CITY OF MORENO VALLEY

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR VALLEY AND WHITNEY PROJECT

VALLEY AND WHITNEY PROJECT
PEN 21-0184

JUNE 2022

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

Project Applicant:
D.R. Horton
Megan Whieldon
2280 Warlow Circle, Ste. 100
Corona, CA 92878

Prepared By:
EPD Solutions, Inc.
2 Park Plaza, Ste. 1120
Irvine, CA 92614
(949)794-1180

TABLE OF CONTENTS

FIGURES

MITIGATION MONITORING AND REPORTING PROGRAM (Separate Document if applicable)

APPENDICES (Separate Documents)

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR DISCOVERY PROJECT

BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

1. **Project Case Number(s):** PEN 21-0184

2. **Project Title:** Valley and Whitney Project

3. **Public Comment Period:** June 21, 2022 to July 21, 2022

4. **Lead Agency:** City of Moreno Valley
   Luis Lopez, Planning Department
   14177 Frederick Street
   Moreno Valley, CA 92553
   (951) 413-3206
   luisl@moval.org

5. **Documents Posted At:** http://www.moval.org/cdd/documents/about-projects.html

6. **Prepared By:** Konnie Dobreva, J.D.
   Danielle Thayer
   Eilish McNulty
   EPD Solutions, Inc.
   2 Park Plaza Ste. 1120
   Irvine, CA 92614
   (949) 794-1180
   konnie@epdsolutions.com

7. **Project Sponsor:**

   Applicant/Developer
   D.R. Horton
   Megan Whieldon
   2280 Warlow Circle, Ste. 100
   Corona, CA 92878

8. Project Location

The Project site is located in northern Riverside County, within the central portion of the City of Moreno Valley. The Project is located in the northwest quarter of Section 15, Township 3 South, Range 3 West, San Bernardino Baseline and Meridian. Regional access is provided by State Route 60 (SR-60), which provides access to the Project site via the Moreno Beach Drive exit as shown in Figure 1, *Regional Location*.

Local access to the site is provided by Oliver Street and Alessandro Boulevard. The Project site is located at southwest of the Oliver Street and Alessandro Boulevard intersection. The site consists of four parcels with the Assessor's Parcel Numbers (APNs): 486-260-003, -004, -005, -009. The site is neighbored by undeveloped land to the south and west, with an existing residential development to the southwest. The Project site is bound to the north by Alessandro followed by

undeveloped land and residential development. To the east, the site is bound by Oliver Street followed by Discovery Christian Church and undeveloped land to the southeast. The Project site and the surrounding area is shown in Figure 2, *Local Vicinity*.

Existing Land Uses

The Project site is comprised of 26.74 acres of primarily vacant land. The site consists of four parcels; three parcels of vacant and undeveloped land, and one parcel of previously tilled land formerly utilized for agricultural use. The parcels make an irregular shape that total 1,164,794.4 square feet (SF). The Project site has a width of approximately 1,290 feet along Alessandro Boulevard and 645 feet along Brodiaea Avenue, and a depth of approximately 1,290 feet along Oliver Street. The site is relatively flat, ranging from 1,580 feet above mean sea level in the northwest corner to 1,555 feet above mean sea level in the southeast.

Chain-link fencing borders the Project site along Alessandro Boulevard, along the northern half of the western perimeter, and along the northern half of the eastern perimeter parallel to Oliver Street. There is a grassy ditch and berm landscaped with trees and shrubs along the south of the site's eastern perimeter. The Project site is characterized by ruderal habitat dominated by non-native vegetation, with sparse patches of willow scrub habitat, and various mature trees scattered throughout the site. Existing conditions of the Project site and adjacent uses are shown in Figure 3, *Aerial Vie*w.

9. General Plan Designation: Downtown Center (DC).

The General Plan land use designation of the site is downtown center (DC). The primary purpose of areas designated DC are to provide for mixed-use integration of current land uses, as well as business, entertainment, residential, cultural, and civic uses. It envisions high density residential uses within the core mixed-use areas, and lower density residential uses in the outer perimeters of the DC designation.

10. Specific Plan Name and Designation: N/A

11. Existing Zoning: Downtown Center (DC).

The Project is zoned Downtown Center (DC). The Downtown Center (DC) zone provides for a mix of business, entertainment, residential, cultural, and civic uses that integrate existing uses.

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

The Project site is surrounded by Alessandro Boulevard to the north, Oliver Street to the east, and vacant land to the south and west. 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	Alessandro Boulevard followed by single-family residential housing and vacant land.	Downtown Center (DC).	Residential housing up to 5 dwelling units per acre (R5).
South	Vacant undeveloped land followed by single-family residences.	Residential up to 2 dwelling units per acre (R2) and Residential up to 5 dwelling units per acre (R5).	Residential agricultural land up to two dwelling units per acre (RA-2), and residential up to 5 dwelling units per acre (R-5).
West	Vacant undeveloped land followed by Nason Street and single-family residential development.	Downtown Center (DC).	Residential housing up to 3 dwelling units per acre (R-3), and Residential housing up to 5 dwelling units per acre (R5).
East	Oliver Street followed by a two-story building currently serving as Discovery Christian Church.	Residential up to 5 dwelling units per acre (R5) and Residential up to 2 dwelling units per acre (R2).	Residential up to 5 dwelling units per acre (R5).

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) 38236, the adoption of this Mitigated Negative Declaration, as well as approvals and permits necessary to execute the proposed Project; including but not limited to grading and building permits. The Project would subdivide the vacant land and develop the 26.74-acre Project site with 204 single-family residential units with private internal streets, public perimeter streets, and common open-space areas. The single-family residences would consist of three floorplans. The proposed Project would include landscaping, two parks totaling 2.34 acres of common open space, internal private streets, four water quality basins, and infrastructure improvements. A conceptual site plan is provided in Figure 4.

Development Summary

The proposed Project would construct 204 single-family residential units at a density of 7.6 dwelling units per acre. The residential unit lots would follow three different floor plans with lot areas of approximately 2,800 SF and 3,600 SF. Each lot would include backyard space, side yards, private driveways, and attached two-car garages. The residences would be a maximum height of 27 feet and would consist of three different architectural styles: Spanish, Cottage, and Craftsman (see Figure 5, *Conceptual Elevations*).

Parking and Access

The Project includes two access points, one on Alessandro Boulevard and one on Oliver Street. New internal streets would be constructed to provide access to the single-family residences. As per City code 9.11.040, single-family homes are required to provide two off street parking spots per acre. Each unit would be constructed with a 2-car garage, which would meet City standards for the Downtown Center designation.

The Project includes offsite roadway improvements along Alessandro Boulevard, Brodiaea Avenue, and Oliver Street. Roadway improvements require approximately 5 feet of acquisition from Alessandro Boulevard right-of-way and 7 feet from Brodiaea Avenue right-of-way. Approximately 14 feet of land would be dedicated to the City along Oliver Street. Alessandro Boulevard and Oliver Street would be widened within the rights-of way and restriped. Brodiaea Avenue would be extended west from the existing terminus at Oliver Street to Street “C” at the southwest corner of the Project site and stubbed to the westerly property line for future connection to Nason Street, per the City’s General Plan Circulation Element.

Recreation and Open Space

The Project would include a total of 2.34 acres (101,940 SF) of common open space provided by two neighboring recreation areas located near the center of the Project site. The largest recreation area would be approximately 1.87 acres and would consist of a multipurpose lawn and associated parking. The park would be bordered to the east by internal street “M”, to the north by internal street “R”, to the west by internal road “C”, and to the south by internal street “O”. The smaller adjacent open space area would be approximately 0.47 acres, bound to the north by internal Street “R”, to the south by Lot 183, to the east by Oliver Street, and to the west by internal Street “M”. The open space area would consist of a multipurpose lawn for passive recreation, which would be dual-purposed as a water quality basin (see Figure 6, *Conceptual Park Plan*).

Walls and Lighting

The proposed Project includes freestanding masonry stone walls, up to 3 feet tall, with open fencing up to 6 feet tall, along the Project boundary lines and perimeter walls bordering the entrance gates. Additionally, a minimum 6-foot-high solid wall on the shared property lines of the proposed homes that are adjacent to Alessandro Boulevard would be constructed as a noise

barrier. The solid walls would be constructed of concrete masonry units, and would be free of any decorative cutouts or openings.

Landscaping

The Project would install new drought tolerant, low water use ornamental landscaping, including a variety of native plants throughout the site. This would include 15-gallon, 5-gallon, and 1-gallon trees, as well as 24-inch box trees, including a variety of shrubs, vines, and groundcovers would be installed. Trees would be installed adjacent to the proposed walls along the site boundary. The landscaping irrigation would be installed pursuant to Cal Green water regulations (AB 1881).

Infrastructure Improvements

The proposed development would install new infrastructure and connect to the existing infrastructure in Oliver Street and Brodiaea Avenue.

Gas:
An existing gas line runs beneath Brodiaea Avenue. The Project would connect to the existing gas line at Alessandro Boulevard and Brodiaea 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 water line in Oliver Street. Connections would occur at the corners of Brodiaea Avenue and proposed "R" Street. Water service would be provided by Eastern Municipal Water District.

Sewer:
The Project would install an 8-inch sewer line to connect to existing infrastructure from Oliver Street and extend beneath Brodiaea Avenue, connecting to proposed local roadways. Sewer services would be provided by Eastern Municipal Water District.

Stormwater Drainage:
Four onsite stormwater treatment areas (bioretention basins) would be constructed as part of the Project. Proposed bioretention basins would be located at the corner of Steet "A" and Street "H", Street "R" and Oliver Street, Oliver Street and Brodiaea Avenue, and Brodiaea Avenue and Street "C". All onsite runoff would flow to the southeast as per the existing drainage path. The Project proposes catch basins to collect stormwater runoff and direct flows to four proposed bioretention basins for treatment. An existing drainage facility at the intersection of Cactus Avenue and Oliver Street drain lines would be extended towards the intersection of Oliver Street and Brodiaea Avenue to collect the onsite runoff. A proposed storm drain would border the site at Brodiaea Avenue and connect the site to the water quality basins and existing infrastructure. Offsite street improvements will occur on Alessandro Boulevard and Brodiaea Avenue in order to build out ultimate curb, gutter and sidewalk along the Project frontage.

General Plan and Zoning

The Project proposes no changes to the General Plan land use or the zoning designation, which would both remain Downtown Center (DC)**.**

Construction and Phasing

Construction activities for the Project would occur over approximately 23 months and in the following stages: (1) site preparation; (2) grading, which would include trenching for the proposed utilities and services; (3) building construction; (4) paving; and (5) architectural coating. Earthwork is expected to balance onsite.

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	20
Grading	45
Building Construction	440
Paving	45
Architectural Coating	45

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 38236
- Approval of a Conditional Use Permit for a Planned Unit Development (PUD)
- 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 regarding the project to the following Native American tribes that may have knowledge regarding tribal cultural resources in the Project vicinity:

- Agua Caliente Band of Cahuilla Indians
- Cahuilla Band of Indians
- Desert Cahuilla Indians
- Los Coyotes Band of Cahuilla Mission Indians
- Morongo Band of Mission Indians
- Pechanga Band of Luiseño Indians
- Rincon Band of Luiseño Indians
- San Manuel Band of Mission Indians
- Santa Rosa Band of Mission Indians
- Serrano Nation of Mission Indians
- Soboba Band of Luiseño Indians

