drainage feature. In addition, a MSHCP Determination of Biologically Equivalent or Superior Preservation (DBESP) (Appendix L) report will be required per the County of Riverside that will detail the offsite and/or onsite compensatory mitigation strategy. Thus, with implementation of MM BIO-4, impacts would be less than significant.				
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
Response: No Impact. As discussed in the Aquatic Delineation Detail Report (Appendix D), no vernal pools, swales, or vernal pool mimics were found on site. In addition, the site does not contain areas that show signs of ponding water, hydrophytic vegetation, or soils typical of vernal pools that would be suitable for large branchiopods. The Project site does not contain wetlands as defined by the 1987 Corps of Engineers Wetland Delineation Manual. Therefore, no direct removal, filling, or hydrological interruption of a wetland area would occur with development of the Project site. As such, no impacts would occur.				
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?	☐	☒	☐	☐
Response: Less than Significant with Mitigation. The Project site does not contain large natural areas and/or habitat fragments, and is surrounded by residential development to the north, east southeast, and to the west, precluding wildlife corridors and connectivity to large conservation areas. In addition, the Project does not occur within Plan Conservation Areas or Public/Quasi Public Lands (PQP). Therefore, no impact to wildlife corridors would occur. The existing trees on the site have the potential to provide habitat for nesting migratory birds, however these trees would be removed or relocated during construction. Therefore, the proposed Project has the potential to impact active bird nests if vegetation and trees are removed during the nesting season. Nesting birds are protected under the MBTA (United States Code Title 33, Section 703 et seq.; see also Code of Federal Regulations Title 50, Part 10) and Section 3503 of the California Fish and Game Code. Any activities that occur during the nesting/breeding season of birds protected by the MBTA, could result in a potentially significant impact if requirements of the MBTA are not followed. Implementation of mitigation measure MM BIO-2 would ensure MBTA compliance and would require a nesting bird survey to be conducted prior to the commencement of construction during nesting season, which would reduce potential impacts related to nesting avian species and native wildlife nursery sites to a less than significant level.				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
Response:				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Less than Significant. The proposed Project would be required to pay applicable MSHCP fees pursuant to Moreno Valley Municipal Code Chapter 3.48. The proposed Project would pay fees pursuant to Chapter 3.48 of the Municipal Code, which would be ensured through the city development review and building plan check process. Additionally, the Project would be required to comply with the City’s tree preservation ordinance, included under Chapter 9.17, Landscape and Water Efficiency Requirements, which requires projects “necessitating the removal of existing trees with four-inch or greater trunk diameters (calipers), shall be replaced at a three to one ratio, with minimum twenty-four (24) inch box size trees of the same species, or a minimum thirty-six (36) inch box for a one to one replacement, where approved.” An arborist will be retained to identify which trees subject to replacement. Trees would be replaced in accordance with City standards established under Chapter 9.17. Additionally, fifteen of the existing palm trees would be relocated to the Community Park and Street A project entry off Cottonwood Avenue. As such, the proposed Project would not conflict with any local policies protecting biological resources, including trees, and impacts would be less than significant with mitigation.				
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?	☐	☒	☐	☐
Response: Less than Significant with Mitigation. The Project area is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). The Project site is not located within a Criteria Cell or Cell Group. Table BIO-3, below, demonstrates Project consistency with the requirements of the MSHCP.				
Table Bio-3: MSHCP Consistency Analysis				
MSHCP Requirement	Project Consistency			
<i>Section 6.1.2 Species Associated with Riparian/Riverine Habitat and Vernal Pools</i>	The Project contains approximately 1.10-acres of areas that would be considered riparian-riverine areas defined in Section 6.1.2 of the Western Riverside County MSHCP. However, none of the riparian/riverine species listed in Section 6.1.2 of the MSHCP were found within the Project site. A MSHCP Determination of Biologically Equivalent or Superior Preservation (DBESP) (Appendix L) would be prepared for impacts to riverine resources. No vernal pools, swales, or vernal pool mimics such as ditches, borrow pits, cattle troughs, or cement culverts with signs of pooling water were found on the site. In addition, the site does not contain areas that showed signs of ponding water, hydrophytic vegetation, or soils typical of vernal pools that would be suitable for large branchiopods			
<i>Section 6.1.3 Sensitive Plant Species</i>	The Project site is not located within the Western Riverside County MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA) pursuant to Section 6.1.3 of the MSHCP.			

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	Therefore, the NEPSSA requirements are not applicable to the Project.			
<i>Section 6.1.4 Urban/Wildlands Interface Guidelines</i>	The Project site is not located within or adjacent to a Western Riverside County MSHCP Conservation Area; therefore, the Project site is not required to address Section 6.1.4 of the Western Riverside County MSHCP.			
<i>Section 6.3.2 Additional Surveys and Procedures</i>	Additional survey areas for amphibians, mammals, or any special linkage areas. In addition, the Project site is not located within the Western Riverside County MSHCP Criteria Area Plant Species Survey Area (CAPSSA) pursuant to Section 6.3.2 of the Western Riverside County MSHCP.			

Source: Biological Resources Assessment, Appendix B.

As shown in the preceding table, the proposed Project would be consistent with the MSHCP, and 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 MM BIO-1 and MM BIO-3.

Mitigation Measures:

MM-BIO 1 Payment of Multiple Species Habitat Conservation Plan Mitigation Fees. 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.

MM BIO-2 Burrowing Owl Preconstruction Survey. Prior to issuance of a grading permit, the Project Applicant shall conduct a pre-construction take avoidance survey for burrowing owl within 30 days of initiating construction per section 6.3.2 of the MSHCP.

If burrowing owls are observed to occupy the Project site and/or adjacent areas during take avoidance surveys or incidentally during construction, the City of Moreno Valley Planning Department will be notified, and avoidance measures may be implemented during the breeding season (March 1 through August 31). If burrowing owls are present during the non-breeding season (September 1 through February 28), burrowing owl exclusion measures may be implemented in accordance with the MSHCP.

MM BIO-3 Nesting Bird Survey. 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)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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. MM BIO-4 Jurisdictional Waters. Impacts to Non-Wetland Waters of the United States require a Section 404 permit from the USACE under the federal Clean Water Act. Impacts to Non-Wetland Waters of the State require a Waste Discharge Requirement (WDR) or Section 401 permit from the RWQCB under the state Clean Water Act. A 1602 Streambed Alteration Agreement shall be obtained from the CDFW for the proposed impacts to 1.10 acres of CDFW jurisdiction. A MSHCP DBESP shall be prepared for impacts to 1.10 acres of riverine and riparian resources. In addition, the Project shall purchase offsite mitigation at a 2:1 ratio from an agency-approved mitigation bank or conduct offsite restoration within existing conservation lands to accommodate the impacts to the 1.10 acres of resources. Proof of compliance shall be provided to the City of Moreno Valley Planning Division prior to the issuance of a grading permit.				
Sources: 1. City of Moreno Valley General Plan 2040, adopted June 15, 2021 2. Final Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan certified June 15, 2021 • Section 4.4 – Biological Resources 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code • Section 9.17.030 G – Heritage Trees 4. Moreno Valley Municipal Code Chapter 8.60 – Threatened and Endangered Species 5. Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), http://www.wrc-rca.org/about-rca/multiple-species-habitat-conservation-plan/ 6. Western Riverside MSHCP Habitat Assessment Report, Blackhawk Environmental, June 2022, Appendix B. 7. Focused Burrowing Owl Survey Report, Blackhawk Environmental, September 2021, Appendix C. 8. Aquatic Delineation Detail Report, Blackhawk Environmental, June 2022, Appendix D.				
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☒	☐	☐
Response: Less than Significant with Mitigation. According to the State CEQA Guidelines, a historical resource is defined as a resource meeting one or more of the following criteria: (1) listed in, or determined eligible for listing in, the California Register of Historical Resources; (2) listed in a local register of historical resources as defined in Public Resources Code (PRC) Section 5020.1(k); (3) identified as significant in a historical resources survey meeting the requirements				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of PRC Section 5024.1(g); or (4) determined to be a historical resource by the Project's Lead Agency. Implementation of the proposed Project has the potential to cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the State CEQA Guidelines, as there is a probability to encounter historical resources on the Project site. The California Register of Historical Resources defines a "historical resource" as a resource that meets one or more of the following criteria: (1) associated with events that have made a significant contribution to the broad patterns or local or regional history of the cultural heritage of California or the United States; (2) associated with the lives of persons important to local, California, or national history; (3) embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values; or (4) has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation. A cultural resources survey was conducted on August 13, 2021 by Material Culture Consulting (MCC). The cultural resources report survey found one newly recorded historic site at the northwest corner of the site (MCCPAC-SITE-001). The historic site consisted of seven features which includes; five (5) concrete tube water features, one (1) foundation pad, and one (1) utility pole. This recorded historic site is assumed to be associated with the Project site's previous use as an orchard and residence until the late 1960's. MCC concluded the probability of encountering cultural resources within the Project site is high due to the presence of the historic-era built environment resource. Due to the high probability of encountering potential historic resources, mitigation is required to reduce impacts to less than significant. As a result, Mitigation Measure CUL-1 shall be implemented to require full time archaeological monitoring for ground disturbance of grading up to five feet. With implementation of Mitigation Measure CUL-1, Project impacts to historical resources would be less than significant.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 ?	☐	☒	☐	☐
Response: Less than Significant with Mitigation. The Project site is disturbed and consists of vacant land. The Project site is disturbed from previous agricultural uses (orchard) as well as a single residence previously constructed in the southern portion of the property that was demolished in the late 1960's. The Phase I Cultural Resources Assessment prepared for the Project included an archaeological records search from the University of California, Riverside Eastern Information Center (EIC) (Appendix C). The EIC is the countywide clearinghouse/repository for all archaeological and cultural studies completed within the Riverside County. All pertinent data was researched, including previous studies for a one-mile radius surrounding the Project area and the identification of recorded resources within one mile. In addition, the research included review of the current listings (federal, state, and local) for evaluated resources and reviewed historic maps. An archaeological records search was requested from the EIC on June 24, 2021. Although the records search identified a total of 34 cultural resources investigations previously conducted within the Project Area's 1-mile radius buffer, the records search did not identify any previously recorded archaeological resources. However, 37 archaeological resources were identified within the 1-mile search buffer consisting of 20 historic-era resources, 16 prehistoric resources, and one (1) multi-component resource.				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
As a result, there is a limited potential that buried resources may be present on the Project site that may be exposed during grading. However, Mitigation Measure CUL-1 shall be implemented to require full time archaeological monitoring for ground disturbance of grading to five feet. With implementation of Mitigation Measure CUL-1, Project impacts to archaeological resources would be less than significant.				
c) Disturb any human remains, including those interred outside of formally dedicated cemeteries?	☐	☒	☐	☐
Response: Less than Significant with Mitigation. The Project site has been previously disturbed, as described above, and has not been previously used as a cemetery. It is not anticipated that implementation of the proposed Project would result in the disturbance of human remains. In addition, compliance with California Health and Safety Code Section 7050.5, CEQA Guidelines Section 15064.5, and Public Resources Code Section 5097.98, included as MM CUL-2 and MM CUL-3, mandate the process to be followed in the event of an accidental discovery of any human remains. Specifically, California Health and Safety Code Section 7050.5 requires that if human remains are discovered, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of death, and made recommendations concerning the treatment and disposition of the human remains to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the human remains are not subject to his or her authority and if the coroner has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Compliance with existing law would ensure that impacts to human remains would not occur.				
Mitigation Measures MM CUL-1 Archaeological Monitoring Condition of Approval At least thirty days prior to issuance of any grading permit, the developer shall prepare a cultural resources management plan and 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 up to 5 feet below ground surface in an effort to identify any unknown archaeological resources and to evaluate and recommend appropriate actions for any archaeological deposits exposed by construction activity. 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				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. 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. MM CUL-2 Inadvertent Discoveries 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 within 100 feet of the uncovered resource 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. MM CUL-3 Human Remains 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).				
Sources: 1. Moreno Valley General Plan, adopted June 15, 2021 • Chapter 10– Conservation Element 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021 • Section 4.5 – Cultural and Tribal Resources • Appendix C – Tribal Letters and Responses 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 4. Moreno Valley Municipal Code Title 7 – Cultural Preservation 5. Phase I Cultural Resources Assessment, Material Cultural Consulting, Inc., June 2022, Appendix E.				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact																																																																																				
VI. ENERGY – Would the project:																																																																																								
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐																																																																																				
Response: Less than significant impact. <i>Construction</i> During construction, the proposed Project would consume energy in three general forms: 1. Petroleum-based fuels used to power off-road construction vehicles and equipment on the Project site, construction worker travel to and from the Project site, as well as delivery truck trips; 2. Electricity associated with providing temporary power for lighting and electric equipment; and 3. Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass. Construction activities related to the proposed residential development and the associated infrastructure is not expected to result in demand for fuel greater on a per-development basis than other development projects in Southern California. Table E-1 below summarizes the Project's construction vehicle fuel usage based on vehicle miles traveled and fuel usage factors contained in the ARB EMFAC2021 and includes trips from worker vehicles, vendor vehicles, and haul vehicles. Table E-1: Construction Equipment Fuel Usage <table border="1"> <thead> <tr> <th>Equipment Type</th> <th>Equipment Quantity</th> <th>Horse-power</th> <th>Load Factor</th> <th>Operating Hours per Day</th> <th>Days of Construction</th> <th>Fuel Used (gallons)</th> </tr> </thead> <tbody> <tr> <td colspan="7">Site Preparation</td> </tr> <tr> <td>Rubber Tired Dozers</td> <td>3</td> <td>247</td> <td>0.40</td> <td>8</td> <td>10</td> <td>448</td> </tr> <tr> <td>Crawler Tractors</td> <td>4</td> <td>212</td> <td>0.43</td> <td>8</td> <td>10</td> <td>647</td> </tr> <tr> <td colspan="7">Grading</td> </tr> <tr> <td>Excavator</td> <td>2</td> <td>158</td> <td>0.38</td> <td>8</td> <td>35</td> <td>668</td> </tr> <tr> <td>Grader</td> <td>1</td> <td>187</td> <td>0.41</td> <td>8</td> <td>35</td> <td>454</td> </tr> <tr> <td>Rubber Tired Dozers</td> <td>1</td> <td>247</td> <td>0.40</td> <td>8</td> <td>35</td> <td>570</td> </tr> <tr> <td>Scrapers</td> <td>2</td> <td>367</td> <td>0.48</td> <td>8</td> <td>35</td> <td>2,106</td> </tr> <tr> <td>Crawler Tractors</td> <td>2</td> <td>212</td> <td>0.43</td> <td>8</td> <td>35</td> <td>1,132</td> </tr> <tr> <td colspan="7">Building Construction</td> </tr> <tr> <td>Cranes</td> <td>1</td> <td>231</td> <td>0.29</td> <td>8</td> <td>370</td> <td>2,954</td> </tr> </tbody> </table>					Equipment Type	Equipment Quantity	Horse-power	Load Factor	Operating Hours per Day	Days of Construction	Fuel Used (gallons)	Site Preparation							Rubber Tired Dozers	3	247	0.40	8	10	448	Crawler Tractors	4	212	0.43	8	10	647	Grading							Excavator	2	158	0.38	8	35	668	Grader	1	187	0.41	8	35	454	Rubber Tired Dozers	1	247	0.40	8	35	570	Scrapers	2	367	0.48	8	35	2,106	Crawler Tractors	2	212	0.43	8	35	1,132	Building Construction							Cranes	1	231	0.29	8	370	2,954
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ISSUES & SUPPORTING INFORMATION SOURCES:				Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Forklifts	3	89	0.20	8	370	1,651	
Generator Sets	1	84	0.74	8	370	10,679	
Tractors/Loaders/Backhoes	3	97	0.37	8	370	6,102	
Welders	1	46	0.45	8	370	1,742	
Paving							
Pavers	2	130	0.42	8	20	376	
Paving Equipment	2	132	0.36	8	20	281	
Rollers	2	80	0.38	8	20	193	
Architectural Coating							
Air Compressor	1	78	0.48	6	20	172	
Total Off-Road Equipment Fuel Used during Construction (gallons)						30,215	
Notes: Source: EPD Solutions, 2022 (Appendix A)							

Table E-2 shows the overall fuel consumption for construction of the proposed project. Fuel calculations can be found in Appendix A herein.

Table E-2: Total Construction Fuel Usage

Construction Source	Gallons of Diesel Fuel	Gallons of Gasoline Fuel
Construction Vehicles	21,375	34,156
Off-road Construction Equipment	30,215	0
Total	51,590	34,156

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 51,590 gallons of diesel fuels and 34,156 gallons of gasoline fuels, 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.

Operation

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Once operational, the Project would generate demand for energy in the forms of petroleum fuel, electricity, and natural gas. This use of energy is typical for urban development, and no operational activities or land uses would occur that would result in extraordinary energy consumption. The State of California provides a minimum standard for building design and construction standards through Title 24 of the California Code of Regulations (CCR). Compliance with Title 24 is mandatory at the time new building permits are issued by local governments. The City's administration of the Title 24 requirements includes review of design components and energy conservation measures that occurs during the permitting process, which ensures that all requirements are met. Typical Title 24 measures include insulation; use of energy-efficient heating, ventilation and air conditioning equipment (HVAC); energy-efficient indoor and outdoor lighting systems; reclamation of heat rejection from refrigeration equipment to generate hot water; and incorporation of skylights, etc. In complying with the Title 24 standards, impacts to peak energy usage periods would be minimized, and impacts on statewide and regional energy needs would be reduced. Once operational, the Project is anticipated to consume 73,508 gallons of fuel per year. In addition, the proposed Project would use 477,880 kilowatt hours (kWh) per year with implementation of Title 24 Part 6 requirements that require the implementation of building energy efficiency standards. The Project would use 1,697,220 kilo British Thermal Units (kBtu) of natural gas per year which is equivalent to 1,697.2 mega-British Thermal units (MBtu) per year of natural gas. Thus, operation of the Project would not use large amounts of energy or fuel in a wasteful manner, and no operational energy impacts would occur. In summary, construction and operations-related fuel consumption by the Project would not result in inefficient, wasteful, or unnecessary energy use compared with other construction sites in the region, and impacts would be less than significant.				
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐
Response: Less than Significant. The California Title 24 Building Energy Efficiency Standards are designed to ensure new and existing buildings achieve energy efficiency and preserve outdoor and indoor environmental quality. These measures (Title 24, Part 6) are listed in the California Code of Regulations. The California Energy Commission is responsible for adopting, implementing and updating building energy efficiency. Local city and county enforcement agencies have the authority to verify compliance with applicable building codes, including energy efficiency. As required by Municipal Code, Chapter 8.20 California Building Code, prior to issuance of a building permit, the Project Applicant shall submit plans showing that the Project would be in compliance with 2019 Title 24 requirements. The Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The Project would have a less than significant impact related to energy.				
Mitigation Measures None.				
Sources:				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Moreno Valley General Plan, adopted June 15, 2021 2. Chapter 10 – Open Space & Conservation Element 3. Final Environmental Impact Report City of Moreno Valley General Plan, certified June 15, 2021 4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code				
VII. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to https://www.conservation.ca.gov/cgs/Documents/SP_042.pdf	☐	☐	☐	☒
Response: No Impact. As stated in the Soil Investigation and Liquefaction Evaluation Report, conducted by Soil Exploration Company, Inc. (see Appendix F), the Project site is not situated within a State designated Alquist-Priolo Earthquake Fault Zone. The Project site does not contain and is not in the vicinity of an earthquake fault and is not affected by a state-designated Alquist-Priolo Earthquake Fault Zone. The closest active fault is the San Jacinto Fault zone located approximately 1.97 miles northeast of the site. Because the Project site is in a seismically active region of Southern California, occasional seismic ground shaking is likely to occur within the lifetime of the proposed Project. However, the potential for surface rupture of a fault onsite is considered very low. As such, no impacts would occur.				
ii) Strong seismic ground shaking?	☐	☐	☒	☐
Response: Less than Significant. The Project site is located within a seismically active region of Southern California. As mentioned previously, the San Jacinto Fault zone is located approximately 1.97 miles northeast of the Project site. Thus, moderate to strong ground shaking can be expected at the site. The amount of motion can vary depending upon the distance to the fault, the magnitude of the earthquake, and the local geology. Greater movement can be expected at sites located closer to an earthquake epicenter, that consists of poorly consolidated material such as alluvium, and in response to an earthquake of great magnitude. Structures built in the City are required to be built in compliance with the California Building Code (CBC [California Code of Regulations, Title 24, Part 2]), included in the Municipal Code as Chapter 8.20. Compliance with the CBC would ensure earthquake safety based on factors including occupancy type, the types of soils onsite, and the probable strength of the ground motion. Compliance with the CBC would include the incorporation of: 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structures so that it would withstand the effects of strong ground shaking. Therefore, with CBC compliance the proposed Project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking more than other developments in Southern California. Impacts would be less than significant.				
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Response: Less than Significant. As discussed in the Soil Investigation and Liquefaction Evaluation Report, conducted by Soil Exploration Company, Inc. (see Appendix F), the Project site is located in a moderate area of potential liquefaction. The highest groundwater depth onsite is estimated to be greater than 100 feet below ground surface. Thus, the potential for liquefaction is low. Additionally, the Soil Investigation and Liquefaction Evaluation Report provides California Building Code (CBC) regulations for the proposed development to reduce liquefaction-induced settlement, which would be verified by the City through the development permitting process. With adherence to CBC requirements 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.				
iv) Landslides?	☐	☐	☐	☒
Response: No Impact. The Project site is relatively flat with a gentle slope in the south/southwest direction. Elevations within the Project site range from approximately 1,664 (northeastern corner) to 1,639 (southwest corner) feet above mean sea level, with an approximate 25 feet of elevation differential across the approximately 20-acre site. According to the City of Moreno Valley General Plan Map S-3, the Project site is not within a landslide susceptibility class. Therefore, the Project site is not located in an area susceptible to seismic-induced landslides. Onsite soils would be graded and compacted per the requirements of the CBC which would further reduce the potential for impacts from seismic-induced landslides. Therefore, no impacts related to landslides would occur.				
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
Response: Less than Significant. The proposed Project would involve excavation, grading, and construction activities that would disturb soil and leave exposed soil on the ground surface. As such, the proposed Project would be required to comply with the City's grading standards and erosion control measures, included in Chapter 8.10 (Stormwater/Urban Runoff Management and Discharge Controls) of the City's Municipal Code. Additionally, the Construction General Permit issued by the State Water Resources Control Board (SWRCB), regulates construction activities to minimize water pollution, including sediment. The proposed Project would be subject to the National Pollution Discharge Elimination System (NPDES) permitting regulations, including implementation of a Stormwater Pollution Prevention Plan (SWPPP) and associated BMPs during grading and construction, which would be required during construction permitting of the Project. Adherence to the BMPs in the SWPPP would reduce, prevent, or minimize soil erosion from Project-related grading and construction activities. After Project completion, the Project site would be developed with 55 single-family residences, new internal streets, two open space areas, a water quality basin, and landscape improvements, and would not contain exposed soil. The Project would implement the operational BMPs included in the Water Quality Management Plan (Appendix K) for the Project, which would reduce operational runoff from the site. Therefore, the potential for soil erosion or the loss of topsoil would be extremely low resulting in a less than significant impact related to soil erosion.				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-	☐	☐	☒	☐

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				
Response: Less than Significant. As described above, the Project site is relatively flat, and does not contain nor is adjacent to any significant slope or hillside area. The Project would not create slopes. Thus, on or off-site landslides would not occur from implementation of the Project. According to the Soil Investigation and Liquefaction Evaluation Report, conducted by Soil Exploration Company, Inc. (see Appendix F), the site does not contain liquefiable soils. Differential settlement or subsidence could occur if buildings or other improvements are built on low-strength foundation materials (including imported fill) or if improvements straddle the boundary between different types of subsurface materials (e.g., a boundary between native material and fill). Although differential settlement generally occurs slowly enough that its effects are not dangerous to inhabitants, it can cause building damage over time. As described previously, compliance with the requirements of the CBC and related recommendations in the Geotechnical and Infiltration Evaluation related to compaction of soils and development of foundations is required as part of the City's building plan check and development permitting process. This process would require Project specific engineering design recommendations be incorporated into grading plans and building specifications as a condition of construction permit approval to ensure soils are properly compacted and structures adequately constructed to address unstable soils. Impacts related to liquefaction, settlement, and ground collapse would be reduced to a less than significant level.				
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?	☐	☐	☒	☐
Response: Less than Significant. Expansive soils contain certain types of clay minerals that shrink or swell as the moisture content changes; the shrinking or swelling can shift, crack, or break structures built on such soils. Arid or semiarid areas with seasonal changes of soil moisture experiences, such as southern California, have a higher potential of expansive soils than areas with higher rainfall and more constant soil moisture. The Geotechnical and Infiltration Evaluation performed an evaluation of the potential for expansive soils at the site and expansion index testing was performed on representative samples of the near surface soils which are anticipated to be within the zone of influence of the planned improvements. Based on the expansion index testing performed, the site soils possessed a very low expansion potential. As described previously, compliance with the CBC would require specific engineering design recommendations be incorporated into grading plans and building specifications as a condition of construction permit approval to ensure that Project structures would withstand the effects related to ground movement, including expansive soils. Therefore, impacts would be less than significant.				
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?	☐	☐	☐	☒
Response: No Impact. The Project would install an 8-inch sewer line to connect to existing infrastructure from private J Street and extend beneath Bay Avenue, connecting to proposed local roadways.				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
No septic tanks are proposed, and no impacts would occur with implementation of the proposed Project.				
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐
Response: Less than Significant with Mitigation. Earthmoving activities, including grading and trenching activities, would have the potential to disturb previously unknown paleontological resources if earthmoving activities occur at substantial, undisturbed depths. As discussed in the Paleontological Assessment, the Project site is underlain by Holocene and late Pleistocene young sand alluvial deposits. The Project's southern portion are lower Pleistocene, very old, sandy alluvial fan deposits. A paleontological survey was not conducted since the surface of the Project property is flat-lying and disturbed. Holocene alluvium is generally considered to have a low paleontological sensitivity. The Pleistocene sediments are considered to have a high paleontological resource sensitivity. Additionally, the Project site is mapped as low (0 to 10 feet below the surface) to high (deeper than 10 feet) sensitivity for paleontological resources by the County of Riverside. Due to depths of excavations being deeper than 10 feet in some areas and reaching into soils with high paleontological resource sensitivity, the Project would implement paleontological monitoring as described below in Mitigation Measure MM PAL-1, which includes preparation of a Paleontological Resource Impact Mitigation Plan (PRIMP) to ensure that potentially significant adverse impacts to paleontological resources are mitigated to less than significant levels.				
Mitigation Measures MM PAL-1: Paleontological Monitoring. Prior to the issuance of a grading plan, a paleontologist shall prepare a Paleontological Resource Impact Mitigation Plan (PRIMP) for submittal and review by the City. Implementation of the PRIMP will ensure that adverse impacts to potentially significant paleontological resources are mitigated to a level less than significant. The PRIMP should 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 either full or part time 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 property during the initial stages of grading to identify the Pleistocene deposits and direct the initiation of monitoring. 2. Paleontological monitors shall 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
				specimens in a timely manner. The monitor shall notify the Project paleontologist, who will then notify the concerned parties of the discovery. 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. 3. Fossils shall be collected and placed in cardboard flats or plastic buckets and identified by field number, collector, and date collected. Notes shall be 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 shall be protected by flagging to prevent them from being over-run by earthmovers (scrapers) before salvage begins. Fossils shall be collected in a similar manner, with notes and photographs being taken before removing the fossils. Precise location of the site shall be 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. 4. Isolated fossils shall be collected by hand, wrapped in paper, and placed in temporary collecting flats or five-gallon buckets. Notes shall be taken on the map location and stratigraphy of the site, which shall be photographed before it shall be vacated and the fossils are removed to a safe place. 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. 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. 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). 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.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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. 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. 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.				
Sources: - Moreno Valley General Plan, adopted June 15, 2021 - Chapter 6 – Safety Element – Section 6.5 – Geologic Hazards - Figure 6-3 – Geologic Faults & Liquefaction - Chapter 7 – Conservation Element – Section 7.4 -- Soils - Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021 - Section 4.7 – Geology and Soils - Figure 4.7-1 – Fault Zones - Figure 4.7-2 – Liquefaction - Figure 4.7-3 – Landslides - Figure 4.7-4 – Paleontological Sensitivity - Title 9 – Planning and Zoning of the Moreno Valley Municipal Code - Moreno Valley Municipal Code Chapter 8.21 – Grading Regulations - Local Hazard Mitigation Plan, City of Moreno Valley Fire Department, adopted October 4, 2011, amended 2017, http://www.moval.org/city_hall/departments/fire/pdfs/haz-mit-plan.pdf - Chapter 4 – Earthquake - Figure 4-1 – Right-Lateral Strike -Slip Fault - Figure 4-1.1 – Moreno Valley Geologic Faults and Liquefaction 2016 - Figure 4-1.2 – Moreno Valley Area Ground Shaking Map - Chapter 8 – Landslide - Figure 8-1 – Moreno Valley Slope Analysis 2016 - Emergency Operations Plan, City of Moreno Valley, March 2009, http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf - Threat Assessment 1 – Major Earthquakes - Figure 9 – Types of Faults - Figure 10 – Earthquake Faults - Figure 11 – Comparison of Richter Magnitude and Modified Mercalli Intensity - Figure 12 – Magnitude 4.5 or Greater Earthquake Map - Figure 13 – Geologic Faults and Liquefaction - Soil Investigation and Liquefaction Evaluation Report, Soil Exploration Company, Inc, May 2021, Appendix F.				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact																				
VIII. GREENHOUSE GAS EMISSIONS – Would the project:																								
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐																				
Response: Less than Significant. During construction of the proposed Project, GHGs would be emitted through the operation of construction equipment, as well as emissions from worker and vendor vehicles, each of which typically uses fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs such as CO₂, CH₄, and N₂O. Furthermore, CH₄ is emitted during the fueling of heavy equipment. Exhaust emissions from on-site construction activities would vary daily as construction activity levels change. The proposed Project would result in the development of 55 single-family homes. Long-term emissions would occur from the Project -generated vehicle trips, emissions from energy usage, onsite area source emissions, and off-road equipment created from the on-going use of the proposed Project. The calculations presented below include construction emissions in terms of annual CO₂e GHG emissions from increased energy consumption, water usage, and solid waste disposal, as well as estimated GHG emissions from vehicular traffic that would result from implementation of the proposed Project. The project will comply with SCQAMD Rule 403 and 1113 included as measures in the 2017 Scoping Plan, and are factored into the Project's GHG emissions modeling. Table GHG-1: Project Related Greenhouse Gas Annual Emissions <table border="1"> <thead> <tr> <th>Category</th> <th>Greenhouse Gas Emissions (Metric Tons per Year)</th> </tr> </thead> <tbody> <tr> <td>Area Sources¹</td> <td>1</td> </tr> <tr> <td>Energy Usage²</td> <td>176</td> </tr> <tr> <td>Mobile Sources³</td> <td>648</td> </tr> <tr> <td>Solid Waste⁴</td> <td>36</td> </tr> <tr> <td>Water and Wastewater⁵</td> <td>24</td> </tr> <tr> <td>Construction⁶</td> <td>37</td> </tr> <tr> <td>Total Emissions</td> <td>922</td> </tr> <tr> <td>Threshold of Significance</td> <td>3,000</td> </tr> <tr> <td>Exceeds Threshold?</td> <td>No</td> </tr> </tbody> </table> Notes: ¹ Area sources consist of GHG emissions from consumer products, architectural coatings, and landscaping equipment. ² Energy usage consists of GHG emissions from electricity and natural gas usage. ³ Mobile sources consist of GHG emissions from vehicles. ⁴ Waste includes the CO₂ and CH₄ emissions created from the solid waste placed in landfills. ⁵ Water includes GHG emissions from electricity used for transport of water and processing of wastewater. ⁶ Construction emissions amortized over 30 years as recommended in the SCAQMD GHG Working Group on November 19, 2009. ⁷ Service population obtained from CalEEMod default population values. Source: CalEEMod Version 2020.4.0. 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 (MTCO₂e) per year. Annual Project GHG emissions were calculated in the Air Quality, Energy, and Greenhouse Gas Analysis (Appendix A) prepared for the proposed Project by adding amortized GHG construction emissions to GHG operational emissions from area, energy, mobile, waste, and water sources. The data provided in Table GHG-1. shows that the proposed Project would create 922 MTCO₂e per year, which is less					Category	Greenhouse Gas Emissions (Metric Tons per Year)	Area Sources ¹	1	Energy Usage ²	176	Mobile Sources ³	648	Solid Waste ⁴	36	Water and Wastewater ⁵	24	Construction ⁶	37	Total Emissions	922	Threshold of Significance	3,000	Exceeds Threshold?	No
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ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
than the 3,000 MTCO ₂ e. Therefore, a less than significant generation of greenhouse gas emissions would occur from construction and operation of the proposed Project.				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	☐	☐	☒	☐
Response: Less than Significant. Table GHG-2 below, shows the Project's consistency with the 2017 Scoping Plan prepared by the California Air Resources Board (CARB) Table GHG-2: 2017 Scoping Plan Consistency Summary				
Action	Proposed Project Implementation Actions			
Increase the Renewables Portfolio Standard to 50% of retail sales by 2030 and ensure grid reliability.	Consistent. The Project is consistent with Title 24 2019 requirements for use of solar on residential structures and would utilize energy from Moreno Valley Electric Utility (MUV). Title 24 and MUV's commitment to diversify its portfolio would help increase the Renewables Portfolio and satisfy this action.			
Establish Annual Targets for Statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas end uses by 2030.	Consistent. The Project would be constructed in accordance with Title 24 "CalGreen" requirements. This would help achieve statewide energy efficiency savings and satisfy this action.			
Reduce GHG emissions in the electricity sector through the implementation of the above measures and other actions as modeled in Integrated Resource Planning (IRP) to meet GHG emissions reductions planning targets in the IRP process. Load-serving entities and publicly-owned utilities meet GHG emissions reductions planning targets through a combination of measures as described in IRPS.	Consistent. The proposed Project would be designed and constructed in accordance with Title 24 "CalGreen" requirements. This would implement the energy efficiency measures that would reduce emissions in the electricity sector. Therefore, the Project would satisfy this action.			
At least 1.5 million zero emission and plug in hybrid light-duty EVs by 2025.	Consistent. The Project would not interfere with the implementation of this action, as homeowners could choose to utilize plug in or hybrid vehicles.			
At least 4.2 million zero emission and plug-in hybrid light-duty EVs by 2030	Consistent. The Project would not interfere with the implementation of this action, as homeowners could choose to utilize plug in or hybrid vehicles.			
Further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean cars regulations.	Consistent. The single-family residential Project would not interfere with the implementation of this action.			
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	Consistent. The proposed single-family residential Project would not interfere with the implementation of this action related to transit busses.			