The Rincon Band of Luiseño Indians requested consultation regarding the proposed Project pursuant to Assembly Bill 52 (AB 52). During consultation, the Rincon Band of Luiseño Indians requested inclusion of mitigation, including tribal monitoring, due to the potential of the Project to unearth previously undocumented tribal cultural resources during construction. Consultation between Rincon Band of Luiseño Indians and the City concluded on May 16, 2022. Additionally, the San Manuel Band of Mission Indians submitted correspondence on March 7, 2022 indicating that the Project site is located within Serrano ancestral territory. Therefore, several measures were provided to the City to be included into the Initial Study document. However, due to the nature and location of the Project site, further formal consultation was not requested by the San Manuel Band of Mission Indians. These mitigation measures are incorporated in this Initial Study under Section XVIII, 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) 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 Impact Analysis

b. Biological Resources Assessment

c. Cultural Resources Assessment

d. Geotechnical Investigation

e. Paleontological Resources Assessment

f. Phase I Environmental Site Assessments

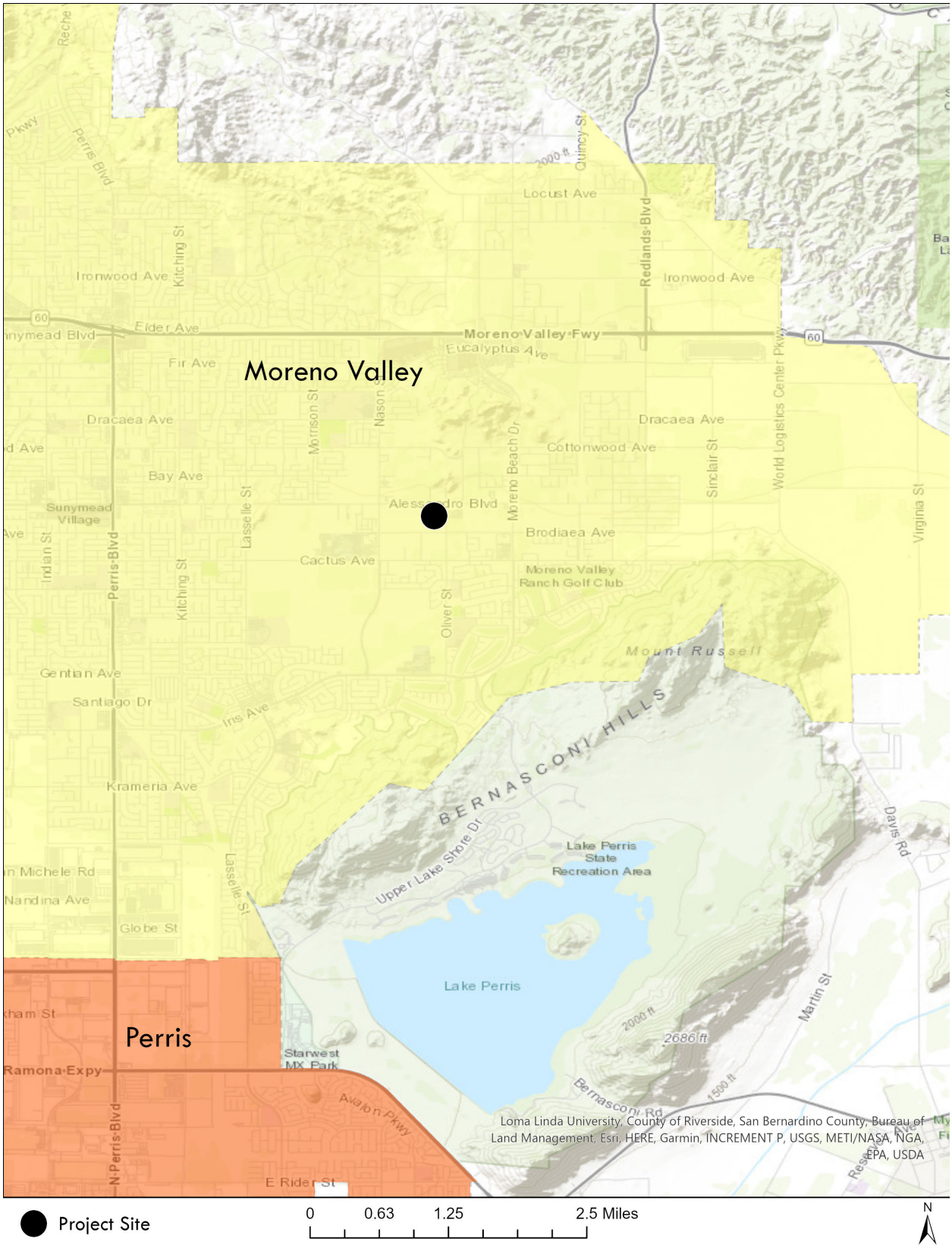
g. Preliminary Water Quality Management Plan

h. Preliminary Drainage Report

i. Noise Impact Analysis

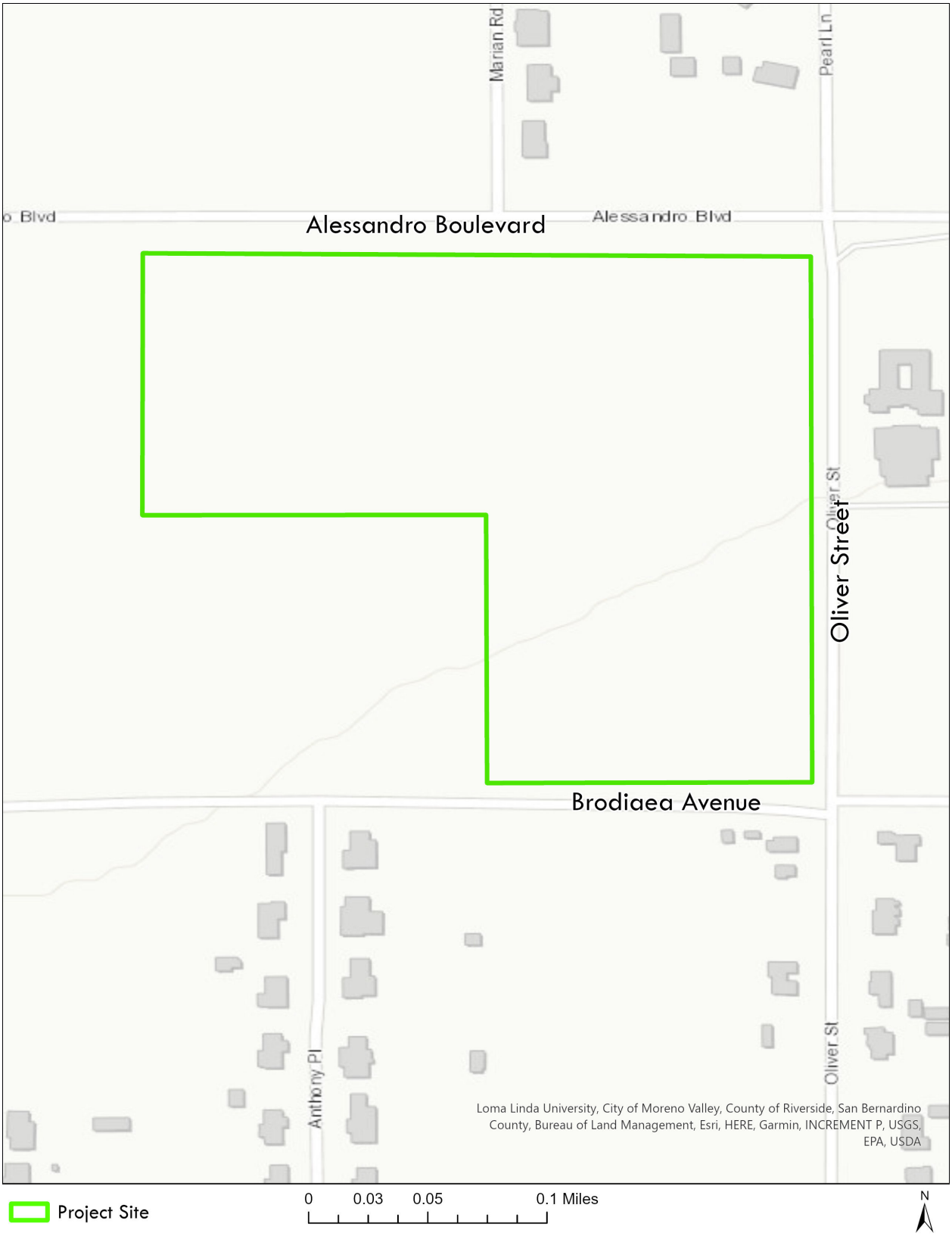
j. Trip Generation Memorandum

Regional Location



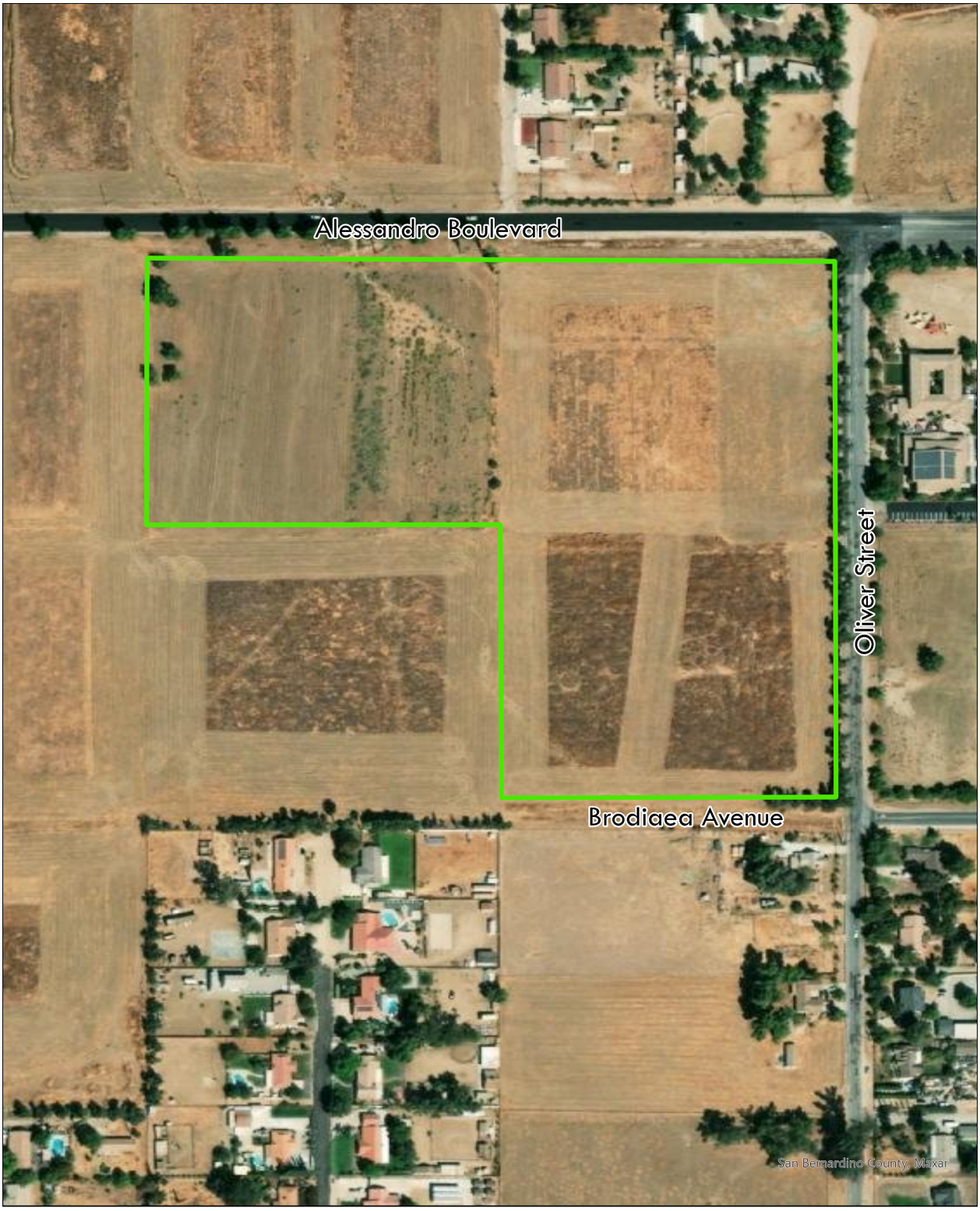
This page intentionally left blank.