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2020, meet the optional heavy-duty low-NOx standard.				
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 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.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 across all sectors.			
Source: EPD Solutions, 2022.				

As shown below in Table GHG-3, the proposed Project would be consistent with all applicable 2021 CAP policies for a single-family residential development, including implementation of the Air Quality Plans.

Table GHG-3: Moreno Valley CAP Consistency Summary

Measure	Consistency
R-1: 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.
R-2: 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.
R-3: 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.
R-4: 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.
R-5: Apply for and prioritize Community Block Development Grant funds to assist low-income homeowners achieve energy-efficient improvements.	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.
R-6: Develop program and funding strategy to incentivize conversion of natural gas heated homes and nonresidential buildings to electricity.	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.
R-7: 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	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.

ISSUES & SUPPORTING INFORMATION SOURCES:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
reduction in 30 percent of the projected amount of multi-family homes citywide by 2035.					
R-8: 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.		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.			
R-9: Develop and implement a competitive greenhouse gas reduction program with an award component between groups of citizens in the city.		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.			
Source: EPD Solutions, 2022					
As shown in Tables GHG-2 and -3, the proposed Project would be consistent with all applicable 2017 Scoping Plan and 2021 CAP policies for a single-family residential development. Therefore, the proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.					
Mitigation Measures					
None.					
Sources:					
1. Moreno Valley General Plan, adopted June 15, 2021 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 4. California’s 2017 Climate Change Scoping Plan, prepared by the California Air Resources Board, November 2017, https://www.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf , accessed April 24, 2019 5. Air Quality, Energy, and Greenhouse Gas Impact Analysis, EPD Solutions, May 2022, Appendix A.					
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐	
Response: Less than Significant. Development of the Project would require standard transport, use, and disposal of hazardous materials and wastes. If the use of these materials does not adhere to established federal, state, and local laws and regulations, workers, building occupants and residents, the public, and/or the environment could be exposed to hazardous materials.					
Construction Heavy construction equipment (e.g., scrapers, 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.					

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
and the Project would not cause greater risks than would occur on other similar construction sites. Construction contractors would be required to comply with federal, state, and local laws and regulations regarding the transport, use, and storage of the hazardous materials. Applicable laws and regulations include CCR, Title 8 Section 1529 (pertaining to ACM) and Section 1532.1 (pertaining to LBP); CFR, Title 40, Part 61, Subpart M (pertaining to ACM); CCR, Title 23, Chapter 16 (pertaining to UST) CFR, Title 29 - Hazardous Waste Control Act; CFR, Title 49, Chapter I; and Hazardous Materials Transportation Act requirements as imposed by the USDOT, 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 will include strict onsite handling rules and BMPs to minimize potential adverse effects to workers, the public, and the environment during construction, including, but not limited to: • Establishing a dedicated area for fuel storage and refueling activities that includes secondary containment protection measures and spill control supplies; • Following manufacturers' recommendations on the use, storage, and disposal of chemical products used in construction; • Avoiding overtopping construction equipment fuel tanks; • Properly containing and removing grease and oils during routine maintenance of equipment; and • Properly disposing of discarded containers of fuels and other chemicals. Mandatory compliance with applicable laws and regulations related to the routine transport, use, and disposal of hazardous materials during construction activities at the Project site would limit potentially significant hazards to construction workers, the public, and the environment. Impacts would be less than significant. Operation The Project site would be developed with 55 single-family residences and two parks which would involve routinely using hazardous materials including solvents, cleaning agents, paints, pesticides, batteries, fertilizers, and aerosol cans. These types of materials are not acutely hazardous and would only be used and stored in limited quantities. The normal routine use of these hazardous materials products pursuant to existing regulations would not result in a significant hazard to people or the environment in the vicinity of the Project. Therefore, operation of the Project would not result in a significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous waste, and impacts would be less than significant.				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
Response: Less than Significant. In 2021, a Phase I Environmental Site Assessment (ESA) was conducted for the Project site by Architectural Environmental Seismic Consultants (AES)				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(Appendix G). The Phase I evaluated the parcel and determined that the Project site does not have any recognized environmental conditions (RECs). Construction Accidental Releases. The routine use, storage, transport, and disposal of hazardous materials in accordance with applicable regulations during construction activities would not pose health risks or result in significant impacts. Although the improper use, storage, transportation and disposal of hazardous materials and wastes could result in accidental spills or releases posing health risks to workers, the public, and the environment, the use of best management practices (BMPs) during construction would be implemented as part of a Stormwater Pollution Prevention Plan (SWPPP) as required by the National Pollution Discharge Elimination System General Construction Permit. Implementation of the SWPPP would minimize potential adverse effects to workers, the public, and the environment resulting in a less than significant impact. Construction contract specifications would include strict on-site handling rules and BMPs that include, but are not limited to: • Establishing a dedicated area for fuel storage and refueling and construction dewatering activities that includes secondary containment protection measures and spill control supplies; • Following manufacturers' recommendations on the use, storage, and disposal of chemical products used in construction; • Avoiding overtopping construction equipment fuel tanks; • Properly containing and removing grease and oils during routine maintenance of equipment; and • Properly disposing of discarded containers of fuels and other chemicals. Operation As described previously, operation of the proposed 55 single-family residences and two parks 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 result in a less than significant hazard to the environment, residents, or workers in the vicinity of the Project.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
Response: Less than Significant. Ridge Crest Elementary School is located approximately 1.15 miles south of the Project site. Furthermore, as noted in Sections IX(a) and IX(b), the proposed Project is not anticipated to release hazardous emissions or handle hazardous or acutely hazardous materials, substances, or wastes in significant quantities. The proposed Project would not emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school and impacts would be less than significant.				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a	☐	☐	☐	☒

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
result, would it create a significant hazard to the public or the environment?				
Response: No Impact. According to the California Department of Toxic Substances Control EnviroStor database, and the Phase I Environmental Site Assessment prepared for the Project (Phase 1 2021), the Project site is not located on or nearby any hazardous material sites listed, pursuant to Government Code Section 65962.5. As a result, impacts related to hazards from being located on or adjacent to a hazardous materials site would not occur from implementation of the proposed Project.				
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?	☐	☐	☒	☐
Response: Less than Significant. The proposed Project site is located approximately 5.74 miles northeast of March Air Reserve Base/Inland Port Airport (MARB/IPA) and is not within the boundaries of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA LUCP). Therefore, the proposed Project would not pose a safety hazard to people working in the area. As such, impacts would be less than significant.				
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
Response: Less than Significant. The proposed Project would not physically interfere with an adopted emergency response plan or emergency evacuation plan. Construction The proposed construction activities, utility and infrastructure installation, building and internal roadway construction, and architectural coatings would occur within the Project site, and would not restrict access of emergency vehicles to the Project site or adjacent areas. The installation of new portion of Bay Avenue and other public street improvements, driveways, and connections to existing infrastructure systems that would be implemented during construction of the proposed Project would not require full closure of Cottonwood Avenue, Quincy Street, or Bay Avenue. Any temporary lane closures needed for utility connections or driveway construction would implement appropriate measures to facilitate vehicle circulation specifically the completion of Bay Avenue (from Pablo Road west to Quincy Street), as included within construction permits. Thus, implementation of the Project through the City's permitting process would ensure existing regulations are adhered to. Potential construction related emergency access or evacuation impacts would be reduced to a less than significant level. Operation The City of Moreno Valley participates in the <i>County of Riverside Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP)</i> which outlines requirements for emergency access and				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
standards for emergency responses. Additionally, the Project would be required to comply with the City of Moreno Valley's Emergency Operations Plan. Direct access to the Project site would be provided from Cottonwood Avenue and Bay Avenue via two driveways and from Belmont Parkway to the east. The Project driveways and internal accessways would be required to meet the City's design standards to ensure adequate emergency access and evacuation, which would be reviewed through the City's permitting procedures. The Fire Department and/or Public Works Department would review the development plans as part of the permitting procedures to ensure adequate emergency access pursuant to the requirements in Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9), included as Municipal Code Chapter 8.36. As such, the Project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.				
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒
Response: No Impact. The Project site is within an urbanized area of the City of Moreno Valley. The Project site is bounded by Bay Avenue to the south, Belmont Park Way to the east (terminus), Cottonwood Avenue to the north, and an earthen drainage channel then Quincy Street to the west. Single-family residences are located to the north, east, southeast, and west. The Project site is not adjacent to any wildland areas. According to the CAL FIRE Fire Hazard Severity Zone map, the Project site is not within an area identified as a Fire Hazard Area that may contain substantial fire risk or a Very High Fire Hazard Severity Zone (VHFHSZ) (CAL FIRE 2021). As a result, the proposed Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires and no impacts would occur.				
Mitigation Measures None.				
Sources: - Moreno Valley General Plan, adopted June 15, 2021 - Chapter 6 – Safety Element - City of Moreno Valley General Plan Update, adopted July 2021 - Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021 - Section 4.9 – Hazards and Hazardous Materials - Title 9 – Planning and Zoning of the Moreno Valley Municipal Code - 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) - Local Hazard Mitigation Plan, City of Moreno Valley Fire Department, adopted October 4, 2011, amended 2017, http://www.moval.org/city_hall/departments/fire/pdfs/haz-mit-plan.pdf - Chapter 5 – Wildland and Urban Fires - Chapter 12 – Dam Failure/Inundation - Chapter 13 – Pipeline - Chapter 14 – Transportation - Chapter 16 – Hazardous Materials Accident				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. Emergency Operations Plan, City of Moreno Valley, March 2009, http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf • Hazard Mitigation and Hazard Analysis • Threat Assessment 2 – Hazardous Materials • Threat Assessment 3 – Wildfire • Threat Assessment 6 – Transportation Emergencies 8. Soil Investigation and Liquefaction Evaluation Report, Soil Exploration Company, Inc, May 2021, Appendix F. 9. Phase I Environmental Site Assessment, AES Due Diligence Consultants, May 2021 Appendix G.				
X. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
Response: Less than Significant. Construction Construction of the Project would require grading and excavation of soils, which would loosen sediment, which would then have the potential to mix with surface water runoff and degrade water quality. Pollutants of concern during Project construction include sediments, trash, petroleum products, concrete waste (dry and wet), sanitary waste, and chemicals. During construction activities, excavated soil would be exposed, and there would be an increased potential for soil erosion and transport of sediment downstream compared to existing conditions. During a storm event, soil erosion could occur at an accelerated rate. In addition, construction-related pollutants, such as chemicals, liquid and petroleum products (e.g., paints, solvents, and fuels), and concrete-related waste, could be spilled, leaked, or transported via stormwater runoff into adjacent drainages and into downstream receiving waters. City requirements for stormwater pollution prevention are outlined in Chapter 8.10, Stormwater/Urban Runoff Management and Discharge Controls, of the City's Municipal Code. These types of water quality impacts during construction of the Project would be prevented through implementation of a SWPPP that is required to identify all potential sources of pollution that are reasonably expected to affect the quality of storm water discharges from the construction site. The SWPPP would include construction BMPs such as: • Prompt revegetation of proposed landscaped/grassed swale areas; • Perimeter gravel bags or silt fences to prevent off-site transport of sediment; • Storm drain inlet protection (filter fabric gravel bags and straw wattles), with gravel bag check dams within paved roadways; • Regular sprinkling of exposed soils to control dust during construction and soil binders for forecasted wind storms; • Specifications for construction waste handling and disposal; • Contained equipment wash-out and vehicle maintenance areas; • Erosion control measures including soil binders, hydro mulch, geotextiles, and hydro seeding of disturbed areas ahead of forecasted storms; • Construction of stabilized construction entry/exits to prevent trucks from tracking sediment on City roadways;				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
• Construction timing to minimize soil exposure to storm events; and • Training of subcontractors on general site housekeeping. Adherence to the existing requirements and implementation of the Project-specific BMPs are ensured through the City's construction permitting process, which would verify that the Project would not violate any water quality standards or waste discharge requirements. Potential water quality degradation impacts associated with construction activities would be minimized and reduced to less than significant. Operation The operation of a new residential community consisting of 55 single family residential units would introduce pollutants such as chemicals from household cleaners, nutrients from fertilizer, pesticides and sediments from landscaping, domestic trash and debris, and oil and grease from vehicles. These pollutants could potentially discharge into surface waters and result in degradation of water quality. Thus, the Project would be required to comply with existing regulations that limit the potential for pollutants to discharge from the site. City of Moreno Valley Water Quality Ordinance (Municipal Code Section 9.10.080) requires compliance with standards approved by the California Department of Public Health or other governmental agency having jurisdiction over liquid and solid waste. The proposed Project would be required to incorporate a Water Quality Management Plan (WQMP) based on the anticipated pollutants that could result from the Project. The BMP would include pollutant source control features and pollutant treatment control features. In addition, the City requires the Project to infiltrate, evapotranspire, or biotreat/^{bi}ofilter the 85th percentile 24-hour storm event. The Project proposes to direct flows to the proposed detention basin for treatment prior to discharging into existing drainage Quincy Channel. The detention basin would be vegetated with grasses and would slow stormwater flows and filter pollutants (i.e., sediments, nutrients, heavy metals, oxygen demanding substances, oil and grease, bacteria, and pesticides) within the Project site. Bioretention Basin 1 (31,948 square feet) would be located at the southwest corner of the Project area, east of the drainage channel along Quincy Street. With implementation of the operational source and treatment control BMPs that are outlined in the preliminary WQMP (Appendix K), which would be reviewed and approved by the City during the permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed Project would not substantially degrade water quality. Therefore, impacts would be less than significant.				
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
Response: Less than Significant. The proposed Project is located in the San Jacinto Groundwater Basin. The San Jacinto Groundwater Basin underlies San Jacinto, Perris, Moreno, and Menifee Valleys in western Riverside County. Development of the proposed Project would introduce large areas of impervious surfaces to the site. However, the proposed Project would install an onsite storm drain system that would convey runoff to catch basins to collect stormwater runoff				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
and direct flows to proposed extended detention basin for treatment prior to discharging into existing drainage channel along Quincy Street west of the Project. In addition, the Project includes approximately 0.78 acre of landscaping that would infiltrate stormwater onsite. As a result, the proposed Project would not decrease groundwater supplies or interfere substantially with groundwater recharge; and the Project would not impede sustainable groundwater management of the basin. Thus, the proposed Project would have a less than significant impact.				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course 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?	☐	☒	☐	☐
Response: Less than Significant with Mitigation. Construction Construction of the Project would require grading and excavation of soils, which would loosen sediment and could result in erosion or siltation. Approximately 20 acres would be disturbed as part of Project construction. However, as described previously, construction of the proposed Project requires City approval of a SWPPP prepared by a Qualified SWPPP Developer. The SWPPP is required during the City's plan check and permitting process and would include construction BMPs to reduce erosion or siltation. Typical BMPs for erosion or siltation, include use of silt fencing, fiber rolls, gravel bags, stabilized construction driveway, and stockpile management (as described in the previous above). Adherence to the existing requirements and implementation of the required BMPs per the plan check and permitting process would ensure that erosion and siltation associated with construction activities would be minimized, and impacts would be less than significant. Operation The Project site is currently vacant heavily disked as a result of previous agricultural land use (orchard). As described in the Project's Aquatic Resources Delineation Report (Appendix D, prepared June 2022), construction of the Project is expected to directly and permanently impact a total of 0.909 acre of CDFW streambeds including 0.041 acre of CDFW riparian habitat and 0.868 acre of CDFW bank to bank jurisdiction and temporarily impact a total of 0.190 acre of CDFW streambeds including 0.008 acre of CDFW riparian habitat and 0.182 acre of CDFW bank to bank jurisdiction. A total of 1.10-acre of CDFW streambed will be impacted. The MSHCP Riverine Habitat impacts are identical to the CDFW impacts. As specified in MM BIO-4, a 1602 Streambed Alteration Agreement would be obtained for impacts the earthen drainage channel, a waste discharge requirement (WDR) would be developed, and offsite mitigation would be purchased at a 2:1 ratio or offsite restoration within existing conservation lands. The pervious surfaces remaining on the site would 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 operational BMPs to ensure that operation of the Project would not result in long term erosion or siltation. Proposed stormwater infrastructure would slow and retain stormwater, which would also limit the potential for erosion				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
or siltation. With implementation of these regulations and MM BIO-4 , impacts related to erosion or siltation onsite or off-site would be less than significant.				
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	☐	☐	☒	☐
Response: Less than Significant. As discussed in Section X(a) above, during construction a SWPPP would be implemented to control stormwater drainage. Stormwater drainage infrastructure proposed within the Preliminary WQMP as part of the Project would maintain existing drainage patterns across the Project site during operations. The proposed Project would introduce approximately 5.56 acres of impervious surfaces to the site. As discussed in the Hydrology Report (see Appendix H), drainage runoff from the Project site would be handled by adequately sized and proper operation of drainage facilities. The Project would include an onsite stormwater treatment area (extended detention basin) and is proposed at the southwest corner of the project site within Lot E. Offsite street improvements are proposed on Cottonwood and Bay Avenue to build out ultimate curb and gutter along the Project frontage. Bay Avenue would also be extended to complete roadway and curb and gutter from Pablo Road west to Quincy Street. All onsite runoff would flow to the southwest as per the existing drainage path. Proposed extended detention basin would be sized for the appropriate design capture volume, and the proposed storm drain facilities would be able to capture runoff and the Project would not result in flooding on- or off-site. Therefore, impacts would be less than significant.				
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?	☐	☐	☒	☐
Response: Less than Significant. As described in the previous responses, the proposed Project would be required to implement a SWPPP during construction that would implement BMPs, such as the use of silt fencing, fiber rolls, and gravel bags, that would ensure that runoff would not substantially increase during construction, and that pollutants would not discharge from the Project site, which would reduce potential impacts to drainage systems and water quality to a less than significant level. See response to Section X(c)(iii), above. The proposed Project would introduce approximately 5.51 acres of impervious surfaces to the site. Proposed drainage improvements would be sized to capture, filter, and infiltrate runoff from the 85th percentile 24-hour storm event. Development of the proposed Project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems and impacts would be less than significant.				
iv) Impede or redirect flood flows?	☐	☐	☐	☒
Response: No Impact. According to FEMA's FIRM Flood Map, the Project site is classified as Zone X, area determined to be outside of the 0.2 percent annual chance of flood hazard, and Zone A, special flood hazard area subject to inundation by the one percent annual chance flood with no				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
base flood elevation determined. As specified under Municipal Code Section 8.132.150, Development Permit, the Project applicant would be required to obtain a development permit prior to construction of the Project. The City would review the permit application to ensure development would not be subject to significant flood hazard and structures would be floodproofed. Thus, the proposed Project would not impede or redirect flood flows, and impacts would not occur.				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
Response: No Impact. As discussed in X(c)(iv), the Project site is classified as Zone X, area determined to be outside of the 0.2 percent annual chance of flood hazard, and Zone A, special flood hazard area subject to inundation by the one percent annual chance flood with no base flood elevation determined. However, a SWPPP and WQMP would be prepared and implemented as part of the Project to ensure pollutants are contained and would not be released from the Project site during construction. Post construction stormwater infrastructure would ensure capture and treatment of storm flows up to the 85th percentile 24-hour storm. Therefore, the Project would not be subject to significant flood hazard. The Project site is located approximately 45 miles northeast of the Pacific Ocean and separated by the Santa Ana Mountains. Therefore, the Project is not located within a tsunami zone and no impacts would occur. Similarly, a seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. The Perris Reservoir is located approximately 3.5 miles south of the Project site and therefore at no risk from a seiche at Perris Reservoir. As such, the site is not located within a seiche zone. Therefore, no impacts would occur.				
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐
Response: Less than Significant. As described previously, the Project would be required to have an approved SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution. For operations, the proposed Project would be required to implement source control BMPs to minimize the introduction of pollutants; and treatment control BMPs to treat runoff. With implementation of the operational source and treatment control BMPs that would be required by the City during the permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed Project would not obstruct implementation of a water quality control plan. Also as described previously, the Project site is within the San Jacinto groundwater basin. Because pumping in the groundwater basin is managed, the allowable withdrawal of water from the basin by water purveyors is controlled. The Project does not involve direct groundwater pumping (as water supplies would be provided by the EMWD) and no new water pumping stations are anticipated as part of the project. The proposed Project would not conflict with or obstruct a groundwater management plan, and impacts would be less than significant.				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation Measures See MM BIO-4 as discussed in Section IV, Biology				
Sources: - Moreno Valley General Plan 2040, adopted April 2, 2021 - Chapter 6 – Safety Element - Chapter 7 – Conservation Element - Draft Environmental Impact Report City of Moreno Valley General Plan, published April 2, 2021 - Section 4.10 – Hydrology and Water Quality - Title 8 – Buildings and Construction of the Moreno Valley Municipal Code - Chapter 8.10 – Stormwater/Urban Runoff Management and Discharge Controls - Chapter 8.11 – Flood Damage Prevention and Implementation of National Flood Insurance Program (NFIP) - Chapter 8.12 – Flood Damage Prevention - Chapter 8.21 – Grading Regulations - Title 9 – Planning and Zoning of the Moreno Valley Municipal Code - Section 9.10.080 – Liquid and Solid Waste - Preliminary Hydrology Report, Robert M. Beers, April 2022, Appendix H. - Federal Emergency Management Agency, Federal Insurance Rate Map, Map Number 06065C0770G, August 2008 - California Department of Water Resources, California's Groundwater Bulletin 118, Hydrologic Region South Coast San Jacinto Groundwater Basin, January 2006				
XI. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
Response: No Impact. Surrounding land uses consist of vacant land to the northwest and single-family residences to the north, vacant land to the southwest and single-family residences to the south, a drainage channel to the west followed by Quincy Street and single-family residences further west, and single-family residences to the east. The proposed Project would be consistent with the General Plan designation (R3 Residential) and zoning (R3 Suburban Residential) of the site. The proposed Project would not introduce roadways or other infrastructure improvements that would bisect or transect the surrounding established community. The proposed residential uses would be compatible with the surrounding land uses, as it would introduce new residential uses in an area, similar to existing uses. As such, the proposed Project would not physically divide an established community and no impacts 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?	☐	☐	☒	☐
Response: Less than Significant. The documents regulating land use for the Project site and immediate vicinity are the City's General Plan and Municipal Code. The proposed Project's relationship to these planning documents is described below. General Plan. The Project site is currently designated R3 Residential (R3) by the Moreno Valley General Plan which allows for a maximum of 3 units per net acre. As discussed in the				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
General Plan, the primary purpose of areas designated as R3 is to provide for a transition between rural and urban density development areas and provides for suburban lifestyle on residential lots larger than those commonly found in suburban subdivisions. In addition, the Project would include a PUD which allows for flexible zoning tools to guide subsequent development. No impact related to the General Plan land use designation would occur from implementation of the Project.				
Table LU-1: General Plan Consistency				
General Plan Policy	Project Consistency			
Land Use Element				
LCC.1.1: Foster a balanced mix of employment, housing, educational, entertainment, and recreational uses throughout the city to support a complete community.	Consistent. The Project would provide 55 single-family residences that would contribute to new housing in the City.			
LCC.1-2: Expand employment opportunities locally and provide sufficient lands for commercial, industrial, residential and public/quasi-public uses while ensuring that a high quality of life is maintained in Moreno Valley.	Consistent. The Project would provide new residential uses and temporary employment opportunities during construction.			
LCC. 1-4 Focus new development in centers and corridors so as to support the vitality of existing businesses, optimize the use of utility infrastructure, and reduce vehicle trip frequency, length, and associated emissions.	Consistent. The Project would develop single-family residences in an area that was planned for residential development. As a result of the Project being located within a “low VMT generating area, the Project is screened out from further VMT analysis and considered to be less than significant. Therefore, consistent with this policy.			
LCC.1-7: Support the continued buildout of residential areas as needed to meet the community's housing needs.	Consistent. As discussed above, the Project would provide 55 single-family residences that would contribute to meeting the City's housing needs.			
LCC 1-12: Balance levels of employment and housing within the community to provide more opportunities for Moreno Valley residents to work locally, cut commute times, and improve air quality	Consistent. Chapter 2, Table LCC-1 of the City's General Plan states that there was a total of 55,328 residential units and 44,331 total jobs in 2018. In 2040, it is projected that the City would have 83,246 jobs and 72,737 households. The Project would be within the anticipated increase in households as it would develop single-family residences within an area that was planned for residential uses.			
LCC 2-10: Create an attractive, safe environment for bicycles and pedestrians that promotes "micro-mobility" and connectivity within the Downtown Center as well as encourage electric and autonomous vehicles.	Consistent. The proposed Project would include new internal streets with sidewalks which would enhance walkability throughout the Project site. In addition, the Project includes sidewalks along the Project's frontage on Cottonwood Avenue and Bay Avenue.			

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LCC 2-18: Design and build new internal roadways with narrower widths, ample sidewalks, and street parking to help create a more intimate walkable feel in the areas.		Consistent. The Project includes new internal streets with sidewalks that would create walkability within the residential development.		
LCC 2-21: Orient residential uses to the street and discourage the use of walls and fences. Employ a variety of techniques to buffer residential uses on the corridors from traffic and noise, including setbacks, landscaping, stoops, and raised entries.		Consistent. Residences would be oriented towards internal streets.		
LCC 2-25: Encourage the development of bicycle, pedestrian, and transit access that reduces the need for on-site parking. Improve the pedestrian experience within these corridors through street trees and landscaping		Consistent. The proposed Project includes implementation of sidewalks and landscaping would be included along streets and at entrance points.		
LCC. 2-30: Establish parks and plazas to serve as meeting areas in new neighborhoods and ensure a safe and secure environment through the development review and approval process.		Consistent. The proposed Project includes 0.91-acres of open space area including a community park and neighborhood park that would be used for active recreation within the residential area.		
LCC. 3-5: Incorporate prominent corner architectural features, such as prominent entries or corner towers, on new development at key intersections or gate-ways.		Consistent. Main entrances would be architecturally designed as a prominent aesthetically pleasing viewpoint feature.		
LCC. 3-6: Maintain continuity in streetscape design along major streets and avenues that traverse the city north to south and east to west.		Consistent. Roadways surrounding the Project site would be landscaped consistent with the City of Moreno Valley Landscape Design Guidelines and complimentary to existing landscaping of adjacent development.		
LCC. 3-7: Continue to support community identity with streetscape improvement and beautification projects in both existing residential areas and commercial centers, as well as new mixed-use areas that incorporate unified landscaping and pedestrian amenities. Amenities should include bus shelters, pedestrian safety treatments such as sidewalk bulb-outs and widening and improved crosswalks, and city-branded decorative elements such as street lighting, concrete pavers, tree grates, and theme rails.		Consistent. The proposed Project includes implementation of internal sidewalks and landscaping would be included along streets and at entrance points. Roadways surrounding the Project site would be landscaped consistent with the City of Moreno Valley Landscape Design Guidelines and complimentary to existing landscaping of adjacent development. Off-street improvements would include roadway improvements to surrounding roadways, including the extension of Bay Avenue.		
LCC. 3-12: Promote the preservation, maintenance, and improvement of property through code enforcement to mitigate or eliminate deterioration and blight conditions, and to help encourage new development and reinvestment.		Consistent. The Project would comply with all applicable development standards outlined in the City's Municipal Code.		
LCC. 3-13: New and retrofitted fences and walls should incorporate landscape elements and changes in materials or texture to deter graffiti and add visual interest.		Consistent. Walls proposed as part of the Project would include softscape elements to deter graffiti and add visual aesthetics.		