Local Vicinity



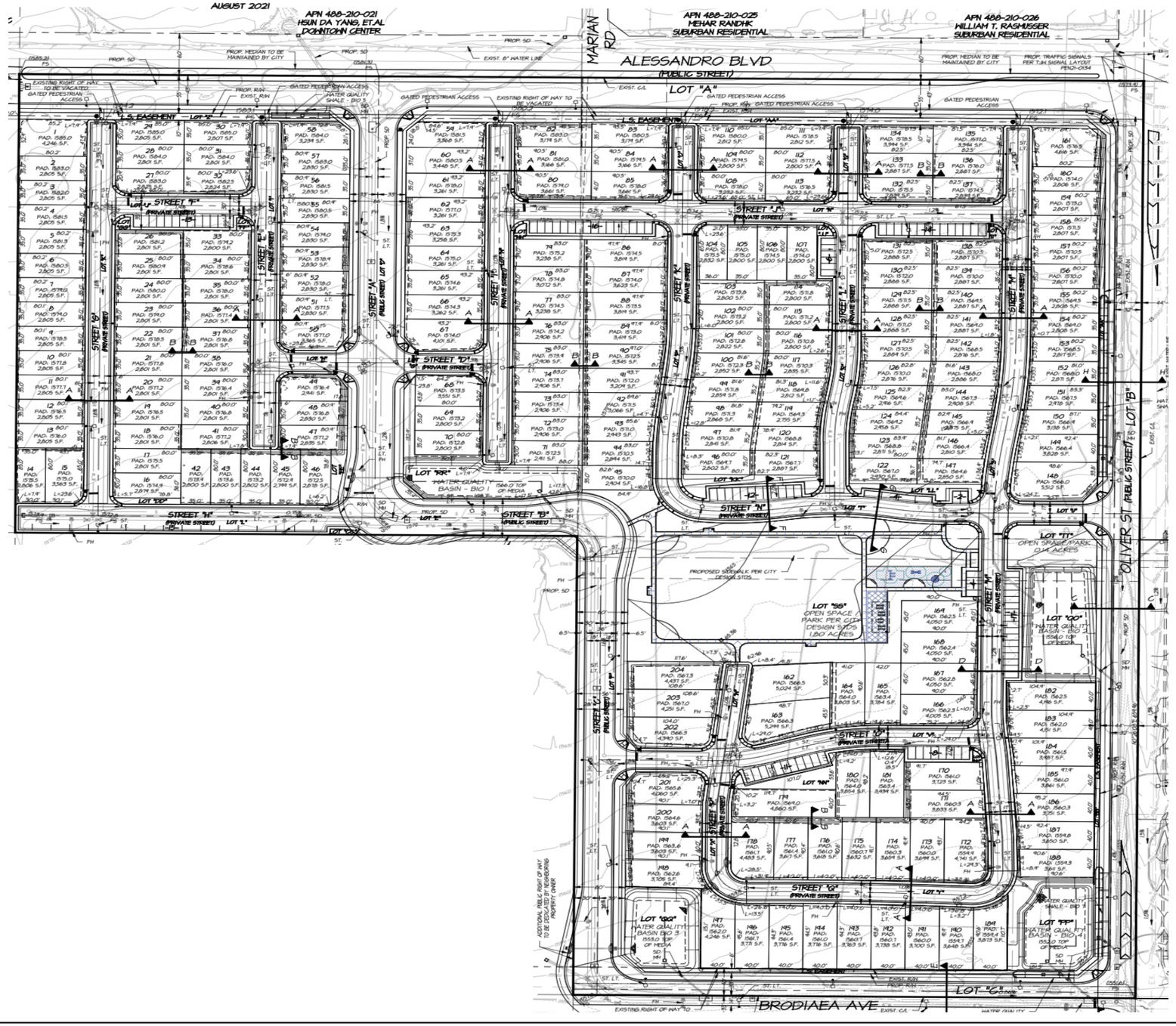
This page intentionally left blank.

Aerial View


Alessandro Boulevard
Oliver Street
Brodiaea Avenue
San Bernardino County, Maxar
Project Site
0
0.03
0.05
0.1 Miles
N

This page intentionally left blank.

Tentative Tract Map



This page intentionally left blank.

Conceptual Elevations

This page intentionally left blank.

PARK LEGEND

1. TURF
2. SHADE STRUCTURE W/PICNIC SEATING
3. BENCH SEATING W/COMPANION SPACES
4. CONCRETE WALKWAY
5. CONCRETE SEAT WALLS (AT TOT LOT ONLY)
6. TOT LOT W/ PLAY EQUIPMENT FOR AGES 2-5, AGES 5-12, AND SWINGS

N

This page intentionally left blank.

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
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 significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Luis Lopez
Signature

June 9, 2022
Date

Luis Lopez, Contract Planner
Printed Name

City of Moreno Valley
For

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

4) Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The Lead Agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

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

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

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

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

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

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

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

9) The explanation of each issue should identify:

a) the significance criteria or threshold, if any, used to evaluate each question; and

b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 ornamental trees. Chain-link fencing surrounds the Project site. 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 Oliver Street and the Bernasoni Hills from Brodiaea Avenue. The building setback requirements for the Downtown Center (DC) zone is zero to 10 feet from the roadway right-of-way.

The proposed Project would result in the development of 204 single-family residences. The Project would include landscaping, two parks totaling 2.34 acres of common open space, internal private streets, four water quality basins, and infrastructure improvements. The proposed Project would not alter any existing views of the surrounding hillsides or mountains. 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 covered in various grasses and scattered ornamental trees. The Project site is not located near a State scenic highway. The closest designated State scenic highway is State Route 243, traveling from Mountain Center to Banning, which is approximately 16.5 miles east of the Project site. The nearest eligible scenic highway is State Route 38, travelling from Redlands to Mentone, approximately 10.3 miles north of the Project site. Therefore, due to the distance of the Project site from 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:

Less than Significant. The following regulatory standards are applicable to development of the Project site, and would ensure the preservation of visual character and quality through architecture, landscaping, and site planning:

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.

- **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 204 single-family units, landscaping, two parks totaling 2.34 acres of common open space, internal private streets, four water quality basins, and infrastructure improvements. The single-family residences would be up to 27 feet in height and would vary in styles: Spanish, Cottage, and Craftsman.

The Project site is within an urbanized area in the larger vicinity which is mostly developed with single-family residences, commercial areas, schools, and churches. Vacant parcels surround the site to the east and west, a church is directly north, and single-family residences are to the south.

The Project would be consistent with applicable Municipal Code standards for the Downtown Center residential zoning district, as demonstrated below in Table AES-1.

Table AES-1: Residential Development Standards

Municipal Code Standard		Project Consistency
Building Orientation	Buildings shall be oriented such that frontages that entrances are visible and accessible from the public right-of-way, pedestrian connections, parks or plazas.	**Consistent.** The Project frontage would be visible and accessible from Brodiaea Avenue and Oliver Street.
Density – Dwelling Units per Acre (DU/Acre)	As dictated by the General Plan (low to medium density residential in the outer boundaries of the DC designation)	**Consistent.** The Project has a density of 7.6 DU/acre
Minimum Site Area	As determined through Area Plan if required or Site Plan review	**Consistent.** The minimum lot size would be 2,755.3 square feet. A PUD will be reviewed by the City and applied to the site to allow for flexibility.
Minimum site width, in feet	As determined through Area Plan if required or Site Plan review	**Consistent.** The minimum site width is 35 feet. A PUD will be reviewed by the City and applied to the site to allow for flexibility.

Minimum Site Depth, in feet	As determined through Area Plan if required or Site Plan review	**Consistent.** The minimum site depth for individual lots is 80 feet. A PUD will be reviewed by the City and applied to the site to allow for flexibility.
Front Building Setback, in feet (after dedications for right-of-way) Ground Floor Use	0-10 ft	**Consistent.** Setback would be 10 feet.
Municipal Code Standard		**Project Consistency**
Side street building setback area, in feet (after dedications for right-of-way)	0-10 ft	**Consistent.** Setback would be 10 feet.
Interior side yard setback in feet	0-10 ft	**Consistent.** Setback would be 4-5 feet.
Rear yard setback in feet	10 ft	**Consistent.** Setback would be 10 feet.
Lot coverage, maximum	Pending Landscape and Open Space Requirements	**Consistent.** A PUD will be reviewed by the City and applied to the site to allow for flexibility.
Building height, in feet, maximum	None.	**Consistent.** The proposed two-story residences would range from 30-35 feet in height.
Floor Area Ratio (FAR)	NA	**Consistent.** A PUD will be reviewed by the City and applied to the site to allow for flexibility.
Minimum Dwelling Size	Studio and One Bedroom: 450 SF Two Bedroom: 800 SF Three Bedroom: 1000 SF	**Consistent.** Dwellings sizes would vary; however, all designs would be over 1,000 square feet.
Minimum distance between buildings in feet (between residential and commercial uses)	10 ft	**Consistent.** The minimum distance between buildings would be 9 feet. However, A PUD will be reviewed by the City and applied to the site to allow for flexibility.
Parking (surface) side street setback, in feet (after dedications for right-of-way)	10 ft	N/A
Garage/Tuck-Under Parking	5	N/A
Underground/Podium Parking	Prohibited along front lot lines	N/A

Above Ground Parking Structure	Allowed if screened from views from public right-of-way and adjacent single family residential zones	N/A
Setback Landscaping	All setbacks exclusive of required walkways and driveways will be landscaped planting areas.	**Consistent**.
Publicly Accessible Open Space (non-residential)	15% of net lot area	**Consistent.** The Project includes a 2.34 acre open space area, 3.62 acres of public landscaped non-residential area total. Additionally, the Project would include public right-of-way dedication to the City.
Ground floor building frontages clear glazing material	60%	**Consistent**.
Ground floor-to-ceiling minimum height in feet	15-20	**Consistent.** The City would review the proposed ceiling heights for the residential uses during plan review for appropriate height specifications.

As discussed above, in Tables AES-1, the proposed Project would include an Area Plan 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 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 204 single-family residences on a 26.7-acre lot, which would result in a density of 7.6 dwelling units per 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 9.10.110 (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.

Plans, Programs, or Policies (PPPs)

None.

Mitigation Measures

None.

Sources:

1. City of Moreno Valley General Plan 2040, adopted June 15, 2021
   - Chapter 10 – Open Space & Resource Conservation
   - Scenic Resources and Cultural Heritage
     - 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),	☐	☐	☒	☐

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				

Response:

Less than Significant 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 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 Downtown Center (DC), which allows agricultural uses as identified in the City's Municipal Code Permitted Uses Table 9.02.020-2 Mixed Use Zones. However, 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 (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 trees and grasses. No forest land exists on or adjacent to the Project site, as the surrounding area is either almost entirely vacant and disturbed land, developed with a church, or residential neighborhoods. The Project site is currently zoned Downtown Center (DC), 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 vacant and disturbed land, a church, or residential neighborhoods. The Project site is currently zoned Downtown Center (DC), 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:

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

No Impact. As described above, the Project site is a vacant disturbed site with sparse trees and grasses. 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.

Plans, Programs, or Policies (PPPs)

None.

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/

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 August 2021, was prepared for the proposed Project. The Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis (Appendix A herein) prepared for the Project determined that 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. The proposed Project would also 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). 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, NOx, SOx, 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) 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, PM_{10}, 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, included as PPP AQ-1, was accounted for in the construction emissions modeling. In addition, implementation of SCAQMD Rule 1113, included as PPP AQ-2, 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

	Pollutant Emissions (pounds/day)					
Activity	**VOC**	**NOx**	**CO**	**SO_2**	**PM10**	**PM2.5**
Site Preparation (Year 2022)[1]						
Onsite[2]	5.14	57.11	28.96	0.07	10.59	6.15
Offsite[3]	0.08	0.32	0.81	<0.00	0.24	0.07
Total	**5.22**	**57.43**	**29.76**	**0.07**	**10.83**	**6.21**

Grading (Year 2022)[1]						
Onsite[2]	4.61	50.86	33.67	0.08	5.89	3.32
Offsite[3]	0.09	0.32	0.89	<0.00	0.27	0.07
Total	**4.70**	**51.18**	**34.56**	**0.08**	**6.16**	**3.39**
Building Construction (Year 2022)						
Onsite	1.71	15.62	16.36	0.03	0.81	0.76
Offsite	1.07	4.41	10.66	0.04	3.25	0.92
Total	**2.77**	**20.03**	**27.02**	**0.07**	**4.06**	**1.68**
Combined Year 2023 Building Construction, Paving, and Architectural Coatings						
Onsite	61.25	25.88	32.64	0.05	1.28	1.20
Offsite	1.18	3.64	12.08	0.04	3.91	1.08
Total	**62.44**	**29.52**	**44.71**	**0.09**	**5.19**	**2.27**
Maximum Daily Construction Emissions	**62.44**	**57.43**	**44.71**	**0.09**	**10.83**	**6.21**
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.
[2] Onsite emissions from equipment not operated on public roads.
[3] Offsite emissions from vehicles operating on public roads.
Source: Vista Environmental, 2021 (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. This analysis was based on implementation of the following Project design features that the Project applicant has committed to implementing.

Project Design Feature AQ-1:
The applicant shall prepare a trip reduction program that will include preparing a packet that details nearby bus stops and bus routes, bike routes, and walkways, which shall be provided to everyone that purchases a home in this development.

Project Design Feature AQ-2:
The applicant shall install interior real-time energy smart meters into the proposed homes that are in line with Moreno Valley Utilities efforts.

Project Design Feature AQ-3:
Prior to start of construction activities for the proposed Project, the applicant shall install clear signage on the project site that reminds construction workers to limit idling. The applicant shall also encourage construction workers to use alternative powered vehicles and equipment.