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LCC. 3-14: Within individual residential projects, a variety of floor plans and elevations should be offered		Consistent. The proposed Project includes four floor plans and both single and two-story residences that would provide a variety of options within the Project.		
LCC. 3-15: Encourage building placement variations, roofline variations, architectural projections, and other embellishments to enhance the visual interest along residential streets.		Consistent. The Project proposes various styles of aesthetically pleasing architectural styles to provide visual diversity.		
LCC. 3-18: Design internal roadways so that direct access is available to all structures visible from a particular parking area entrance in order to eliminate unnecessary vehicle travel, and to improve emergency response.		Consistent. The Project would include development of residential units, which would be accessible and visible from internal roadways.		
Circulation Element				
C.2-5: Prohibit points of access from conflicting with other existing or planned access points. Require points of access to roadways to be separated sufficiently to maintain capacity, efficiency, and safety of the traffic flow.		Consistent. As discussed further in Section XVII, Project driveways would be adequately spaced to ensure safety. The proposed Project would be reviewed by the City in order to ensure access points are designed per City standards.		
C.2-7: Plan access and circulation of each development project to accommodate vehicles (including emergency vehicles and trash trucks), pedestrians, and bicycles.		Consistent. As discussed further in Section XVII, the Project would include two driveways from Cottonwood and Bay Avenue. Additionally, the Project would include sidewalks throughout the internal streets to ensure pedestrian access to the site.		
C.2-8: For developments fronting both sides of a street, require that streets be constructed to full width. Where new developments front only one side of a street, require that streets be constructed to half width plus an additional 12-foot lane for opposing traffic, whenever possible. Additional width may be needed for medians or left and/or right turn lanes.		Consistent. The Project would comply with the roadway minimums required by the City. A new east/west extension of Bay Avenue will make connection to Quincy Street and Pablo Road.		
C.3-4: Require development projects to complete traffic impact studies that conduct vehicle miles traveled analysis and level of service assessment as appropriate per traffic impact study guidelines		Consistent. As discussed further in Section XVII, per the City's Traffic Impact Study guidelines, the Project screens out of a Vehicle Miles Traveled (VMT) analysis. As such, the Project would have a less than significant impact on VMT. A Traffic Impact Analysis (TIA) was not required to be prepared for the Project as it was screened out due to location of Project is within low VMT generating area.		
C. 3-8: Ensure that new development pays a fair share of costs to provide local and regional transportation improvements and to mitigate cumulative traffic deficiencies and impacts.		Consistent. As discusses above, the proposed Project would contribute development impact fees as required by the City.		
C.4-4: All new developments shall provide sidewalks in conformance with the City's streets		Consistent. The proposed Project would include development of a new sidewalk and curb along its surrounding roadways (Cottonwood Avenue and		

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
cross-section standards, and applicable policies for designated urban and rural areas.		Bay Avenue). Sidewalks would be reviewed by the City to ensure plans meet the City's cross-section standards.		
C. 5-3: Encourage bicycling as an alternative to single occupant vehicle travel for the purpose of reducing fuel consumption, traffic congestion, and air pollution.		Consistent. Bicycle facilities, such as bicycle parking, would be implemented within the park area and other common areas as necessary.		
Parks & Public Services				
PPS.1-2: Require that proponents of new development projects contribute to the acquisition and development of adequate parks and recreational facilities within the community, either through the dedication of park land or the payment of in-lieu fees.		Consistent. The proposed Project would include adequate open space as proposed onsite, as conditioned by the City.		
PPS. 1-4: Design and construct parks, public spaces and recreational facilities for flexible use, energy efficiency, adaptability over time, and ease of maintenance		Consistent. Open space would be constructed to provide flexibility and ease of maintenance.		
PPS 1-5: Use site design, landscaping, lighting, and traffic calming measures to create safe parks and open spaces integrated with adjacent developments.		Consistent. The Project includes an Area Plan that will be reviewed by the City to ensure adequate design, lighting, landscaping, and park space has been met.		
PPS.3-6: Continue to require that new development make a fair share funding contribution to ensure the provision of adequate police and fire services		Consistent. The proposed Project would include the payment of all applicable fair share funding for police and fire services, as conditioned by the City.		
PPS.3-7: Continue to engage the Police and Fire Departments in the development review process to ensure that projects are designed and operated in a manner that minimizes the potential for criminal activity and fire hazards and maximizes the potential for responsive police and fire services.		Consistent. The proposed Project would be reviewed by the City's police and fire departments during its development review process. Additionally, the Project is required to comply with the provisions of the California Fire Code, which would reduce hazards related to fire.		
PPS. 3-8: Apply Crime Prevention through Environmental Design principles in the design of new development and encourage the provision of adequate public lighting; windows overlooking streets or parking lots; and paths to increase pedestrian activity within private development projects and public facilities in order to enhance public safety and reduce calls for service.		Consistent. The proposed Project would include security lighting throughout the residential development to ensure adequate public lighting is provided.		
PPS.4-3: Prior to the approval of any new development application, continue to require "will serve" letters from utility providers demonstrating that adequate water and septic or sewer service capacity exists or will be available to serve the proposed development in a timely manner.		Consistent. The proposed Project would be adequately served by utility providers, as further discussed in Section XIX. Additionally, the Project Applicant would provide the City Planning Department with will serve letters for all needed utilities prior to approval.		
Safety				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
S.1-1: Continue to restrict the development of habitable structures within Alquist-Priolo Earthquake Fault Zones consistent with State law.	Consistent. As previously discussed, the proposed Project is not located within an Alquist-Priolo zone.			
S.1-4: Ensure that structures intended for human occupancy are designed and constructed to retain their structural integrity when subjected to seismic activity, in accordance with the California Building Code.	Consistent. As previously discussed, the proposed Project would be designed in accordance with the CBC.			
S.1-9: Encourage project designs that minimize drainage concentrations, minimize impervious coverage, utilize pervious paving materials, utilize low impact development (LID) strategies, and utilize best management practices (BMPs) to reduce stormwater runoff and minimize increases in downstream runoff resulting from new development.	Consistent. The proposed Project would implement LID strategies and BMPs to reduce stormwater runoff, as discussed in Section X. The Project would include catch basins and a water quality basin to retain and filter stormwater			
S.1-10: Through development agreements and compliance with adopted master drainage plans and existing regulations, require that new development provide necessary storm drainage improvements and ensure that upstream stormwater generators fully address stormwater needs on their property.				
S.1-15: Avoid, where feasible, locating new development in areas subject to high wildfire risk. If avoidance is not feasible, condition such new development on implementation of measures to reduce risks associated with that development.	Consistent. According to the CAL FIRE Fire Hazard Severity Zone map, the Project site is not within an area identified as a Fire Hazard Area that may contain substantial fire risk or a Very High Fire Hazard Severity Zone (VHFHSZ) (CAL FIRE 2021).			
Noise				
N.1-4: Require a noise study and/or mitigation measures if applicable for all projects that would expose people to noise levels greater than the “normally acceptable” standard and for any other projects that are likely to generate noise in excess of these standards.	Consistent. As discussed further in Section XIII, a Noise Impact Analysis was prepared for the proposed Project. As discussed in the Noise Impact Analysis, construction and operational noise impacts would be less than significant with the identified measures. The Project would not expose adjacent sensitive receptors to excessive noise levels.			
N.1-5: Noise impacts should be controlled at the noise source where feasible, as opposed to at receptor end with measures to buffer, dampen, or actively cancel noise sources. Site design, building orientation, building design, hours of operation, and other techniques, for new developments deemed to be noise generators shall be used to control noise sources.				
N.1-6: Require noise buffering, dampening, or active cancellation, on rooftop or other outdoor mechanical equipment located near residences, parks, and other noise sensitive land uses.				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
N.2-3: Limit the potential noise impacts of construction activities on surrounding land uses through noise regulations in the Municipal Code that address allowed days and hours of construction, types of work, construction equipment, and sound attenuation devices.		Consistent. As discussed further in Section XIII, a Noise Impact Analysis was prepared for the proposed Project. As discussed in the Noise Impact Analysis, impacts related to noise and vibration would be less than significant. Construction would comply with the City's noise regulations in the Municipal Code that address allowed days and hours of construction, types of work, construction equipment, and sound attenuation devices.		
Environmental Justice				
EJ.1-6: Ensure that construction and grading activities minimize short-term impacts to air quality by employing appropriate mitigation measures and best practices.		Consistent. As discussed in Section III, construction emission levels would be below the thresholds established by the SCAQMD. Therefore, Project air quality impacts during construction and grading would be minimized.		
EJ.1-8: Support the incorporation of new technologies and design and construction techniques in new development that minimize pollution and its impacts.		Consistent. As discussed in Section III, the Project would be consistent with Title 24 requirements and construction emission levels would be below the thresholds established by the SCAQMD.		
Municipal Code As discussed previously, the proposed Project is zoned Residential 3 (R3) District, which is consistent with the General Plan land use designation of R3 Residential. As described previously in Table AES-1, the proposed Project would be consistent with the development standards for the R3 zoning district. Thus, the proposed Project would not conflict with any applicable zoning regulations adopted for the purpose of avoiding or mitigating an environmental effect and impacts would be less than significant.				
Mitigation Measures None.				
Sources: - Moreno Valley General Plan, adopted June 15, 2021 - Chapter 2 – Land Use and Community Character - City of Moreno Valley Housing Element 2021-2029, prepared February 2021 - Final Environmental Impact Report City of Moreno Valley General Plan, certified June 15, 2021 - Section 4.14 – Population and Housing - Title 9 – Planning and Zoning of the Moreno Valley Municipal Code				
XII. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Response: No Impact. The Project site is vacant yet disturbed and is not used for mineral extractions. As discussed in the General Plan, the City does not have active mineral resource extraction facilities. Furthermore, the Project site has a classification of MRZ-3, indicating areas of undetermined mineral resource significance and is planned for residential uses. Therefore, development of the proposed Project would not result in impacts related to mineral resources.				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒
Response: No Impact. No sites have been designated as locally-important mineral resource recovery sites on any local plan within the City of Moreno Valley. Therefore, implementation of the proposed Project would not result in the loss of availability of a locally-important mineral resource recovery site as delineated on a local plan. Thus, development of the proposed Project would not have a significant impact on mineral resources.				
Mitigation Measures None.				
Sources: 1. Moreno Valley General Plan, adopted June 15, 2021 • Chapter 10 – Open Space and Resource Conservation 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021 • Section 4.12 – Mineral Resources 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code • Section 9.02.120 – Surface Mining Permits 4. Moreno Valley Municipal Code Section 8.21.020 – Permits Required 5. The Surface Mining and Reclamation Act of 1975 (SMARA, Public Resources Code, Sections 2710-2796), https://www.conservation.ca.gov/dmr/lawsandregulations				
XIII. NOISE – Would the project result in:				
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?	☐	☐	☒	☐
Response: Less than Significant. The following portions of the City Municipal Code detail noise provisions of the noise code that are applicable to the construction and operation of the Project. City of Moreno Valley Municipal Code				

Section 9.10.030 Performance Standards – Exemptions 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. **Section 9.10.170 Performance Standards – Vibration** states that no vibration shall be permitted which can be felt at or beyond the property line.

Section 11.80.030 Prohibited Acts B.1 - Sound level limits states that no sound shall be permitted within the city that exceeds the parameters identifies in Table N-1 and N-2.

Table N-1: City of Moreno Valley Maximum Continuous Sound Levels

Duration per Day (Continuous Hours)	Sound Level [dB(A)]
8	90
6	92
4	95
3	97
2	100
1.5	102
1	105
.5	110
.25	115

Source: City of Moreno Valley Municipal Code Section 11.80.030.

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 no person 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.

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

Residential		Commercial	
Daytime ¹	Nighttime ²	Daytime ¹	Nighttime ²
60	55	65	60
Notes: ¹ Daytime defined as 8:00 a.m. to 10:00 p.m. ² Nighttime define as 10:01 p.m. to 7:59 a.m. the following day. Source: City of Moreno Valley Municipal CodeSection11.80.030.			

ISSUES & SUPPORTING INFORMATION SOURCES:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. 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					
As detailed in the Noise and Vibration Impact Analysis (Appendix J), to identify the existing ambient noise level environment, long term noise level measurements were taken at two locations in the Project study area. The short-term noise level measurements were positioned as close to the nearest sensitive receiver locations as possible to assess the existing ambient noise levels surrounding the Project site. The existing noise levels are provided in Table N-4.					
Table N-4 – Existing (Ambient) Noise Level Measurements					
		Average (dBA Leq)			
		Daytime 1		Nighttime 2	
Site No.	Site Description				
LT-1	Near the northwest corner of the Project site, southeast corner of Cottonwood Avenue and Quincy Street, on third palm tree south of Cottonwood Avenue. Approximately 125 ft south of Cottonwood Avenue centerline and 130 ft east of Quincy Street.	65.7		60.8	
LT-2	Near the southeast corner of the Project site. Across the street from 28611 Bay Avenue, on a power pole. Approximately 20 ft north of Bay Avenue centerline.	55.2		50.4	
Notes:					
1 Daytime defined as 8:00 a.m. to 10:00 p.m. (Section 11.80.020 of the Municipal Code)					
2 Nighttime define as 10:01 p.m. to 7:59 a.m. (Section 11.80.020 of the Municipal Code)					
3 The weighted-average noise level (dBA CNEL) includes an additional 4.77 dBA noise penalty to account for the evening noise sensitive hours of 7 p.m. to 10 p.m. and an additional 10 dBA penalty to account for the nighttime noise sensitive hours of 10 p.m. to 7 a.m..					
Source: Noise and Vibration Impact Analysis (Appendix J).					
Construction					
As described above, construction noise sources are regulated within the City of Moreno Valley under section 8.14.040(E) which prohibits construction activities other than between the hours of 7:00 a.m. to 8:00 p.m. Monday through Friday, excluding holidays and from 8:00 a.m. to 4:00 p.m. on Saturday. To evaluate whether the Project would generate potentially significant short-term noise levels at offsite sensitive receiver locations, a construction-related noise threshold of 60 dBA Leq (Noise and Vibration Impact Analysis, LSA, 2022 herein referred to as Appendix J).					