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	**VOC**	**NOx**	**CO**	**SO_2**	**PM10**	**PM2.5**
Area Sources[1]	9.33	0.19	16.83	<0.00	0.09	0.09
Energy Usage[2]	0.16	1.38	0.59	0.01	0.11	0.11
Mobile Sources[3]	5.72	7.27	50.05	0.11	10.84	2.95
Total Emissions	**15.21**	**8.84**	**67.47**	**0.12**	**11.04**	**3.15**
SCQAMD 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?	☐	☐	☒	☐

Response:

Less than Significant. The SCAQMD's *Final Localized Significance Threshold Methodology* (SCAQMD 2008) recommends the evaluation of localized NO_2, CO, PM_{10}, 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 NOx, CO, PM_{10}, 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 is approximately 8 feet north of the Project. 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., 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

	Pollutant Emissions (pounds/day)[1]			
Construction Phase	**NOx**	**CO**	**PM10**	**PM2.5**
Site Preparation[2]	57.15	29.06	10.62	6.15
Grading[2]	50.90	3.78	5.92	3.33
Building Construction (Year 2022)	16.17	17.70	1.21	0.88
Combined Building Construction (Year 2023), Paving and Architectural Coatings	27.68	34.37	1.88	1.44
Maximum Daily Construction Emissions	**57.15**	**34.37**	**10.62**	**6.15**
SCAQMD Local Construction Thresholds[3]	**237**	**1,346**	**11**	**7**
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 is a single-family home located as near as 80 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: Vista Environmental, 2021 (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

	Pollutant Emissions (pounds/day)			
Onsite Emission Source	**NOx**	**CO**	**PM10**	**PM2.5**
Area Sources	0.19	16.83	0.09	0.09
Energy Usage	1.38	0.59	0.11	0.11
Mobile Sources[1]	0.18	1.25	0.27	0.07
Total Emissions	**1.75**	**18.67**	**0.48**	**0.28**
SCAQMD Local Operational Thresholds[2]	**237**	**1,346**	**4**	**2**
Exceeds Threshold?	No	No	No	No

Notes:
[3] 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 The nearest sensitive receptor to the project site is a single-family home located as near as 80 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: Vista Environmental, 2021 (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, permanent trash enclosures that protect trash bins from rain as well as limit air circulation would be required for the trash storage areas. 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.

Plans, Programs, or Policies (PPPs)

PPP AQ-1: Rule 403. All applicable measures included in Rule 403, shall be incorporated into Project plans and specifications as implementation of Rule 403, which include but are not limited to (1):

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are limited to 15 miles per hour or less.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.

PPP AQ-2: Rule 1113. The following measures shall be incorporated into Project plans and specifications as implementation of SCAQMD Rule 1113 (2):

- Only "Low-Volatile Organic Compounds (VOC)" paints (no more than 50 gram/liter of VOC) consistent with SCAQMD Rule 1113 shall be used.

Project Design Features (PDFs)

PDF AQ-1: The applicant shall prepare a trip reduction program that will include preparing a packet that details nearby bus stops and bus routes, bike routes, and walkways, which shall be provided to everyone that purchases a home in this development.

PDF AQ-2: The applicant shall install interior real-time energy smart meters into the proposed homes that are in line with Moreno Valley Utilities efforts.

PDF AQ-3: Prior to start of construction activities for the proposed Project, the applicant shall install clear signage on the project site that reminds construction workers to limit idling. The

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

applicant shall also encourage construction workers to use alternative powered vehicles and equipment.

Mitigation Measures
None.

Sources:

1. Moreno Valley General Plan, adopted June 15, 2021
   - Chapter 4 – Circulation Element
   - Chapter 6 – Safety Element
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021
   - Section 4.3 – Air Quality
   - Appendix B – Air Quality Output
3. 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
4. Moreno Valley Municipal Code Section 12.50.040 – Limitations on Engine Idling
5. Air Quality, Energy, and Greenhouse Gas Impact Analysis, Vista Environmental, October 2021, Appendix A.

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?	☐	☒	☐	☐

Response:
Less than Significant with Mitigation. A Biological Resources Assessment was prepared for the proposed Project, which included a field survey conducted on August 5, 2021 (Appendix B to this IS/MND). The Biological Resources Assessment describes that 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 with sparse patches of willow scrub habitat. A non-continuous ephemeral stream was found onsite that generally flows north to southeast across the northeast corner of the site. According to the California Natural Diversity Database (CNDDB), a total of 55 sensitive species of plants and 63 sensitive species of animals have the potential to occur on or within the vicinity 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 55 plant species are listed as state and/or federal Threatened, Endangered, or Candidate species; are required to be reviewed under the Narrow Endemic Plant section of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP); are 1B.1 listed plants on the CNPS Rare Plant Inventory; or have been found to have a potential to exist within the Project region. Table Bio-1 shows survey results for listed and potential plant species and demonstrates that no sensitive plant species are present at the Project site.

Table Bio-1: Potentially Occurring Plant Species

Plant Species	Presence
Chaparral Sand-Verbena	Not Present
Munz's Onion	Not Present
Marsh Sandwort	Not Present
Horn's Milk-Vetch	Not Present
Jaeger's Milk-Vetch	Not Present
San Jacinto Valley Crownscale	Not Present
Parish's Brittlescale	Not Present
Nevin's Barberry	Not Present
Thread-Leaved Brodiaea	Not Present
Smooth Tarplant	Not Present
Salt Marsh Bird's-Beak	Not Present
Parry's Spineflower	Not Present
Slender-horned Spineflower	Not Present
Santa Ana River Woollystar	Not Present
Mesa Horkelia	Not Present
Coulter's Goldfields	Not Present
Gambel's Water Cress	Not Present
Spreading Navarretia	Not Present

Source: Biological Resources Assessment, Appendix B

Sensitive Animal Species

Based on the CNDDB, a total of 63 animal species that are listed as state or federally Threatened, Endangered, or Candidate have the potential to occur within the Project region. However, Table Bio-2 shows survey results for listed and potential animal species, which demonstrates that no sensitive species are present at the Project site.

Table Bio-2: Potentially Occurring Animal Species

Animal Species	Presence
Tricolored Blackbird	Not Present
Burrowing Owl	No suitable habitat; species not present
Crotch Bumble Bee	Not Present
Swainson's Hawk	Not Present
Santa Ana Sucker	Not Present
Western Yellow-Billed Cuckoo	Not Present
San Bernardino Kangaroo Rat	Not Present
Stephen's Kangaroo Rat	Not Present
Southwestern Willow Flycatcher	Not Present
Quino Checkerspot Butterfly	Not Present
Bald Eagle	Not Present
California Black Rail	Not Present
Steelhead-southern California DPS	Not Present

Coastal California Gnatcatcher	Not Present
Southern Mountain Yellow-legged Frog	Not Present
Delhi Sands Flower-loving Fly	Not present
Riverside Fairy Shrimp	Not Present
Least Bell's Vireo	Not Present

Source: Biological Resources Assessment, Appendix B

The Biological Resources Assessment determined that the Project site does not provide suitable habitat for any special-status plant or wildlife species due to the disturbed status of the site. Although suitable habitat for Burrowing Owl occurs on the Project site, this species was 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 existing trees on the site have the potential to provide habitat for nesting migratory birds. Many of these trees would be removed 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 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-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. As such, with implementation of MM BIO-1 and MM BIO-2, 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 with sparse patches of willow scrub habitat. However, the Project site contains approximately 0.008 acre of habitat consisting of upland vegetated ephemeral stream that would be considered riparian/riverine area as defined in Section 6.1.2 of the Western Riverside County MSHCP. While the onsite ephemeral drainage feature and associated willow scrub riparian habitat meet the definition of a riparian/riverine area according to the MSHCP, the drainage and sparse patches of willow scrub habitat do not support suitable riparian habitat

with the potential to support riparian/riverine bird species and none of the bird species were found onsite.

As the Project would result in impacts to approximately 0.008 acre of upland vegetated ephemeral stream. As required by MM BIO-3, offsite mitigation would be provided at a 2:1 ratio. In addition, a MSHCP Determination of Biologically Equivalent or Superior Preservation (DBESP) will be prepared for impacts to 0.008 acre of riverine resources. Thus, with implementation of MM BIO-3, 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 Biological Assessment (Appendix B), 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 any wildlife movement corridors. In addition, the Project site is surrounded by chain-link fencing and adjacent to vacant lots and developed areas. Therefore, no impact to wildlife corridors would occur.

The existing trees on the site have the potential to provide habitat for nesting migratory birds. Many of these trees would be removed 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:

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 (MM BIO-4). As such, the proposed Project would not conflict with any local policies protecting biological resources, including trees, and impacts would be less than significant.

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
Section 6.1.2 Species Associated with Riparian/Riverine Habitat and Vernal Pools	**Consistent.** The Project contains approximately 0.008 acre 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) 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
Section 6.1.3 Sensitive Plant Species	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. Therefore, the NEPSSA requirements are not applicable to the Project.
Section 6.1.4 Urban/Wildlands Interface Guidelines	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.

Section 6.3.2 Additional Surveys and Procedures	The Project site is not located within the Western Riverside County MSHCP 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.

Plans, Programs, or Policies (PPPs)

None.

Project Design Features (PDFs)

None.

Mitigation Measures:

MM BIO-1: Burrowing Owl Preconstruction Survey. A 30-day preconstruction survey shall be conducted prior to the commencement of Project activities (e.g., vegetation clearing, clearing and grubbing, tree removal, site watering) to ensure that no owls have colonized the site in the days or weeks preceding Project activities.

If burrowing owl are found to have colonized the Project site prior to the initiation of construction, the Project proponent will immediately inform RCA and the Wildlife Agencies and will prepare a Burrowing Owl Protection and Relocation Plan for approval by RCA and the Wildlife Agencies prior to initiating ground disturbance.

If ground-disturbing activities occur but the site is left undisturbed for more than 30 days, a preconstruction survey will again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed. If a burrowing owl is found, the same coordination described above will be necessary.

MM BIO-2: Nesting Bird Survey. If site-preparation activities for the Project are proposed during the nesting/breeding season (February 1 to September), a pre-activity field survey shall be conducted by a qualified biologist prior to the issuance of grading permits for, to determine if active nests of species protected by the MBTA or the California Fish and Game Code are present in the construction zone. If active nests are found during nesting bird surveys, thy shall be flagged and a 200-foot buffer shall be fenced around the nests. A biological monitor shall visit the site once a week during ground disturbing activities to ensure all fencing is in place and no sensitive species are being impacted.

MM BIO-3: State Drainages. A 1602 Streambed Alteration Agreement shall be obtained from the CDFW for the proposed impacts to 0.15 acres of CDFW jurisdiction.

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

The proposed 0.05 acres of impacts to waters of the State would require waste discharge requirements (WDR) under Port-Cologne from the Santa Ana RWQCB.

A MSHCP DBESP shall be prepared for impacts to 0.15 acre of riverine resources. In addition, the Project shall purchase offsite mitigation at a 2:1 ratio to accommodate the impacts to the 0.15 acres from an agency-approved mitigation bank.

MM BIO-4: Tree Replacement

Trees within the Project site will be surveyed by a qualified arborist prior to construction. Trees removed as part of the Project will be replaced per Chapter 9.17, Landscape and Water Efficiency Requirements, of the City's Municipal Code, which states that 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.

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. General Biological Assessment, Hernandez Environmental Services, September 2021, Appendix B.

V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒

Response:

No Impact. According to the *State CEQA Guidelines*, a historical resource is defined as something that meets 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 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 would not 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 are no eligible 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

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

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.

The Project site is currently undeveloped and disturbed. The Project site does not contain any buildings or structures of historic age. Therefore, the Project does not require a Historical Resources Assessment and there are no impacts.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐

Response:

Less than Significant with Mitigation. In its existing setting, the Project site is disturbed and consists of vacant land. The Project site is disturbed by development and/or agricultural uses from the past and previous impacts on the property include multiple structures previously constructed in the southwestern portion of the property as early as 1978 and have since been demolished. The Phase I Cultural Resources prepared for the Project included an archaeological records search that was completed at 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 August 3, 2021. However, due to the current restrictions imposed on operations during the COVID-19 pandemic, records searches have been delayed for the foreseeable future. As a result, no records search data is available at the time of this study. Furthermore, the cultural resource survey conducted on August 10th, 2021 did not identify any prehistoric or cultural resources on the Project site. However, there is a limited potential that buried resources may be present on the property that may be exposed during grading. As a result, Mitigation Measure CUL-1 shall be implemented to require archaeological monitoring for the first three to five feet of ground disturbance. 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:

No Impact. 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 PPP CUL-1, 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

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

Heritage Commission. Compliance with existing law would ensure that impacts to human remains would not occur.

Plans, Programs, or Policies (PPPs)

PPP CUL-1: Should human remains be discovered during Project construction, the Project would be required to comply with State Health and Safety Code Section 7050.5, which states that no further disturbance may occur in the vicinity of the body until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine the identity of and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD must complete the inspection within 48 hours of notification by the NAHC.

Project Design Features (PDFs)

None.

Mitigation Measures

MM CUL-1: Archaeological Monitoring. The applicant/Project developer shall retain a Secretary of Interior Standards qualified archaeologist to be present at pre-grade meetings and to perform archaeological monitoring for all initial ground disturbing activities. The archaeological monitor shall be present during the initial ground-disturbing activities for the first five feet to identify any known or suspected archaeological and/or cultural resource. The qualified archaeologist shall develop an Archaeological Monitoring and Treatment Plan to address the details, timing and responsibility of all archaeological and cultural resource activities that occur on the project site. The plan shall include a scope of work, project grading and development scheduling, a monitoring schedule during all ground related activities, safety requirements, and protocols to follow in the event of previously unknown cultural resources discoveries that could be subject to a cultural resources evaluation. The plan shall be submitted to the City for review and approval.

In the event that cultural resources are inadvertently discovered during ground-disturbing activities, work must be halted within 50 feet of the find until it can be evaluated by a qualified archaeologist. Construction activities could continue in other areas. Should the discovery be determined to be significant, additional mitigation measures, such as data recovery, may be necessary to mitigate adverse impacts to the discovered resource. All cultural resource discoveries will require that the site be registered at the EIC and that the City of Moreno Valley be immediately notified of the discovery and any additional mitigation measures.

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

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

5. 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 (*This document cannot be provided to the public due to the inclusion of confidential information pursuant to Government Code Section 6254.10.*)
6. Phase I Cultural Resources Assessment, Brian F. Smith and Associates, Inc., August 2021, Appendix C.

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.

Construction

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 details the construction fuel usage over the Project's construction period.

Table E-1: Construction Equipment Energy Usage

Equipment Type	Equipment Quantity	Horse-power	Load Factor	Operating Hours per Day	Total Operational Hours[1]	Fuel Used (gallons)
Site Preparation						
Rubber Tired Dozers	3	247	0.40	8	480	2,448
Tractors/Loaders/ Backhoes	4	212	0.43	8	640	3,012
Grading						
Excavator	2	158	0.38	8	720	2,232
Grader	1	187	0.41	8	360	1,425
Rubber Tired Dozers	1	247	0.40	8	360	1,836
Tractors/Loaders/ Backhoes	2	367	0.48	8	720	6,548
Building Construction						
Cranes	1	231	0.29	7	3,080	10,652
Forklifts	3	89	0.20	8	10,560	10,788

Generator Sets	1	84	0.74	8	3,520	12,558
Tractors/Loaders/ Backhoes	3	97	0.37	7	9,240	19,033
Welders	1	46	0.45	8	3,520	4,182
Paving						
Pavers	2	130	0.42	8	720	2,029
Paving Equipment	2	132	0.36	8	720	1,766
Rollers	2	80	0.38	8	720	1,256
Architectural Coating						
Air Compressor	1	78	0.48	6	270	580
Total Off-Road Equipment Fuel Used during Construction (gallons)						**83,733**

Notes:
[1] Based on: 20 days for Site Preparation, 45 days for Grading; 440 days for Building Construction; 45 days for Paving; and 45 days for Architectural Coating
Source: Vista Environmental, 2021 (Appendix A)

Construction of the Project would result in fuel consumption from the use of construction tools and equipment, vendor and haul truck trips, and vehicle trips generated from construction workers traveling to and from the site. There are no unusual Project characteristics that would cause the use of construction equipment that would be less energy efficient compared with other similar construction sites in other parts of the State. Therefore, construction-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.

Operation

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 191,319 gallons of fuel per year. In addition, the proposed Project would use 458,256 kilowatt hours (kWh) per year with implementation of Title 24 Part 6 requirements that require the implementation of building energy efficiency standards including the installation of photovoltaic systems on the rooftops of the homes. The Project would use 5,452,710 kilo British Thermal Units (kBTU) of natural gas per year which is equivalent to 5,453 mega-british Thermal units (MBTU) per year of natural

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

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.

Therefore, 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. Therefore, the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would not occur. As such, the Project would have less than significant impacts related to energy.

Plans, Programs, or Policies (PPPs)

None.

Project Design Features (PDFs)

None.

Mitigation Measures

None.

Sources:

Moreno Valley General Plan, adopted June 15, 2021

7. Moreno Valley General Plan, adopted June 15, 2021
   - Chapter 10 – Open Space & Conservation Element
1. Final Environmental Impact Report City of Moreno Valley General Plan, certified June 15, 2021
2. 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	☐	☐	☐	☒

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

Response:

No Impact. As stated in the Geotechnical and Infiltration Evaluation conducted by GeoTek, Inc., (see Appendix D), 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 3.75 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 3.75 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, included as PPP GEO-1, 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?	☐	☐	☒	☐

Response:

Less than Significant. As discussed in the Geotechnical and Infiltration Evaluation (Appendix D), the Project site is not located in an area of potential liquefaction. However, the County of Riverside indicates that the site has low to moderate liquefaction potential. 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 Geotechnical Investigation provides California Building Code (CBC) regulations for the proposed development to reduce any potential for liquefaction-induced settlement to a less than significant level, which would be verified by the City through the development permitting process. With adherence to CBC requirements, included as PPP GEO-1, 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 1,555 to 1,580 feet above mean

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

sea level, with an approximate 30 feet of elevation differential across the site. Furthermore, according to the City of Moreno Valley General Plan Figure 4.7-3, the Project site is not within a landslide susceptibility class. As such, the Project site is not located in an area mapped for high susceptibility to seismic-induced landslides. Additionally, onsite soils would be graded and compacted per the requirements of the CBC, included as PPP GEO-1, which would reduce potential impacts related to 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 204 single-family residences, new internal streets, two open space areas, four water quality basins, and landscape improvements, and would not contain exposed soil. Additionally, the Project would implement the operational BMPs included in the Water Quality Management Plan (Appendix H) for the Project, which would reduce operational runoff from the site. Thus, the potential for soil erosion or the loss of topsoil would be expected to be extremely low. Therefore, the proposed Project would have 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- 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 Geotechnical and Infiltration Evaluation, 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, included as PPP GEO-1, and related recommendations in the Geotechnical and Infiltration Evaluation related to compaction of soils and development of foundations is required as part of the building plan

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
check and development permitting process, and would reduce potential impacts related to liquefaction, settlement, and ground collapse 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. In addition, as described previously, compliance with the CBC, included as PPP GEO-1, 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 Oliver Street and extend beneath Brodiaea Avenue, connecting to proposed local roadways. 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. The Project would construct 204 single-family residences, new internal streets, and an onsite park. 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. At the Project's northwest corner 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.

A records search at the Western Science Center did not identify any fossil localities within one mile of the Project site (Appendix E). The closest known fossil localities to the Project site are located at the Aldi Distribution Center approximately two miles to the northeast. 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 high sensitivity for paleontological resources by the County of Riverside. Therefore, the Project would implement Mitigation Measure PAL-1 from the City of

Moreno Valley's 2040 General Plan EIR. In addition, the Project would implement project-specific 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.

Plans, Programs, or Policies (PPPs)

PPP GEO-1: California Building Code. The Project is required to comply with the California Building Code as included in the City's Municipal Code Chapter 8.20 to preclude significant adverse effects associated with seismic hazards. California Building Code related and geologist and/or civil engineer specifications for the Project are required to be incorporated into grading plans and specifications as a condition of Project approval.

PPP WQ-1: SWPPP. As listed below in Section 10, *Hydrology and Water Quality*.

Project Design Features (PDFs)

None.

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 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.
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:

1. 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

2. 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
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
4. Moreno Valley Municipal Code Chapter 8.21 – Grading Regulations
5. 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
6. 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
7. Geotechnical Engineering Investigation, GeoTek, Inc, September 2021, Appendix D.
8. Paleontological Resources Assessment, Brian F. Smith and Associates, September 2021, Appendix G.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

Greenhouse Gas Emissions Thresholds

The City of Moreno Valley has prepared the 2021 Climate Action Plan (CAP) that reflects the guidelines established in the 2017 Climate Change Scoping Plan (CARB, 2017) that was designed to implement the greenhouse gas (GHG) emissions reduction targets set in Executive Order S-3-15 and Senate Bill 32 that recommend local governments target of 6.0 $MTCO_2e$ per capita per year by 2030 and 2.0 $MTCO_2e$ per year by 2050 in their CAPs. The 2021 CAP has adopted a proposed target of 4.0 $MTCO_2e$ per capita per year by 2040. Therefore, the proposed Project would be considered to create a significant cumulative GHG impact if the proposed Project would exceed the 2021 CAP threshold of 4.0 $MTCO_2e$ per capita threshold.

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 CO_2, CH_4, and N_2O. Furthermore, CH_4 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 204 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 CO_2e 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. PDF AQ-1 through PDF AQ-3, included as measures in the 2021 CAP, have been voluntarily implemented as part of the Project and are factored into the Project's GHG emissions modeling.

Table GHG-1: Project Related Greenhouse Gas Annual Emissions

	Greenhouse Gas Emissions (Metric Tons per Year)			
Category	**CO_2**	**CH_4**	**N_2O**	**CO_2e**
Area Sources[1]	3.44	<0.00	<0.00	3.52
Energy Usage[2]	372.25	0.01	0.01	374.40
Mobile Sources[3]	1,718.30	0.10	0.09	1,747.42
Solid Waste[4]	24.28	1.43	<0.00	60.14
Water and Wastewater[5]	47.55	0.35	0.01	58.88
Construction[6]	52.01	0.01	<0.00	52.79
Total Emissions	**2,217.82**	**1.90**	**0.11**	**2,297.14**
Service Population[7]				583
$MTCO_2e$ per Service Population				**3.9**
City of Moreno Valley 2021 CAP Threshold of Significance ($MTCO_2e$ per capita per year)				**4.0**
Exceeds Threshold?				No

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 CO_2 and CH_4 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 data provided in Table GHG-1 shows that the proposed Project would create 2,297.14 $MTCO_2e$ per year, which is equivalent to 3.9 $MTCO_2e$ per year per service population. According to the threshold of significance provided in the 2021 CAP that is detailed above, a cumulative global climate change impact would occur if the GHG emissions exceed 4.0 $MTCO_2e$ per year per service population. 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. As detailed above, the proposed Project would be consistent with the 2021 CAP if the GHG emissions created by the proposed Project do not exceed the 2021 CAP threshold of 4.0 MTCO2e per capita threshold and if the proposed Project adopts the applicable measures in the 2021 CAP as conditions of approval. The proposed Project would create 2,297.14 MTCO2e per year, which is equivalent to 3.9 MTCO2e per year per service population. Therefore, the proposed Project is consistent with the 4.0 MTCO2e per capita per year emissions target provided in the 2021 CAP.

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

The proposed Project's consistency with the applicable measures in the 2021 CAP for a new single-family home development are shown in Table GHG-2.

Table GHG-2: Proposed Project Compliance with Applicable 2021 CAP Policies

ID	General Plan Policy	Proposed Project Implementation Actions
TR-5	Implement trip reduction programs in new residential, commercial, and mixed-use developments.	**Consistent.** Project Design Feature AQ-1 has been included in this analysis that requires the applicant to prepare a trip reduction program that would include preparing a packet that details nearby bus stops and bus routes, bike routes, and walkways, which shall be provided to everyone that purchases a home in this development.
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.** Project Design Feature AQ-2 has been included in this analysis that will require the applicant to install interior real-time energy smart meters into the proposed homes.
OR-1	Encourage residents and businesses to use efficient lawn and garden maintenance equipment or to reduce the need for landscape maintenance through native planting. o Partner with the SCAQMD to establish a voluntary exchange program for residential electric lawnmowers and backpack-style leaf blowers. o Require new buildings to provide electrical outlets in an accessible location to facilitate use of electric-powered lawn and garden equipment. o In project review, encourage the replacement of high-maintenance landscapes (like grass turf) with native vegetation to reduce the need for gas-powered lawn and garden equipment.	**Consistent.** The proposed Project is required to implement the Title 24 Part 11 CalGreen building standards that require that the homes include electrical outlets on the exterior of the proposed homes to allow for plug-in electrical landscaping equipment to be used for lawn and garden maintenance.
OR-2	Reduce emissions from heavy-duty construction equipment by limiting idling based on South Coast Air Quality Management District (SCAQMD) requirements and utilizing cleaner fuels, equipment, and vehicles. o Require provision of clear signage reminding construction workers to limit idling. o Require project applicants to limit GHG emissions through one or more of the following measures: substitute electrified or hybrid equipment for diesel/ gas powered, use alternative-fueled equipment on site, avoid use of on-site generators.	**Consistent.** Project Design Feature AQ-3 has been included in this analysis that will require the applicant to install signage to remind construction workers to limit idling and to encourage the use of alternative powered vehicles and equipment.
NC-1	Require new landscaping to be climate appropriate.	**Consistent.** The proposed Project is required to meet the requirements of Executive Order B-29-15 and the associated City's landscape plan requirements that requires all development to prepare a landscape plan that utilizes drought tolerant plants and water-efficient irrigation systems.
NC-2	Encourage residents and businesses to use efficient lawn and garden maintenance through native planting	**Consistent.** The proposed Project is required to meet the requirements of Executive Order B-29-15 and the associated City's landscape plan requirements that requires all development to

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

prepare a landscape plan that utilizes native planting.

Source: City of Moreno Valley, 2021.

As shown in Table GHG-2, with implementation of Project Design Features AQ-1 through PDF AQ-3, the proposed Project would be consistent with all applicable 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

Plans, Programs, or Policies (PPPs)

None.