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Noise impacts from construction activities associated with the proposed Project would be a function of the noise generated by construction equipment, equipment location, sensitivity of nearby land uses, and the timing and duration of the construction activities. Construction noise associated with the Project was calculated utilizing methodology presented in the FTA Transit Noise and Vibration Impact Assessment Manual (2018) together with several key construction parameters including: distance to each sensitive receiver, equipment usage, percent usage factor, and baseline parameters for the Project site. In order to account for Section 11.80.030(C) of the Municipal Code, each receiver was placed near the Project site property lines as indicated in Figure N-1: Noise Monitoring Locations, above. As stated in the Noise and Vibration Impact Analysis, it is expected that composite noise levels during construction at the nearest off-site sensitive residential use to the east would reach an average noise level of 72 dBA L_{eq} during daytime hours. The existing average noise levels during the allowable construction hours range are approximately 66 dBA L_{eq} at the residences closest to Cottonwood Avenue and approximately 55 dBA L_{eq} at the residences closest to Bay Avenue. These predicted noise levels would only occur when all construction equipment is operating simultaneously and, therefore, are assumed to be rather conservative in nature. While construction-related short-term noise levels have the potential to be higher than existing ambient noise levels in the Project area under existing conditions, the noise impacts would no longer occur once Project construction is completed. The proposed Project would comply with the construction hours specified in the City's Noise Ordinance, which states that construction activities are allowed between the hours 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. In addition, construction-related noise levels for off-site uses would remain below the daytime 90 dBA L_{eq} 1-hour construction noise level criteria established by the FTA for residential and similar sensitive uses. Due to the temporary nature of construction, the limited days and hours of construction, and the anticipated construction noise levels would remain below the 90dBA L_{eq} criteria, construction noise impacts are considered less than significant. Although impacts are considered less than significant, the best construction practices presented below shall be implemented to further minimize noise impacts to surrounding receptors. • 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 Project construction contractor should locate staging areas away from off-site sensitive uses during the later phases of Project development. • The 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, construction related noise impacts are be considered less than significant. <i>Operational Noise</i> <u>Offsite Vehicle Noise</u>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
The proposed Project would consist of the development of 55 single-family homes. Potential noise impacts associated with the operations of the proposed Project would be from Project - generated vehicular traffic on the nearby roadways. According to the analysis results Vehicle Miles Traveled (VMT) Screening Analysis (EPD Solutions, Inc. 2022 seen in Appendix I), it was determined that a net additional 566 average daily trips (ADT) would be generated by the proposed Project. The existing (2017) traffic volume on the adjacent segment of Cottonwood Avenue is 3,300 (City of Moreno Valley Public Works 2021). Based on the results, an increase of approximately 0.7 dBA CNEL is expected along the streets adjacent to the Project site. A noise level increase of less than 1 dBA would not be perceptible to the human ear; therefore, the traffic noise increase in the vicinity of the Project site resulting from the proposed Project would be less than significant. <u>Onsite Operational Noise</u> Once the proposed Project is operational, noise levels generated at the Project site would occur from stationary equipment such as heating, ventilation, and air conditioning (HVAC) units that would be installed for the new development, internal street and driveway vehicle movements, trash removal activity, and activity at outdoor gathering areas. Typical noise levels from onsite operations at 50 feet from the noise source include the following: • Air Conditioning Unit: 54.4 dBA L50 • Parking Lot Vehicle Movements: 33.5 dBA L50 • Outdoor Community Recreation Activity: 48.7 dBA L50 To ensure compliance with City Municipal Code standards, the City's building and plan check permitting process includes verification that the location of operational noise sources would not result in an exceedance of the Municipal Code standards. Thus, the City's standards development permitting process would ensure that the proposed Project would not generate onsite operational noise that would exceed noise standards within the Project site or surrounding land uses, resulting in a less than significant impact. General Plan, Chapter 7 Noise, Policy N.1-4 requires that new developments within the City to meet the "normally acceptable" standard. As discussed previously, the "normally acceptable" noise standard for single-family homes is 65 dBA CNEL or less. It is anticipated that the primary source of noise impacts to the Project site will be traffic noise from Cottonwood Avenue that is adjacent to the north side of the Project site. The nearest single-family homes with private rear yards would be lots 1, 54 and 55, located approximately 55 feet from the Cottonwood Avenue centerline. The exterior noise levels at the closest residences to Cottonwood Avenue in the private rear-yard areas were modeled to be 72.9 dBA CNEL. Therefore, would exceed the City's 65 dBA CNEL residential exterior noise standard for the without sound wall condition. The Project applicant proposes to construct a minimum 6.0-foot-high solid wall as shown on the project plans adjacent to Cottonwood Avenue, adjacent to Bay Avenue and adjacent to the residences to the east. The solid walls would be constructed of concrete masonry units, and free of any decorative cutouts or openings. With construction of the perimeter walls shown on the site plan the exterior noise levels to the closest sensitive receptors would not exceed the 65 dBA CNEL standard, 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															
<u>2nd Floor Windows</u> Interior noise levels for residential habitable rooms are regulated by Title 24 of the California Code of Regulations Noise Insulation Standards that requires that interior noise levels attributable to exterior sources do not exceeds 45 dBA 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). Exterior noise levels at the second floor facades of the lots closest to Cottonwood Avenue are 73 dBA CNEL. Therefore, a minimum noise reduction of 28 dBA would be required. A typical bedroom, assumes standard building construction and upgraded window assemblies. Based on reference information from transmission loss test reports for various Milgard windows (Milgard 2008), the necessary reduction can be achieved with standard building construction and upgraded windows with an Sound Transmission Class (STC) rating of 30 to 35. for the second-floor façades of the lots closest to Cottonwood Avenue (Lots 1, 54, and 55). 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. Therefore, with implementation of the California Building Code interior noise impacts would be less than significant. OBJ																			
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐															
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 proposed Project would typically be created from the operation of heavy off-road equipment Ground-borne vibration levels resulting from construction activities occurring within the Project site were estimated by data published by the Federal Transit Administration (FTA). Construction activities that would have the potential to generate low levels of ground-borne vibration within the Project site include grading. Equipment that is anticipated to be used during construction and vibration levels are outlined in Table N-8 below. Table F – Vibration Source Levels for Construction Equipment <table border="1" data-bbox="191 1766 1430 1959"> <thead> <tr> <th data-bbox="191 1766 548 1860">Equipment</th> <th data-bbox="548 1766 740 1860"></th> <th data-bbox="740 1766 1062 1860">Peak Particle Velocity (inches/second)</th> <th data-bbox="1062 1766 1430 1860">Approximate Vibration Level (L_v) at 25 feet</th> </tr> </thead> <tbody> <tr> <td data-bbox="191 1860 548 1927" rowspan="2">Pile driver (impact)</td> <td data-bbox="548 1860 740 1892">Upper range</td> <td data-bbox="740 1860 1062 1892">1.518</td> <td data-bbox="1062 1860 1430 1892">112</td> </tr> <tr> <td data-bbox="548 1892 740 1927">typical</td> <td data-bbox="740 1892 1062 1927">0.644</td> <td data-bbox="1062 1892 1430 1927">104</td> </tr> <tr> <td data-bbox="191 1927 548 1959">Pile driver (sonic)</td> <td data-bbox="548 1927 740 1959">Upper range</td> <td data-bbox="740 1927 1062 1959">0.734</td> <td data-bbox="1062 1927 1430 1959">105</td> </tr> </tbody> </table>					Equipment		Peak Particle Velocity (inches/second)	Approximate Vibration Level (L _v) at 25 feet	Pile driver (impact)	Upper range	1.518	112	typical	0.644	104	Pile driver (sonic)	Upper range	0.734	105
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Pile driver (impact)	Upper range	1.518	112																
	typical	0.644	104																
Pile driver (sonic)	Upper range	0.734	105																

ISSUES & SUPPORTING INFORMATION SOURCES:			Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	typical		0.170		93	
Clam shovel drop (slurry wall)			0.202		94	
Vibratory Roller			0.210		94	
Hoe Ram			0.089		87	
Large bulldozer			0.089		87	
Caisson drill			0.089		87	
Loaded trucks			0.076		86	
Jackhammer			0.035		79	
Small bulldozer			0.003		58	
Source: Federal Transit Administration, 2018.						
As it related to vibration damage, the nearest sensitive receptor to the Project site is a single-family home located 22 feet to east of the Project site perimeter. Since the City's Municipal does not provide a quantifiable vibration level for construction activities, the FTA guidelines indicate that for a non-engineered timber and masonry building, the construction vibration damage criterion is 0.2 in/sec in PPV. Based on typical propagation rates, the vibration level at the nearest home (22 feet to the east) would be 0.108 inch per second PPV. The vibration level at the nearest offsite structure would be below the 0.2 inch per second PPV threshold detailed above. Impacts would be less than significant. Operation The proposed Project would consist of the development of 55 single-family homes. The ongoing operation of the proposed Project would not include the operation of any known vibration sources other than typical onsite vehicle operations for a residential development. Therefore, a less than significant vibration impact is anticipated from operation of the proposed 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?			☐	☐	☐	☒
Response: No Impact. The proposed Project would not expose people residing or working in the Project area to excessive noise levels from aircraft. The nearest airport is March Air Reserve Base that is located as near as 5.74 miles southwest of the Project site. The Project site is located outside of the 60 dBA CNEL noise contours of this airport. Therefore, the proposed homes would not be exposed to excessive aircraft noise. No impact would occur from aircraft.						
Mitigation Measures None.						
Sources: 1. California Department of Finance. January 2021. E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2020 with 2010 Census Benchmark. http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/						

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2. City of Moreno Valley General Plan Housing Element http://www.moreno-valley.ca.us/city_hall/general-plan/06gpfinal/gp/8-housing.pdf 3. Southern California Association of Governments Demographics and Growth Forecast. Table 14 Jurisdiction-Level Growth Forecast, September 2021 https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf?1606001579				
XIV. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	☐	☐	☒	☐
Response: Less Than Significant Impact. The Project would construct 55 single-family detached residential units. The Southern California Association of Governments (SCAG) reports that the City's population was 208,838 in 2020. The SCAG 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast, adopted by the SCAG Regional Council on September 3, 2020, estimates that the Moreno Valley population will reach 266,800 in 2045 and the countywide population will reach 2,815,000 in 2045. According to the 2018 American Community Survey 5-Year Estimates, there were 50,620 households in the City of Moreno Valley. In 2020, the average household size was 4.04 persons. Based on this information, the proposed 55 single-family residences would result in an increase of approximately 223 new residents. With the City having a total of 208,838 people in 2020, the addition of 223 new residents would represent a total population less than 0.01%, and the new residential units would result in a less than 0.01% increase in residential units within the City. The Southern California Association of Governments (SCAG) Demographics and Growth Forecast (SCAG 2021) forecasts 76,200 households in the City in year 2045, which is an increase of 25,580 residential units over the number of units in the City's Housing Element. The proposed Project would result in a less than 0.001% of the total forecasted number of residential units by 2045. Based on the City's forecasted growth projections, the Project would be well within the projected increase in people and households as anticipated within the City. Thus, the Project would not directly result in substantial unplanned growth. Therefore, potential impacts related to inducement of unplanned population growth, either directly or indirectly, would be less than significant.				
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
Response: No Impact. The Project site is currently vacant and undeveloped and does not contain any housing. The Project would redevelop the site to construct 55 new single-family residences. No people or housing would be displaced by implementation of the proposed Project. Conversely, housing would be developed by the Project. Thus, no impact would occur.				
Mitigation Measures None.				
Sources:				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. California Department of Finance. January 2021. E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2020 with 2010 Census Benchmark. http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/ 2. City of Moreno Valley Housing Element 2021-2029 http://www.moval.org/cdd/documents/general-plan-update/draft-docs/GP-Elements/HousingElement.pdf 3. Southern California Association of Governments Demographics and Growth Forecast. Table 14 Jurisdiction-Level Growth Forecast, September 2021 https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf?1606001579				
XV. PUBLIC SERVICES – Would the project:				
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?	☐	☐	☒	☐
Response: Less than Significant. The Moreno Valley Fire Department (MVFD) would provide fire protection services to the proposed Project. MVFD station number 58, located at 28040 Eucalyptus Avenue, is the closest fire station to the Project site. Fire station 58 is approximately 2.3 roadway miles or 4 minutes away from the Project site. As part of the permitting process, the Project plans would be reviewed by the City's Fire Department and the Building and Safety Department (part of the Community Development Department) to ensure that the Project plans meet the fire protection requirements. Additionally, the proposed residences would be required to comply with City fire suppression standards including current California Building Code, and Fire Code regulations, and would provide adequate fire apparatus access on site. Due to the increase in onsite people that would occur from implementation of the Project, an incremental increase in demand for fire protection and emergency medical services would occur. However, the increase in residents onsite is limited, and would not increase demands such that the existing fire station would not be able to accommodate servicing the Project in addition to its existing commitments, and provision of a new or physically altered fire station would not be required that could cause environmental impacts. The MVFD Strategic Plan has identified future fire stations within the planning area that would be developed as the need for fire stations and emergency services increases with future development. In addition, the City's General Plan anticipates approximately 43,882 residents within the Planning Area by 2040 which would necessitate construction of additional fire stations. As mentioned in Section XIV, the proposed Project would generate approximately 223 new residents within the City which would result in less than 0.01 percent of the total expected increase. Thus, the Project would have a less than significant impact on fire protection and emergency medical services. Additionally, as discussed in the General Plan Program EIR, the City requires payment of a Development Impact Fee to assist the City in providing for fire protection services. Payment of the Development Impact Fee 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. As a result, the Project would not require construction of a new or modified fire protection facility that would otherwise create an				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact												
impact to the environment. Therefore, impacts related to fire protection services from the proposed Project would be less than significant.																
ii) Police protection?	☐	☐	☒	☐												
Response: Less than Significant. Police protection services would be provided to the Project by the Moreno Valley Police Department (MVPD) and the Riverside County Sheriff's Department. MVPD operates out of the Moreno Valley Station, located at 22850 Calle San Juan De Los Lagos. The station is approximately 7.1 roadway miles or 14 minutes away from the Project site. Per the City's General Plan, the City has a police staffing standard of at least 1 officer per 1,000 residents. Calls to the MVPD are prioritized and assigned by urgency, from greatest urgency (Priority 1) through non-emergency calls (Priority 3). Table PS-1 shows the target and average response times for Priority 1 through Priority 3 responses. Table PS-1: MVPD Response Times <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Call Type</th> <th>Target</th> <th>Response Time (2019)</th> </tr> </thead> <tbody> <tr> <td>Priority 1 Calls</td> <td>6 minutes</td> <td>6:37</td> </tr> <tr> <td>Priority 2 Calls</td> <td>15 minutes</td> <td>22:01</td> </tr> <tr> <td>Priority 3 Calls</td> <td>35 minutes</td> <td>42:46</td> </tr> </tbody> </table> Due to the increase of 223 residents that would occur from implementation of the Project, an incremental increase in demand for police protection would occur. However, the Project would include security lighting and other security measures. In addition, the increase in demand would be limited, would not require retention of a new police officer to maintain the City's police staffing standard, 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. Additionally, the Project would be required to pay Development Impact Fees which would assist the City in providing for police protection facilities. Payment of the Development Impact Fee would ensure that the Project provides its fair share of funds for additional police protection facilities, which 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.					Call Type	Target	Response Time (2019)	Priority 1 Calls	6 minutes	6:37	Priority 2 Calls	15 minutes	22:01	Priority 3 Calls	35 minutes	42:46
Call Type	Target	Response Time (2019)														
Priority 1 Calls	6 minutes	6:37														
Priority 2 Calls	15 minutes	22:01														
Priority 3 Calls	35 minutes	42:46														
iii) Schools?	☐	☐	☒	☐												
Response: Less than Significant. The Project site is located within the Moreno Valley Unified School District. The schools serving the Project site are listed and described below. • Ridge Crest Elementary School, located at 28500 John F Kennedy, has a capacity of 554 students (MVUSD 2021). • Mountain View Middle School, located at 13130 Morrison Street, has a capacity of 1,334 students (MVUSD 2021).																