Project Design Features (PDFs)

PDF AQ-1 through PDF AQ-3, as described above.

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, Vista Environmental, October 2021, 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., dozers, excavators, tractors) would be operated for development of the Project. The equipment would be fueled and maintained by petroleum-based substances such as diesel fuel, gasoline, oil, and hydraulic fluid, which are considered hazardous if improperly stored, handled, or transported. Other materials used—such as paints, adhesives, and solvents—could also result in accidental releases or spills that could pose risks to people and the environment. These risks are standard, however, on all construction sites, and the Project would not cause greater risks than would occur on other similar construction sites.

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 (included as PPP WQ-1 herein) 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 204 single-family residences and an onsite open space area and park, 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) and limited Phase II ESA were conducted for the Project site by Brown and Caldwell (Appendix F and G). A limited Phase II ESA was performed to assess the soil conditions near the former petroleum pipeline easement. The Phase I and Limited Phase II evaluated the parcel and determined that the Project site does not have any recognized environmental conditions (RECs). The Phase II report also identified no evidence of on-site or off-site RECs.

Construction

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

Accidental Releases. While 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; 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. To avoid an impact related to an accidental release, 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 (and included as PPP WQ-1). Implementation of an SWPPP would minimize potential adverse effects to workers, the public, and the environment. 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 204 townhomes and the recreation area includes use of limited hazardous materials, such as solvents, cleaning agents, paints, pesticides, batteries, fertilizers, and aerosol cans. Normal routine use of typical residential products pursuant to existing regulations would not result in a significant hazard to the environment, residents, or workers in the vicinity of the Project.

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. La Jolla Elementary School is located approximately 0.4 miles south and Landmark Middle School is located approximately 1.0 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. Therefore, 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 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 site (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

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 3.3 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, including grubbing, grading, excavation and re-compaction of soils; 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 public streets, driveways, and connections to existing infrastructure systems that would be implemented during construction of the proposed Project would not require full closure of Alessandro Boulevard, Oliver Street, or Brodiaea Avenue. Any temporary lane closures needed for utility connections or driveway construction would be required to implement appropriate measures to facilitate vehicle circulation, as included within construction permits. 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 or evacuation impacts to a less than significant level. ***Operation*** The City of Moreno Valley participates in the *County of Riverside Multi-Jurisdictional Local Hazard Mitigation Plan* (LHMP) which outlines requirements for emergency access and 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 Alessandro Boulevard and Oliver Street via two driveways. The Project driveways and internal access 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				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Brodiaea Avenue to the south, Oliver Street to the east, Alessandro Boulevard to the north, and vacant lot to the west. Single-family residences are located to the south of Brodiaea Avenue. 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.

Plans, Programs, or Policies (PPPs)

None.

Project Design Features (PDFs)

None.

Mitigation Measures

None.

Sources:

1. Moreno Valley General Plan, adopted June 15, 2021
   - Chapter 6 – Safety Element
2. City of Moreno Valley General Plan Update, adopted July 2021
3. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021
   - Section 4.9 – Hazards and Hazardous Materials
4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
5. March Air Reserve Base (MARB)/March Inland Port (MIP) Airport Land Use Compatibility Plan (ALUCP) on November 13, 2014, (http://www.rcaluc.org/Portals/13/17%20-%20Vol.%201%20March%20Air%20Reserve%20Base%20Final.pdf?ver=2016-08-15-145812-700)
6. 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
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

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

8. Phase I and Limited Phase II Environmental Site Assessments (Part 1), Brown & Caldwell, May 7, 2021 (Appendix F).
9. Phase I and Limited Phase II Environmental Site Assessments (Part 2), Brown & Caldwell, May 7, 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, included as PPP WQ-1, 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;
- 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 appropriate BMPs are ensured through the City's construction permitting process, which would ensure that the Project would not violate any water quality standards or waste discharge requirements, potential water

quality degradation associated with construction activities would be minimized, and impacts would be less than significant.

Operation

The operation of a new residential community consisting of 204 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/biofilter the 85th percentile 24-hour storm event.

The Project proposes catch basins to collect stormwater runoff and direct flows to four proposed bioretention basins for treatment prior to discharging into existing drainage facilities near Oliver Street. Bioretention basins 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 (7,404 square feet) would be located near the center of the Project area near the intersection of Street "B" and Street "C"; Bioretention Basin 2 (8,479 square feet) would be located at the southwest intersection of Street "R" and Oliver Street; Bioretention Basin 3 (3,412 square feet) would be located at the northeast corner of Brodiaea Avenue and Street "C"; and Bioretention Basin 4 (5,612 square feet) would be located at the northwest corner of Brodiaea Avenue and Oliver Street.

With implementation of the operational source and treatment control BMPs that are outlined in the preliminary WQMP (Appendix H), 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 and direct flows to four proposed bioretention basins for treatment prior to discharging into existing drainage facilities near Oliver Street. In addition, the Project includes approximately

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

3.6 acres 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.

Construction

Construction of the Project would require grading and excavation of soils, which would loosen sediment and could result in erosion or siltation. Approximately 26.7 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, as included by PPP WQ-1. 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. The Project site contains approximately 0.008 acre (58 linear feet) of ephemeral stream that would be considered CDFW jurisdictional. The proposed Project would introduce approximately 18.6 acres of impervious surfaces to the Project and result in impacts to approximately 0.008 acre (58 linear feet) of CDFW jurisdictional ephemeral stream. As specified in MM BIO-3, a 1602 Streambed Alteration Agreement would be obtained, waste discharge requirement (WDR) would be developed, and offsite mitigation would be purchased at a 2:1 ratio. 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 or siltation. With implementation of these regulations, 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 drainage. Stormwater drainage infrastructure proposed within the Preliminary WQMP as part of the Project maintains existing drainage patterns across the Project site.

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

The proposed Project would introduce approximately 18.6 acres of impervious surfaces to the Project and result in impacts to approximately 0.008 acre (58 linear feet) of ephemeral stream. Also, as discussed in the Hydrology Report prepared for the proposed Project (see Appendix I), drainage runoff from the Project site would be handled by adequately sized and proper operation of drainage facilities. The Project would include four onsite stormwater treatment areas (bioretention basins). They are proposed south of Lot 70, west of Lot 198, east of Lot 190, and north of Lot 183. Offsite street improvements are proposed on Alessandro Boulevard and Brodiaea Avenue to build out ultimate curb and gutter along the Project frontage. All onsite runoff would flow to the southeast as per the existing drainage path. Existing storm drains at the intersection of Cactus Avenue and Oliver Street would be extended towards the intersection of Oliver Street and Brodiaea Avenue to collect the onsite runoff. Proposed bioretention basins 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 (included as PPP WQ-1) 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 18.6 acres of impervious surfaces to the Project and result in impacts to approximately 0.008 acre (58 linear feet) of ephemeral stream. 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 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

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

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 three miles southeast of the Project site. 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, which limits the allowable withdrawal of water from the basin by water purveyors, and the Project does not involve 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.

Existing Plans, Programs, or Policies (PPPs)

PPP WQ-1: Prior to grading permit issuance, the Project developer shall have a Stormwater Pollution Prevention Plan (SWPPP) prepared by a QSD (Qualified SWPPP Developer) pursuant to the Municipal Code Section 8.21.170. The SWPPP shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to comply with the National Pollutant Discharge Elimination System (NPDES) requirements to limit the potential of polluted runoff during construction activities. Project contractors shall be required to ensure compliance with the SWPPP and permit periodic inspection of the construction site by City of Moreno Valley staff or its designee to confirm compliance.

Project Design Features (PDFs)

None.

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

Mitigation Measures

None.

Sources:

1. Moreno Valley General Plan 2040, adopted April 2, 2021
   - Chapter 6 – Safety Element
   - Chapter 7 – Conservation Element
2. Draft Environmental Impact Report City of Moreno Valley General Plan, published April 2, 2021
   - Section 4.10 – Hydrology and Water Quality
3. 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
4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
   - Section 9.10.080 – Liquid and Solid Waste
5. Preliminary Water Quality Management Plan, Adkan Engineers, August 2021, Appendix H.
6. Hydrology Report, Adkan Engineers, August 2021, Appendix I.
7. Federal Emergency Management Agency, Federal Insurance Rate Map, Map Number 06065C0770G, August 2008
8. 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 Alessandro Boulevard followed by residential housing to the north, vacant undeveloped land followed by single-family residences to the south, vacant undeveloped land followed by Nason Street and residences to the west, and Oliver Street followed by a two-story building currently serving as Discovery Christian Church to the east. The proposed Project would be consistent with the General Plan designation and zoning 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 Downtown Center (DC) by the Moreno Valley General Plan. As discussed in the General Plan, the primary purpose of areas designated as Downtown Center is to provide for development of a vibrant mix of business, entertainment, residential, cultural, and civic uses to activate the Downtown Center. The outer perimeters of the DC allows for medium density residential uses, as proposed by the Project.

In addition, the Project would include an Area Plan 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 204 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. Based on modeling conducted for the Project, the City of Moreno Valley was found to have a VMT per capita of 13.269 whereas the Project was found to have a VMT per capita of 13.262. Therefore, the Project falls under “low VMT” categorization and would be 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 204 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 com-mute times, and improve air quality	**Consistent.** Section 4.14 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 2-2: Require that proposed projects in the Downtown Center prepare an area plan demonstrating consistency with the principles outlined in Table LCC-2 and the illustrative development program shown in Table LCC-3 prior to approval. Development on smaller parcels may satisfy this requirement with a site plan.	**Consistent.** An area plan was prepared for the proposed Project that would be reviewed by the City to ensure all development standards meet the requirements set by the DC zone.
LCC 2-10: Create an attractive, safe environment for bicycles and pedestrians that promotes "micro-mobility" and connectivity within	**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

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the Downtown Center as well as encourage electric and autonomous vehicles.	the Project's frontage on Alessandro Boulevard, Brodiaea Avenue, and Oliver Street.			
LCC 2-11: Allow for the evolution of the Downtown Center and encourage site planning that facilitates redevelopment of sites within the core of the area in the future as land values increase and higher development intensities become more financially feasible.	**Consistent.** The Project would be on the outskirts of the Downtown Center and would develop an underutilized site to provide housing within the City.			
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 would be located near transit stops, including Alessandro/Oliver, Alessandro/Nason, and Nason/Brodiaea. 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 a 0.56-acre open space area and 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 sidewalks and would be located near transit stops, including Alessandro/Oliver, Alessandro/Nason, and Nason/Brodiaea. 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 a landscaped median along Alessandro Boulevard and safety			

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	features consistent with the City's roadway design requirements within the Municipal Code.			
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.			
LCC. 3-14: Within individual residential projects, a variety of floor plans and elevations should be offered	**Consistent.** The proposed Project includes three floor plans that would provide a variety of options within the residential 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. 3-16: Design large-scale small lot single family and multiple family residential pro-jects to group dwellings around individual open space and/or recreational features.	**Consistent.** The Project would include two open space areas and other landscape features towards the center of the Project site, surrounded by small-lot residential uses.			
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 Oliver Street and Brodiaea Avenue. Additionally, the Project would include sidewalks throughout the internal streets and along Oliver Street and Brodiaea Avenue 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 north-south/east-west public street (Street "A", "B", and "C") will connect Brodiaea Avenue to Alessandro Avenue.			

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 prepared for the Project at the request of the City.			
C. 3-6: Require new developments to participate in Transportation Uniform Mitigation Fee Program (TUMF), the Development Impact Fee Program (DIF) and any other applicable transportation fee programs and benefit assessment districts.	**Consistent.** The proposed Project would contribute development impact fees pursuant to the City's code, including payment of the regional TUMF fee.			
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 cross-section standards, and applicable policies for designated urban and rural areas.	**Consistent.** The proposed Project would include development of a new sidewalk and curb along its surrounding roadways (Alessandro Boulevard, Brodiaea Avenue, and Oliver Street). 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 park areas and other common as necessary.			
Parks & Public Services				
PPS. 1-1: Increase the acreage of parks in Moreno Valley to serve the needs of the growing population and maintain a standard of three acres of parkland per 1,000 residents.	**Consistent.** The proposed Project includes 2.34 acres of park and open space area. The Project would be required to provide a minimum of 2.47 acres of parkland dedication (based on 824 new residents anticipated to result from the Project as described in Section XIV, Population and Housing) applying the Quimby Act ratio of "3 acres per 1,000 residents". The Project would substantially comply with the Quimby Act, codified as Chapter 3.40 in the City's Municipal Code, and the difference (deficiency), of approximately 0.56 acre, will require the payment of an in-lieu fee.			
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 the payment of all applicable in-lieu fees for the provision of parkland in addition to the open space provided onsite, as conditioned by the City.			
PPS. 1-4: Design and construct parks, public spaces and recreational facilities for flexible use,	**Consistent.** Open space would be constructed to provide flexibility and ease of maintenance.			

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
energy efficiency, adaptability over time, 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				
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 as included as PPP GEO-1.			
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 four water quality basins retain and filter stormwater			

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

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	would be below the thresholds established by the SCAQMD.			

Municipal Code

As discussed previously, the proposed Project is zoned Downtown Center (DC), which is consistent with the General Plan land use designation of Downtown Center. As described previously in Table AES-1, the proposed Project would be consistent with the development standards for the DC zoning district upon approval of the Area Plan. 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.

Existing Plans, Programs, or Policies (PPPs)

None.

Project Design Features (PDFs)

None.

Mitigation Measures

None.

Sources:

1. 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
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified June 15, 2021
   - Section 4.14 – Population and Housing
3. 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?	☐	☐	☐	☒

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:

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

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.

Existing Plans, Programs, or Policies (PPPs)

None.

Project Design Features (PDFs)

None.

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 with Mitigation Incorporated.

City of Moreno Valley Municipal Code
Section 9.10.030 Performance Standards – Exemptions. *The following uses or activities are exempt from the provisions of this chapter:*

A. Emergency equipment, vehicles, devices and activities.

B. Temporary construction, maintenance, or demolition activities between the hours of seven a.m. and seven p.m.

Section 9.10.170 Performance Standards – Vibration*. No vibration shall be permitted which can be felt at or beyond the property line.*

Section 11.80.030 Prohibited Acts

A. General Prohibition. It is unlawful and a violation of this chapter to maintain, make, cause, or allow the making of any sound that causes a noise disturbance, as defined in Section 11.80.020.

B. Sound causing permanent hearing loss.

1. Sound level limits. Based on statistics from the Center for Disease Control and Prevention and the National Institute for Occupational Safety and Health, Table 1 and Table 1-A specify sound level limits which, if exceeded, will have a high probability of producing permanent hearing loss in anyone in the area where the sound levels are being exceeded. No sound shall be permitted within the city which exceeds the parameters set for in Tables 11.80.030-1 [see Table N-1] and 11.80.030-1-A [see Table N-2] of this chapter:

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.	

C. Nonimpulsive Sound Decibel Limits. No person shall maintain, create, operate or cause to be operated on private property any source of sound in such a manner as to create any nonimpulsive sound which exceeds the limits set forth for the source land use category (as defined in Section 11.80.020) in Table 11.80.030-2 [see Table N-3] when measured at a distance of two hundred (200) feet or more from the real property line of the source of the sound, if the sound occurs on privately owned property, or from the source of the sound, if the sound occurs on public right-of-way, public space or other publicly owned property. Any source of sound in violation of this subsection shall be deemed prima facie to be a noise disturbance.

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 Code Section 11.80.030.

D. Specific Prohibitions. In addition to the general prohibitions set out in subsection A of this section, and unless otherwise exempted by this chapter, the following specific acts, or the causing or permitting thereof, are regulated as follows:

7. Construction and Demolition. 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 p.m. and 7 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. This section shall not apply to the use of power tools as provided in subsection (D)(9) of this section.

Existing Noise Levels

As detailed in the Noise 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.

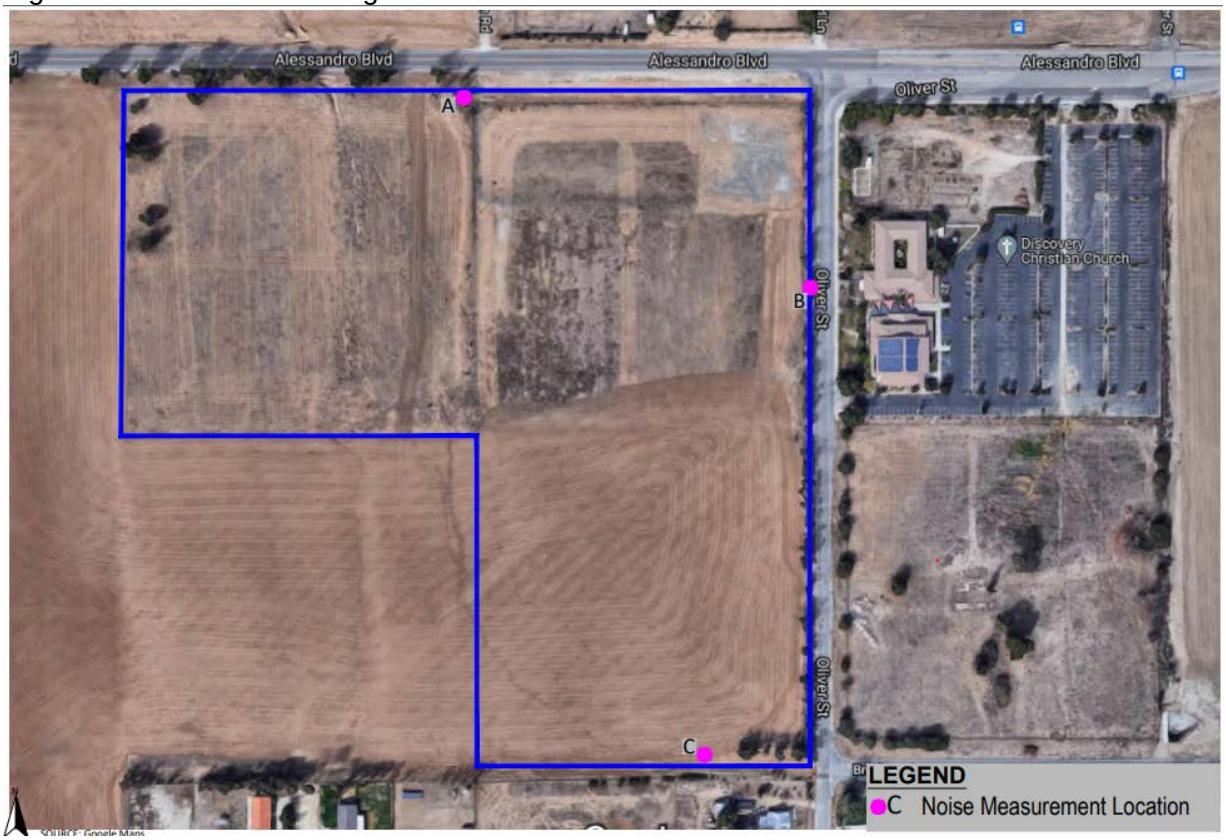
Table N-4 – Existing (Ambient) Noise Level Measurements

Site No.	Site Description	Average (dBA L_{eq})		1-hr Average (dBA L_{eq}/Time)		Weighted-Average[3] (dBA CNEL)
		Daytime[1]	Nighttime[2]	Minimum	Maximum	
A	Located on a tree on the north side of the project site, approximately 70 feet south of Alessandro Boulevard centerline and 30 feet west of Marion Road centerline.	60.0	53.1	46.3 2:01 a.m.	62.1 7:39 a.m.	62.1
B	Located on a tree on the east side of the project site and directly across street from Discovery Church Preschool Playground, approximately 30 feet west of Oliver Street centerline.	64.6	55.4	49.7 2:26 a.m.	67.4 7:52 a.m.	65.4
C	Located on a post on the south side of the project site, within the Brodiaea Avenue right-of-way, approximately 350 feet west of Oliver Street centerline.	47.4	42.7	38.9 9:50 a.m.	52.0 4:39 p.m.	51.2

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 Impact Analysis (Appendix J).

Figure N-1: Noise Monitoring Locations



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 Impact Analysis, Vista Environmental, 2021 herein referred to as Appendix J).

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, which are listed in Table N-5 below.

The nearest sensitive receptor to the Project site is a single-family home that is located as near 80 feet south of the Project site. There is also a single-family home located as near as 170 feet

north of the Project site and a church located as near as 100 feet east of the Project site. The noise monitoring locations are located in Figure N-1: *Noise Monitoring Locations*, below.

For each phase of construction, the construction equipment was analyzed based on being placed in the middle of the Project site, which is based on the analysis methodology detailed in *FTA Manual for a General Assessment*. In order to provide a conservative analysis, all equipment was analyzed. In order to account for Section 11.80.030(C) of the Municipal Code, each receiver was placed 200 feet back from the Project site property lines. Construction noise would be temporary in nature as the operation of each piece of construction equipment would not be constant throughout the construction day, and equipment would be turned off when not in use. The typical operating cycle for a piece of construction equipment involves one or two minutes of full power operation followed by three or four minutes at lower power settings.

Table N-5 Worst-Case Scenario Noise Levels at Sensitive Receptors

Construction Phase	Construction Noise Level[1] (dBA Leq) at:		
	Home to South	Home to North	Church to North
Site Preparation	57	56	57
Grading	59	58	58
Building Construction	58	57	57
Paving	52	51	51
Painting	49	48	48
City's Noise Threshold[2]	**60**	**60**	**65**
Exceed Thresholds?	**No**	**No**	**No**

Notes:
[1] The distances were calculated from the center of the project site to the nearest sensitive receptor property line. Pursuant to Section 11.80.030(C) of the Municipal Code an additional 200 feet was added to the distance.
[2] City Noise Threshold obtained from Section 11.80.030(C) of the Municipal Code.
Source: Noise Impact Analysis (Appendix J)

As shown in Table N-5, the unmitigated construction noise levels, when combined with existing ambient noise levels, are expected to range from 48 to 59 dBA L_{eq} at the single-family residences, which would be less than the 60 dBA L_{eq} significance threshold. In addition, the noise levels are expected to range from 48 to 58 dBA at the church to the north. Therefore, the noise impacts due to Project construction noise would be less than significant.

Operational Noise

Offsite Vehicle Noise

The proposed Project would consist of the development of 204 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. The noise impacts related to vehicular traffic were modeled in the Noise Impact Analysis using a version of the Federal Highway Administration (FHWA) Traffic Noise Prediction Model (FHWA-RD-77-108) and modified to account for the roadway active width and total average daily traffic (ADT). The existing year and future year with and without Project ADT noise levels were calculated. Table N-6 shows that at Project buildout, there would be a 0.5 dBA increase in noise due to the increase of Project-related traffic on Oliver Street and on Alessandro Boulevard to the west of Oliver Street, as well as a 0.3 dBA increase in noise due to the increase of Project-related traffic on Alessandro Boulevard to the east of Oliver Street.

The proposed Project's potential offsite traffic noise impacts have been calculated through a comparison of the future year 2040 scenario to the future year 2040 with Project scenario. The results of this comparison are shown in Table N-7. Table N-7 shows that in 2040, the Project would contribute a 0.4 dBA increase in noise due to the Project-related traffic on Oliver Street and on Alessandro Boulevard to the west of Oliver Street, and a 0.3 dBA increase in noise due to the Project-related traffic on Alessandro Boulevard to the east of Oliver Street. As the Project does not exceed the threshold of 3 dBA, impacts related to operational noise from traffic would be less than significant.

Table N-6: Existing Project Traffic Noise Contributions

		dBA CNEL at Nearest Receptor[1]			Increase Threshold [2]
Roadway	**Segment**	**Existing**	**Existing Plus Project**	**Project Contribution**	
Oliver Street	South of Alessandro Boulevard	60.2	60.7	+0.5	+3 dB
Alessandro Boulevard	West of Oliver Street	65.2	65.7	+0.5	+1.5 dB
Alessandro Boulevard	East of Oliver Street	58.8	59.1	+0.3	+5 dB

Notes:
[1] Distance to nearest sensitive receptors does not take into account existing noise barriers.
[2] Increase Threshold obtained from MoVal 2040 DEIR, 2021.
Source: Noise Impact Analysis (Appendix J).

Table N-7: Future Year 2040 Project Traffic Noise Contributions

		dBA CNEL at Nearest Receptor[1]			Increase Threshold[2]
Roadway	**Segment**	**Year 2040**	**Year 2040 Plus Project**	**Project Contribution**	
Oliver Street	South of Alessandro Boulevard	60.7	61.1	0.4	+3 dB
Alessandro Boulevard	West of Oliver Street	67.0	67.4	0.4	+1.5 dB
Alessandro Boulevard	East of Oliver Street	60.7	60.8	0.1	+3 dB

Notes:
[1] Distance to nearest sensitive receptors shown in Appendix J, does not take into account existing noise barriers.
[2] Increase Threshold obtained from MoVal 2040 DEIR, 2021.
Source: Noise Impact Analysis (Appendix J).

Onsite Operational Noise

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
- Trash Enclosure Activity: 49.0 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.

Sound Wall

General Plan 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 Alessandro Boulevard that is adjacent to the north side of the project site and Oliver Street that is adjacent to the east side of the project site. It should be noted that Brodiaea Avenue is classified as a local roadway that consists of low traffic volumes at slower speeds and the traffic noise from Brodiaea Avenue would not make a significant contribution to the noise environment, as such the noise level from Brodiaea Avenue was not analyzed under Appendix J.