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact																												
Valley View High School, located at 13135 Nason Street, has a capacity of 2,033 students (MVUSD 2021). Table PS-1: School Enrollment Between 2020-21 and 2014-15 <table border="1"> <thead> <tr> <th>School</th> <th>2020-21</th> <th>2019-20</th> <th>2018-19</th> <th>2017-18</th> <th>2016-17</th> <th>2015-16</th> </tr> </thead> <tbody> <tr> <td>Ridge Crest Elementary School</td> <td>554</td> <td>582</td> <td>578</td> <td>577</td> <td>596</td> <td>560</td> </tr> <tr> <td>Mountain View Middle School</td> <td>1,334</td> <td>1,143</td> <td>1,256</td> <td>1,269</td> <td>1,228</td> <td>1,195</td> </tr> <tr> <td>Valley View High School</td> <td>2,033</td> <td>1,991</td> <td>2,118</td> <td>2,063</td> <td>2,024</td> <td>2,143</td> </tr> </tbody> </table> Source: California Department of Education and MVUSD. As discussed in Section XIV, Population and Housing, the proposed Project would result in 223 new residents. Based on the MVUSD student generation rates, the Project would result in approximately 17 elementary students, 9 middle school students, and 10 high school students. However, MVUSD projected an increase of 12,477 students between 2012 and 2035, based on the projected 17,099 additional housing units expected to be built. Based on the student generation rates and total capacity, the schools within MVUSD would have the capacity to accommodate the additional students from implementation of the proposed Project. In addition, the Project would be required to contribute fees to the Moreno Valley Unified School District in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation under CEQA for Project-related impacts to school services. Therefore, with payment of established school impact fees, the Project would have a less than significant impact on schools and no mitigation is required.	School	2020-21	2019-20	2018-19	2017-18	2016-17	2015-16	Ridge Crest Elementary School	554	582	578	577	596	560	Mountain View Middle School	1,334	1,143	1,256	1,269	1,228	1,195	Valley View High School	2,033	1,991	2,118	2,063	2,024	2,143				
School	2020-21	2019-20	2018-19	2017-18	2016-17	2015-16																										
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Valley View High School	2,033	1,991	2,118	2,063	2,024	2,143																										
iv) Parks?	☐	☐	☒	☐																												
Response: Less than Significant Impact. There are four existing park facilities that provide 26.44 acres of parkland within two miles of the Project site, which include Rock Ridge Park is located at 27119 Waterford Way, .8 mile from the Project site. The park is 1.93 acres and contains covered barbecue and picnic table areas, playground, walking path with benches, and picnic tables.																																

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
- Ridge Crest Park is located at 28506 John F Kennedy Drive, 1.1 miles from the Project site. The park is 5.00 acres and contains barbecues, lit basketball court, multi-use athletic field, picnic tables, and a playground. - Fairway Park is located at 27891 John F Kennedy Drive, 1.5 miles from the Project site. The park is 5.50 acres and contains barbecues, multi-use athletic field, picnic tables, playground, soccer fields, and baseball fields. - Morrison Park is located at 26667 Dracaea Avenue, 1.8 miles from the Project site. The park is 14.01 acres and contains barbecues, lit basketball court, picnic tables, and a playground. The City of Moreno Valley Department of Parks and Recreation owns and operates over 482 acres of parkland. The City's General Plan has a policy to achieve a minimum level of service standard for parkland of 3 acres per 1,000 residents. As described previously, approximately 223 new residents would occur from the proposed Project. This equates to approximately 0.67 acre of parkland that would be required to support the new residents. The proposed Project would develop 55 single family homes and two parks totaling 0.91 acre of designated parkland designated for use by residents. Therefore, some of the Project's park and recreational demand would be met by the provision of the onsite facilities. As a result, the Project would be required to pay in-lieu fees to account for parkland not met by the Project. 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 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. A slight increase in demand on the existing parks could occur from the additional 223 residents that would be generated from the Project. However, impacts from the proposed Project are anticipated to be minimal due to the limited number of residents that would be generated, existing amount of park facilities, and the 0.91-acre of onsite parks. The slight increase in demand for park facilities that could occur from the additional residents would be met by the proposed onsite park and existing park facilities that are within 2 miles of the Project site as previously stated. 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.				
v) Other public facilities?	☐	☐	☒	☐
Response: Less than Significant. As noted in the response to Issue XIV(a) above, development of the Project would result in an increase in the population of the Project area and would slightly increase the demand for public services, including public health services and library services. However, the increase in residents within the Project site is anticipated in the total increase of residents within the City's General Plan. As stated in Section XI, Land Use and Planning, the Project is consistent with the underlying 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				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
not significantly impact City or County health and medical facilities beyond what was anticipated in the General Plan. 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.				
Mitigation Measures None.				
Sources: - Final Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive General Plan Update and Climate Action Plan (MoVal 2040), 2021 - Section 4.14 Public Services and Recreation - Figure 4.15-2 Existing and Planned Recreation Facilities - Title 9 – Planning and Zoning of the Moreno Valley Municipal Code				
XVI. RECREATION – Would the project:				
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?	☐	☐	☒	☐
Response: Less than Significant Impact. As described in the project description, the Project includes 0.91-acre of open space for use by residents. The 23,870 square foot Community Park and 15,858 square foot Neighborhood Park will include multi-purpose lawns, play equipment, shade structures, picnic tables, benches, barbeques, and bike racks and ornamental trees and shrubs. The impacts of development of the park are considered part of the impacts of the proposed 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. 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 223 persons based on an average household size of 4.04 persons. Based on the Project's assumed 223 new residents, the Project is required to provide .336 acres of parkland and or pay prospective in-lieu fees. 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				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
review by the City at such time the park or facility is implemented through the City's capital improvement program. As discussed previously, a slight increase in demand on the existing parks could occur from the additional 223 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 0.91-acre of on-site open space. The slight increase in demand for recreation facilities that could occur from 223 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.				
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?	☐	☐	☒	☐
Response: Less than Significant Impact. As discussed in response to Question XVI a), the Project would include the construction of recreational and community space areas, totaling in 0.91 acres of open space. The impacts of development of the open space 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. Additionally, as described in the previous response, the approximately 223 new residents would require approximately 0.67 acres of recreational areas. The Project would pay in-lieu fees. 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.				
Mitigation Measures None.				
Sources: 3. Final Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive General Plan Update and Climate Action Plan (MoVal 2040), certified June 15, 2021 • Section 4.14 Public Services and Recreation • Figure 4.15-2 Existing and Planned Recreation Facilities 4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code				
XVII. TRANSPORTATION – Would the project:				
a) Conflict with program plan, ordinance or policy addressing the circulation system, including	☐	☐	☒	☐

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
transit, roadway, bicycle and pedestrian facilities?				

Response:

Less than Significant. Vehicular access to the Project site would be provided by two new ingress and egress driveways into the community via Street A and Street J. In addition, vehicular access would be provided from Belmont Park Way to the east.

Cottonwood Avenue and Bay Avenue will be improved to its General Plan ultimate half-street right-of-way width. Bay Avenue will be connected from Pablo Road to Quincy Street. Vehicular traffic to and from the Project site would utilize the existing network of regional and local roadways that currently serve the Project vicinity, and as envisioned by the General Plan. As such, impacts circulation systems would be less than significant. The proposed Project includes internal driveways that would provide circulation for truck and passenger car traffic. As shown on Table T-1, the proposed Project is forecast to generate approximately 519 daily trips with 39 trips during the AM peak hour and 52 trips during the PM peak hour.

The Project site has been designed to construct onsite roadway improvements consistent with City guidelines for private streets. As previously state, the proposed Project would also include offsite street road improvements on Cottonwood Avenue and Bay Avenue, and Streets A and J, which would occur in order to build out ultimate curb and gutter along all Project street frontages and driveways. In addition, the Project would pay Development Impact Fees as conditioned by the City.

Table T-1: Project Trip Generation

Land Use			Units	Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
<u>Trip Rates</u> Single-Family Detached Housing ¹			DU	9.430	0.18	0.52	0.700	0.59	0.35	0.94
<u>Project Trip Generation</u> Single Family			60 DU	519	10	29	39	32	19	52
Total Trip Generation				519	10	29	39	32	19	52
DU = Dwelling Units										
¹ Trip rates from the Institute of Transportation Engineers, <i>Trip Generation, 11th Edition</i> , 2017. Land Use Code 210 - Single-Family Detached Housing.										

Source: EPD Solutions (Appendix I)

Alternative Transportation

The Riverside Transit Agency (RTA) operates Route 20 along Alessandro Boulevard with a bus stop at the corner of Alessandro Boulevard and Moreno Beach Drive and Routes 31 and 41 operate with stops located at Riverside University Medical Center at Cactus Avenue and Nason Street. Additionally, the Project would include sidewalks along Cottonwood Avenue and Bay Avenue. The proposed Project would improve the existing pedestrian access to nearby locations. Therefore, the proposed Project would also not conflict with pedestrian facilities.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Overall, Project impacts to transit, bicycle, and pedestrian facilities would be less than significant.				
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
Response: Less than Significant. State CEQA Guidelines Section 15064.3 - 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. The City of Moreno Valley TIA Guidelines for CEQA were consulted to determine whether a VMT analysis would be required for the Project. The Project is consistent with the RTP/SCS, which designates the site as Medium Density Single Family Residential with a target density of 3-8 dwelling units per acre. The Project proposes a density of 3.0 dwelling units per net acre. The City's VMT guidelines state that "if a project is consistent with the RTP/SCS, then the cumulative impacts shall be considered less than significant subject to consideration of other substantial evidence. Although the Project would not meet the first and third screening criteria, the Project is located within a low VMT generating area which meets the second criteria. Therefore, the Project would be screened out of VMT analysis. Furthermore, VMT impacts would be presumed to be less than significant and a VMT analysis would not be required for this Project. As the Project is consistent with the RTP/SCS and is located in a low VMT area, according to the RIVTAM screening tool, the VMT impacts of the Project would be considered less than significant (Appendix I). Therefore, impacts related to VMT would be less than significant, and the Project would not conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).				
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
Response: Less than Significant. Vehicular access to the Project site would be provided via ingress and egress driveways at Street A and Street J connecting to Cottonwood Avenue and Bay Avenue and from Belmont Parkway to the east. Vehicular traffic to and from the Project site would utilize the existing network of regional and local roadways that currently serve the Project area. The proposed Project would not introduce any new roadways or introduce a land use that would conflict with existing urban land uses in the surrounding area. The proposed Project includes internal driveways (private streets Street A through J) that would provide vehicular access to the single-family residences. Design of the proposed Project, including the internal private roadway, ingress, egress, and other streetscape changes are subject to the City's development standards. The Project does not include any sharp curves and streets and intersections would be built to City standards, as verified through the City's building plan check process. Furthermore, the frontage along Cottonwood Avenue and Bay Avenue are to be improved and Bay Avenue will be improved to make connection from Pablo Road to Quincy Street.				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
In addition, the design of the Project circulation would be reviewed to ensure fire engine accessibility and turn around area is provided to the fire code standards. As a result, impacts related to vehicular circulation design features would be less than significant.				
d) Result in inadequate emergency access?	☐	☐	☒	☐
Response: Less than Significant. Construction The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site, and would not restrict access of emergency vehicles to the Project site or adjacent areas. The installation of driveways and connections to existing infrastructure systems that would be implemented during construction of the proposed Project could require the temporary closure of one side or portions of Cottonwood Avenue and Bay Avenue for a short period of time (i.e., hours or a few days). However, the construction activities would be required to ensure emergency access in accordance with Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9), which would be ensured through the City's permitting process. Thus, implementation of the Project through the City's permitting process would ensure existing regulations are adhered to and would reduce potential construction related emergency access impacts to a less than significant level. Operation As described previously, the proposed Project area would be accessed from two driveways connecting Street A to Cottonwood Avenue, and connecting J Street to Bay Avenue and from Belmont Park Way to the east. The construction permitting process would provide adequate and safe circulation to, from, and through the Project area, and would provide routes for emergency responders to access different portions of the Project area. Because the Project is required to comply with all applicable City codes, as verified by the City, potential impacts related to inadequate emergency access would be less than significant.				
Mitigation Measures None.				
Sources: 1. Moreno Valley General Plan, adopted June 15, 2021 • Chapter 4 Circulation Element 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified June 15, 2021 • Section 4.16 – Transportation • Appendix B – Air Quality Output. 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 4. Moreno Valley Municipal Code Chapter 3.18 Special Gas Tax Street Improvement Fund 5. Moreno Valley Master Bike Plan, adopted January 2015 6. Riverside County Transportation Commission, Riverside County Long Range Transportation Study, December 2019				
XVIII. TRIBAL CULTURAL RESOURCES – Would the project:				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☐	☒	☐	☐
Response: Less Than Significant Impact with Mitigation. 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 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 March 16, 2022 regarding the Project to California Native American tribes that may have knowledge regarding tribal cultural resources in the Project vicinity. The Project site does not contain any known tribal cultural resources. The Project site contains one known resource eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k). The known eligible resource is the MCC-PAC-SITE-001, which consists of a foundation, utility pole, and five cylindrical, and concrete water features associated with historical agricultural land use. As previously discussed in Section V, to avoid potential adverse effects to cultural resources, MM CUL-1 has been included, which requires archaeological monitoring during Project grading and preparation of a CRMP. Therefore, the Project would result in a less than significant impact with mitigation incorporated.				
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐
Response: Less Than Significant Impact with Mitigation. As discussed above, to avoid potential adverse effects to cultural resources, MM CUL-1 has been included, which requires archaeological monitoring during Project grading and preparation of a CRMP. 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. Mitigation measures MM CUL-1 through MM CUL-3 are included in the event of any inadvertent discoveries during construction activities. 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				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 MM CUL-1 through MM CUL-3 , impacts to TCRs would be less than significant.				
Mitigation Measures See MM CUL 1 through MM CUL-3 as discussed in Section V, Cultural Resources.				
Sources: - Moreno Valley General Plan, adopted June 15, 2021 - Chapter 7 – Conservation Element – Section 7.2 – Cultural and Historical Resources - Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021 - Section 5.10 – Cultural Resources - Figure 5.10-1 – Locations of Listed Historic Resource Inventory Structures - Figure 5.10-2 – Location of Prehistoric Sites - Figure 5.10-3 – Paleontological Resource Sensitive Areas - Appendix F – Cultural Resources Analysis, Study of Historical and Archaeological Resources for the Revised General Plan, City of Moreno Valley, Archaeological Associates, August 2003. - Title 9 – Planning and Zoning of the Moreno Valley Municipal Code - Moreno Valley Municipal Code Title 7 – Cultural Preservation - Cultural Resources Inventory for the City of Moreno Valley, Riverside County, California, prepared by Daniel F. McCarthy, Archaeological Research Unit, University of California, Riverside, October 1987 (<i><u>This document cannot be provided to the public due to the inclusion of confidential information pursuant to Government Code Section 6254.10.</u></i>)				
XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
Response: Less than Significant. Water Infrastructure The Project applicant would develop the Project site, which is currently served by Eastern Municipal Water District (EMWD) water infrastructure and would install new water infrastructure at the Project site that would connect to existing water infrastructure within Cottonwood Avenue and Bay Avenue. The new onsite water system would convey water supplies to the proposed residential units and landscaping through plumbing/landscaping fixtures that are compliant with the CalGreen Plumbing Code for efficient use of water. The proposed Project would receive water supplies through the existing water lines located within Cottonwood Avenue and Bay Avenue right-of-way that have the capacity to provide the increased water supplies needed to serve the proposed Project. Although no expansions of the water pipelines that convey water to the Project site would be required, an extension would be required to make connection within Bay Avenue. Installation of the new water distribution lines				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
would only serve the proposed Project and would not provide new water supplies to any off-site areas. The construction activities related to the onsite water infrastructure that would be needed to serve the proposed Project is included as part of the Project and would not result in any physical environmental effects beyond those identified throughout this IS/MND. For example, construction emissions from excavation and installation of the water infrastructure is included in Sections III, <i>Air Quality</i> and VIII, <i>Greenhouse Gas Emissions</i>. Therefore, the proposed Project would not result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Impacts would be less than significant. <i>Wastewater</i> The Project site is currently served by the existing EMWD sewer lines. The Project includes installation of onsite sewer lines that would connect to the existing 8-inch sewer lines within Bay Avenue. Belmont Parkway also has an existing 8-inch sewer line. The existing sewer lines would accommodate development of the Project site and would not require expansion to serve the proposed Project. The necessary onsite installation of wastewater infrastructure is included as part of the proposed Project and would not result in any physical environmental effects beyond those identified in other sections of this MND. Impacts would be less than significant. <i>Storm Drainage</i> As discussed previously, the Project site is relatively flat, and runoff onsite would be conveyed into catch basins to collect stormwater runoff and direct flows to proposed extended detention basin for treatment. Due to the appropriate sizing of the onsite drainage features, as ensured through the Project permitting process, operation of the proposed Project would not substantially increase stormwater runoff, and 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 drainage features is included as part of the proposed Project and would not result in any physical environmental effects beyond those identified in other sections of this MND. Impacts related to stormwater drainage facilities would be less than significant. <i>Electric Power</i> The Project would connect to the existing Moreno Valley Electric Utility electrical distribution facilities that are adjacent to the Project site along the south side of Cottonwood Avenue and would not require the construction of new electrical facilities. New underground electrical service lines would be installed as part of the backbone infrastructure for the Project. There are no existing overhead electrical lines that need to be relocated or undergrounded, along the property frontages of Cottonwood Avenue and Bay Avenue. Impacts would be less than significant. <i>Natural Gas</i>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
The Project would connect to the existing Southern California Gas natural gas distribution facilities within Cottonwood Avenue. The installation of the utilities at the locations as described above would be less than significant.				
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
Response: Less than Significant. Water service would be provided to the Project site by the EMWD. According to the 2020 EMWD Urban Water Management Plan (UWMP), adopted in July 2021, the EMWD service area includes seven incorporated cities (including a portion of Moreno Valley) in addition to unincorporated areas of Riverside County (Eastern Municipal Water District, 2021). The UWMP water demand projections are based on buildout of the EMWD service area per city general plans. Therefore, the UWMP accounts for the water usage that would be attributed to development of the Project site, consistent with its existing land use designation and zoning classification. 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 water 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 3.0 dwelling units per net 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. The Project would be consistent with the City's General Plan; therefore, the Project is factored into EMWD's water demand projections. Thus, sufficient water supplies are available to serve the Project. Impacts related to water supplies would be less than significant.				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
Table UT-1: EMWD UWMP Projected Water Demand (Acre Feet per Year)					
	2025	2030	2035	2040	2045
Water Demand					
Single Family Residential Demand	66,900	71,700	76,700	80,500	84,000
Total EMWD Demand	102,600	108,300	114,400	118,900	123,000
Water Supply					
Total EMWD Supply	145,930	157,320	168,900	178,700	187,100
Source: 2020 EMWD UWMP					
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?	☐	☐	☒	☐	
Response: Less than Significant. EMWD is responsible for all wastewater collection and treatment in its service area. It has four regional water reclamation facilities (RWRFs) located throughout EMWD's service area. 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), has a current capacity of 16 MGD, and has an ultimate capacity of 18 MGD. Thus, the plant currently has additional capacity of 5 MGD and future additional capacity of 7 MGD. 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 2 units per acre (the closest land use category to the proposed Project) generate 1.3 EDU per residence. Based on this information, the proposed 55 residences would generate approximately 12,925 gallons per day, which 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.					
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?	☐	☐	☒	☐	
Response: Less than Significant. In 2019, the majority of the solid waste from the City, which was disposed of in landfills, went to the El Sobrante Landfill. The El Sobrante Landfill is permitted to accept 16,054 tons per day of solid waste and is permitted to operate through 2051. In June 2019, a maximum of 13,796 tons in a day was disposed at the El Sobrante Landfill, which provides for a remaining capacity of 2,258 tons per day.					
Construction Project construction would generate solid waste for landfill disposal in the form packaging and discarded materials would be generated by the proposed Project over the 22-month construction period. However, Section 5.408.1 of the 2016 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 and					

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
construction solid waste that would be disposed of at the landfill would be approximately 35 percent of the waste generated. Total solid waste generated from construction is estimated to be negligible since there would not be demolition proposed as part of the Project. As described above, the El Sobrante Landfill has additional capacity of approximately 2,258 tons per day. Therefore, the El Sobrante Landfill would be able to accommodate solid waste from construction of the proposed Project. Impacts would be less than significant. Operation The CalEEMod modeling for operation of the Project (Appendix A) estimated that operation of the Project would generate approximately 70.5 tons per solid waste per year; or 1.4 tons per week. ¹ As the El Sobrante Sanitary Landfill has additional capacity of approximately 2,258 tons per day, the solid waste generated by the Project would be within the capacity of the landfill. Thus, the proposed Project would be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs and the Project would not impair the attainment of solid waste reduction goals. Impacts related to landfill capacity would be less than significant.				
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐
Response: Less than Significant. The proposed Project would result in new development that would generate an increased amount of solid waste. All solid waste generating activities within the City are subject to the requirements set forth in Section 5.408.1 of the 2016 California Green Building Standards Code that requires demolition and construction activities to recycle or reuse a minimum of 65 percent of the nonhazardous construction and demolition waste, and AB 341 that requires diversion of a minimum of 75 percent of operational solid waste. In addition, as stated in Response IX(d) above, the proposed Project would be required to comply with the City's Municipal Code Chapter 8.80, Recycling and Diversion of Construction and Demolition Waste, which requires that developments must divert at least 50 percent of waste generated from demolition and construction and submit a waste management plan. In addition, the proposed Project would be required to comply with all federal, State, and local regulations related to solid waste. Furthermore, the proposed Project would comply with all standards related to solid waste diversion, reduction, and recycling during Project construction and operation. Therefore, the proposed Project is anticipated to result in less than significant impacts related to potential conflicts with federal, State, and local management and reduction statutes and regulations pertaining to solid waste.				
Mitigation Measures None.				
Sources:				

¹ Air Quality Report, EPD Solutions, 2021

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
- Moreno Valley General Plan, adopted June 15, 2021 - Chapter 10 – Open Space and Conservation Element - Chapter 6 – Safety Element - Draft Environmental Impact Report City of Moreno Valley General Plan, certified June 15, 2021 - Section 4.10 – Hydrology and Water Quality - Section 4.15 – Public Services - Title 9 – Planning and Zoning of the Moreno Valley Municipal Code - Moreno Valley Municipal Code Chapter 8.10 Stormwater/Urban Runoff Management and Discharge Controls - Moreno Valley Municipal Code Section 8.21.170 National Pollutant Discharge Elimination System (NPDES). - Moreno Valley Municipal Code Chapter 8.80 – Recycling and Diversion of Construction and Demolition Waste - Eastern Municipal Water District, 2020 UWMP, https://www.emwd.org/post/urban-water-management-plan https://riversideca.gov/publicworks/sewer/master-plan/2019%20Sewer%20Master%20Plan%20Volume%201.pdf				
XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
Response: Less than Significant. According to the CAL FIRE Fire Hazard Severity Zone map, the Project site is not within an area identified as a Fire Hazard Area that may contain substantial fire risk or a Very High Fire Hazard Severity Zone (VHFHSZ) (CAL FIRE 2021). The proposed Project would not substantially impair an adopted emergency response plan or emergency evacuation plan. As stated in Section IX of this IS/MND, the proposed Project would not physically interfere with an adopted emergency response plan or emergency evacuation plan. Additionally, the proposed Project does not include any characteristics (e.g., permanent road closures or long-term blocking of road access) that would substantially impair or otherwise conflict with an emergency response plan or emergency evacuation plan. Therefore, impacts related to emergency response and evacuation plans associated with construction of the proposed Project would be less than significant. Although frontages along Cottonwood Avenue and Bay Avenue are to be improved, the proposed Project does not include any changes to public or private roadways that would physically impair or otherwise conflict with an emergency response plan or emergency evacuation plan. The proposed Project would not obstruct or alter any transportation routes that could be used as evacuation routes during emergency events. During the operational phase of the proposed Project, onsite access would be required to comply with standards established by the City and Moreno Valley Fire Department. The size and location of fire suppression facilities (e.g., hydrants) and fire access routes would be required to conform to City and Fire Department's standards. The proposed Project would provide adequate emergency access to the site via driveways from Street A and Street J, and Belmont Park Way; the driveways would connect to internal streets that would ensure access for emergency vehicles within the interior of the site. Further, access to and from the Project site for emergency vehicles would be reviewed and approved by the Moreno Valley Fire Department and the City as part of the Project approval process to ensure the proposed Project is compliant with all applicable codes and ordinances for emergency vehicle access. Because the Project is required to comply with				

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all applicable City codes, as verified by the City, any potential impacts related to an emergency response or evacuation (if any) would be less than significant.				
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
Response: No Impact. As stated previously, the Project site is not located within a VHFHSZ. Additionally, the Project site and surrounding area are currently developed, are being developed, or are vacant and disturbed and therefore, lack extensive combustible materials and vegetation necessary for the uncontrolled spread of a wildfire. No impact would occur. The Project site is relatively flat and there are limited elevation changes in the Project vicinity. The Project proposes a residential development relatively in an area characterized by existing residential and commercial uses. As such, the Project itself would not exacerbate wildfire risks as compared to existing conditions because it is representative of existing development in the area. Thus, no impact related to other factors that would expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire would occur from the Project.				
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?	☐	☐	☐	☒
Response: No Impact. The Project does not require the installation or maintenance of associated infrastructure (including roads, fuel breaks, emergency water sources, power lines, or other utilities) that would exacerbate fire risk or that would result in impacts to the environment. Although the Project includes dedication of new driveways Street A at Cottonwood Avenue and Street J (private streets) at Bay Avenue, the Project does not include any changes to public or private roadways that would exacerbate fire risk or that would result in impacts to the environment because the existing arterial street of Cottonwood Avenue and Bay Avenue, and at Quincy Street at Bay Avenue intersection will remain intact during construction and after the site is developed. Although utility improvements, including domestic water, recycled water, sanitary sewer, and storm drain lines proposed as part of the Project would be extended throughout the Project site, these utility improvements would be underground and would not exacerbate fire risk. Project design and implementation of utility improvements would be reviewed and approved by the City as part of the Project approval process to ensure the proposed Project is compliant with all applicable design standards and regulations. Therefore, the proposed Project would not include infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities), that would exacerbate fire risk. No impact to the environment would occur.				
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?	☐	☐	☒	☐
Response:				

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Less than Significant. As discussed in Section X of the IS/MND, the western portion of the Project site adjacent to the drainage channel is located in Zone A which is within a special flood hazard area subject to inundation by the 1% annual chance flood and the base flood elevation is the water-surface elevation of the 1% annual chance flood. The majority of the site is located Zone X which is areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The Project would be required to comply with Section 8.12.170 of the City's Municipal Code which establishes construction standards for areas of special flood hazards. During Project construction soil would be compacted and drainage patterns would be temporarily altered due to grading, and there would be an increased potential for flooding compared to existing conditions. However, construction BMPs would be identified and implemented as part of the proposed Project. Implementation of construction BMPs would control and direct surface runoff to prevent flooding, and as such, Project construction would not expose people or structures to significant risks related to downslope and downstream flooding. Therefore, impacts would be less than significant. During operation, the proposed Project would not substantially alter the existing onsite drainage patterns. The project proposes to complete the concrete slope lining along the easterly side of the channel between Cottonwood Avenue and Bay Avenue. The project is designed to place the proposed building pads a minimum of 1 foot above the existing channel hinge point at top of slope along the westerly side. Bay Avenue will be extended to the west to connect to Quincy Street, with the channel improvements extending through Bay Avenue. A Hydrology Study was prepared for the project and based peak 2, 10 & 100-year discharges the onsite extended detention basin can handle the incremental increase of flow from the development of the site and match existing condition flow rates to the Quincy Street Channel and the proposed site development will not impact offsite properties. Compliance with the proposed operational BMPs would ensure onsite storm drain facilities would be sized to accommodate stormwater runoff from the Project site so that onsite flooding would not occur. Therefore, impacts would be less than significant. As established in Section VII of this MND, there are no landslide zones close to or within the boundaries of the Project site. The Project site is relatively flat; therefore, the risk of slope failure represents a limited level of concern on the Project site. Further, projects in the City of Moreno Valley are required to comply with the CBC, which would include the incorporation of: 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structures so that it would withstand the effects of strong ground shaking. These features would reduce potential impacts related to landslides to a less than significant level. Therefore, with implementation of the CBC, the Project would not expose people or structures to significant risks, including downslope or downstream landslides, and impacts would be less than significant.				
Mitigation Measures None.				
Sources: 1. Moreno Valley General Plan, adopted June 15, 2021 • Chapter 6 – Safety 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021 • Section 4.9 – Hazards and Hazardous Materials				

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3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 4. Local Hazard Mitigation Plan, City of Moreno Valley Fire Department, adopted October 4, 2011, amended 2017, http://www.moval.org/city_hall/departments/fire/pdfs/haz-mit-plan.pdf 5. Emergency Operations Plan, City of Moreno Valley, March 2009, http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf • Threat Assessment 3 – Wildfire				
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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?	☐	☒	☐	☐
Response: Less than Significant with Mitigation Incorporated. As discussed in Section IV of this MND, the Project site is not populated or used by any species identified as a candidate, sensitive, or special status. However, the site does contain habitat that would support the sensitive species Burrowing Owl, Ferruginous Hawk, Western Yellow and Mastiff Bats. As previously stated, these species were not observed during focused surveys. Burrowing Owl preconstruction surveys would be conducted prior to the commencement of Project activities to ensure the species is not present on the Project site (MM BIO-1). The Biological Resources Assessment determined that the proposed Project would be consistent with the provisions of the MSHCP through payment of fees and conduct of preconstruction surveys for burrowing owl. The proposed Project would implement MM BIO-2 and MM BIO-3 requiring preconstruction burrowing owl and nesting bird surveys. Additionally, impacts to ephemeral streams would be mitigated through replacement at a 2:1 ratio as identified in BIO-4. Therefore, impacts related to biological resources would be less than significant with incorporation of mitigation measures. As discussed in Section V, <i>Cultural Resources</i>, there is one known historic resources located with the Project site. In addition, surveys revealed that the potential for encountering archaeological and paleontological resources on the site is high. However, with incorporation of MM CUL-1 through MM CUL-3, and MM PAL-1, impacts to cultural and paleontological resources and TCRs would be less than significant.				
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.)?	☐	☒	☐	☐
Response: Less than Significant with Mitigation Incorporated. The proposed Project would develop the site with 55 single-family residences and open space. As presented in this 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 MND, Project-related impacts				

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would be reduced to less than significant levels with the incorporation of mitigation measures. Given that the potential Project-related impacts would be mitigated to a less than significant level, implementation of the proposed 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 proposed Project's contribution to any significant cumulative impacts would be less than cumulatively considerable. As discussed in Sections I through XX of this MND, mitigation would be required and incorporated as necessary. Therefore, impacts would be less than significant with mitigation incorporated.				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐
Response: Less than Significant with Mitigation Incorporated. Based on the Project Description and the preceding responses in Sections I through XX of this MND, implementation of the proposed Project would not cause substantial adverse effects to human beings because all potentially significant impacts of the proposed Project would be mitigated to a less than significant level. Therefore, since all potentially significant impacts of the proposed Project are expected to be mitigated to a less than significant level, implementation of the proposed Project would not cause substantial adverse effects on human beings.				

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