Table N-8 shows that the noise levels at the backyards for all proposed residential units adjacent to Oliver Street would be within the City's 65 dBA CNEL residential exterior noise standard for the without sound wall condition and that all proposed homes backyards that are adjacent to Alessandro Boulevard would exceed the City's 65 dBA CNEL residential exterior noise standard for the without sound wall condition. This would be considered a significant impact.

Due to the exceedance of the 65 dBA CNEL standard at the nearest sensitive receptors to Alessandro Boulevard, a wall would be included as part of the Project to reduce the noise impacting neighboring residential dwellings. The Project applicant would construct a minimum 6.0-foot-high solid wall on the shared property lines of the proposed homes that are adjacent to Alessandro Boulevard. The solid walls would be constructed of concrete masonry units, and free of any decorative cutouts or openings. Figure N-2 depicts the location of the proposed sound wall. Table N-8 shows that with implementation of a sound wall, the exterior noise levels at Alessandro Boulevard would be 60 dBA CNEL. As 60 dBA CNEL does not exceed the 65 dBA CNEL standard, impacts would be less than significant.

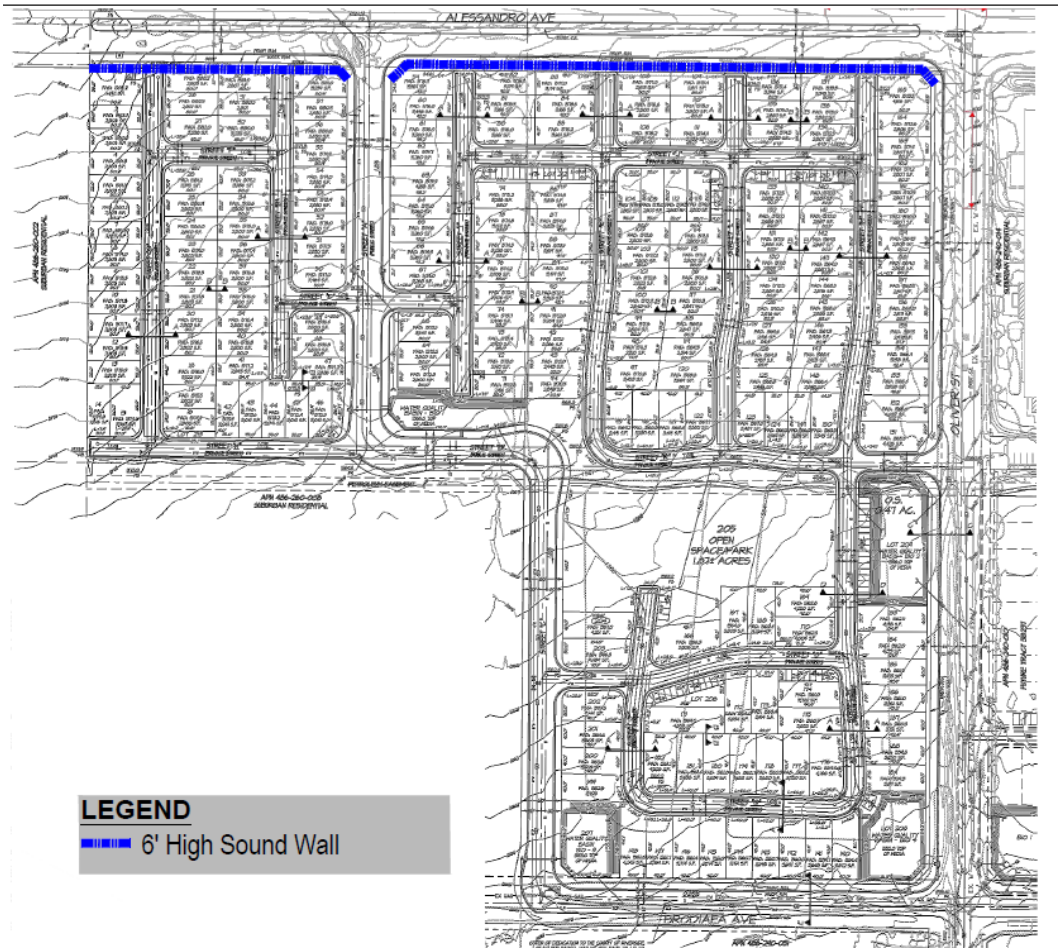
Table N-8. Proposed Homes Exterior Noise Levels

Building Number	Roadway	Exterior Noise Levels (dBA CNEL)		Wall Height Analyzed[1] (feet)
		Without Sound Wall	With Sound Wall	
1	Alessandro Boulevard	**67**	60	6.0
30	Alessandro Boulevard	**67**	60	6.0
59	Alessandro Boulevard	**67**	61	6.0
83	Alessandro Boulevard	**67**	60	6.0
109	Alessandro Boulevard	**67**	60	6.0
137	Alessandro Boulevard	**67**	60	6.0
164	Oliver Street	62	--	--
160	Oliver Street	62	--	--
156	Oliver Street	61	--	--
152	Oliver Street	61	--	--

185	Oliver Street	61	--	--
189	Oliver Street	61	--	--

Notes:
Exceedance of City's 65 dBA CNEL residential exterior noise standard shown in **bold**.
Source: Noise Impact Analysis (Appendix J).

Figure N-2: Proposed Sound Wall7



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 outlines in Table N-8 below.

Table F – Vibration Source Levels for Construction Equipment

Equipment		Peak Particle Velocity (inches/second)	Approximate Vibration Level (L_v)at 25 feet
Pile driver (impact)	Upper range typical	1.518 0.644	112 104
Pile driver (sonic)	Upper range typical	0.734 0.170	105 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.

The nearest vibration sensitive receptor to the Project site is a single family home located 80 feet south of the Project site. Since the City's Municipal does not provide a quantifiable vibration level for construction activities, Caltrans guidance has been utilized, which defines the threshold of perception from transient sources at 0.25 inch per second PPV. Based on typical propagation rates, the vibration level at the nearest home (80 feet to the south) would be 0.025 inch per second PPV. The vibration level at the nearest offsite structure would be below the 0.25 inch per second PPV threshold detailed above. Impacts would be less than significant.

Operation

The proposed Project would consist of the development of 204 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 4.5 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

Existing Plans, Programs, or Policies (PPPs)

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

None.

Project Design Features (PDFs)

PDF NOI-1: The Project applicant would construct a minimum 6.0-foot-high solid wall on the shared property lines of the proposed homes that are adjacent to Alessandro Boulevard. The solid walls would be constructed of concrete masonry units, and free of any decorative cutouts or openings.

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/
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/0903fconnectsocal_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 204 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 204 single-family residences would result in an increase of approximately 824 new residents. With the City having a total of 266,800 people, the addition of 824 new residents would represent a total population increase of 0.3%, and the new residential units would result in a 0.4% 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 0.27% 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

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 204 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.

Existing Plans, Programs, or Policies (PPPs)

None.

Project Design Features (PDFs)

None.

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/
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/0903fconnectsocal_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 99, located at 13400 Morrison Street, is the closest fire station to the Project site. Fire station 99 is approximately 1.7 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 824 new residents within the City which would result in 1.87 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. 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 5.3 roadway miles or 13 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

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

Due to the increase of 824 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.

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

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.

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.

- La Jolla Elementary School, located at 14745 Willow Grove Place, has a capacity of 705 students (MVUSD 2021).
- Landmark Middle School, located at 15261 Legendary Drive, has a capacity of 1,436 students (MVUSD 2021).
- Vista De Lago High School, located at 15150 Lasselle Street, has a capacity of 2,823 students (MVUSD 2021).

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

School	Total Capacity	2020-21	2019-20	2018-19	2017-18	2016-17	2015-16	2014-15
La Jolla Elementary School	705	707	726	740	758	817	843	842
Landmark Middle School	1436	984	1,086	1,160	1,217	1,203	1,201	1,244
Vista De Lago High School	2823	2,033	1,991	2,118	2,063	2,024	2,143	2,189

Source: California Department of Education and MVUSD.

As discussed in Section XIV, Population and Housing, the proposed Project would result in 824 new residents. Based on the MVUSD student generation rates utilized in the City's General Plan, the Project would result in approximately 260 elementary students, 134 middle school students, and 180 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

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CEQA for Project-related impacts to school services. As such, impacts would be less than significant.				
iv) Parks?	☐	☐	☒	☐

Response:

Less than Significant Impact. There are four existing park facilities that provide 21.15 acres of parkland within two miles of the Project site, which include

- Celebration Park is located at 14965 Morgan Avenue, 1.0 mile from the Project site. The park is 6.65 acres and contains barbecues, lit basketball court, picnic tables, playground, walking path, and a water feature.

- Fairway Park is located at 27891 John F Kennedy Drive, 1.1 miles from the Project site. The park is 5.50 acres and contains barbecues, multi-use athletic field, picnic tables, playground, and a volleyball court.

- Ridge Crest Park is located at 28506 John F Kennedy Drive, 1.8 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

- Vista Lomas Park is located at 26700 Iris Avenue, 1.8 miles from the Project site. The park is 4.00 acres and contains barbecues, lit basketball court, panic 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 824 new residents would occur from the proposed Project. This equates to approximately 2.47 acres of parkland that would be required to support the new residents.

The proposed Project would develop 204 single family homes and two parks totaling 2.34 acres 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. However, there is a 0.13-acre deficit that would not be met by the open space provided by the project. To offset this impact, the Project would adhere to City code PPS.1-2. This Parks and Public Services code requires that new 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.

A slight increase in demand on the existing parks could occur from the additional 824 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 2.34-acre onsite park. 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. 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:

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

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. Therefore, impacts related to other public services would be less than significant. In addition, the Project would be required to provide payment of the Development Impact Fee to assist the City in providing public services pursuant to City conditions.

Existing Plans, Programs, or Policies (PPPs)

None.

Project Design Features (PDFs)

None.

Mitigation Measures

None.

Sources:

1. Final Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive General Plan Update and Climate Action Plan (MoVal 2040), adopted XX, 2021
   - Section 4.14 Public Services and Recreation
     - Figure 4.15-2 Existing and Planned Recreation Facilities
2. 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. Demand for park and recreational facilities are generally the direct result of residential development. The proposed Project would develop 204 single family homes and 2.34 acres of parkland on the site for use by residents. Therefore, some of the Project's park and recreational demand would be met by the provision of the onsite facilities. The City's General Plan has a policy to provide a minimum level of service standard for parkland of 3 acres per 1,000 residents. As described previously in the Section XV discussion, the approximate 824 new residents would equate to a need to provide approximately 2.47 acres of parkland and recreational area. This means that the Project has a deficit of 0.13 acres of open space. However, this deficit would be offset by the payment of fees requires by PPS 2-1, as previously described in the Section XV discussion.

Due to the limited increase in population from implementation of the Project, provision of onsite open space for recreation, and the payment of fees supporting open space, impacts related to the increase in the use of existing parks and recreational facilities, such that physical deterioration of the facility would be accelerated would be less than significant.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) 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 described above, the Project includes 2.34 acres of park and recreation area for use by residents. 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.

Additionally, as described in the previous response, the approximate 824 new residents would require approximately 2.47 acres of recreational areas. The Project would pay in-lieu fees to accommodate the 0.13 acres of facilities that are not included in the proposed Project. Thus, the Project would have a limited increase in use of existing public recreation facilities and would not require the construction or expansion of other recreational facilities that might have an adverse physical effect on the environment. As a result, impacts would be less than significant.

Existing Plans, Programs, or Policies (PPPs)

None.

Project Design Features (PDFs)

None.

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 transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐

Response:

Less than Significant. The proposed Project would change the scenic quality of the site from a vacant, disturbed site and would construct 204 single-family units, landscaping, two parks totaling 2.34 acres of common open space, internal private streets, four water quality basins, and infrastructure improvements. Vehicular access to the Project site would be provided by new collector streets (Streets A, B and C) which provide four ingress and egress driveways into the community. A fifth ingress and egress driveway will be provided on Oliver Street. Brodiaea Avenue will be improved to its General Plan ultimate half-street right-of-way width and will be

stubbed out to connect westerly. 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 1,924 daily trips with 143 trips during the AM peak hour and 192 trips during the PM peak hour.

The Project site has been designed to construct onsite roadway improvements consistent with City guidelines for private streets. The proposed Project would also include offsite street road improvements on Oliver Street, Brodiaea Avenue, and Streets A, B, and C, which would occur in order to build out ultimate curb and gutter along all Project street frontages. In addition, the Project would pay Development Impact Fees as conditioned by the City. The fees shall be collected and utilized as needed by the City to construct the improvements necessary to maintain the required Level of Service (LOS) and build or improve roads to their build-out level.

Table T-1: Project Trip Generation

Land Use	Units		Daily	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total
Trip Rates									
Single-Family Detached Housing[1]		DU	9.430	0.182	0.518	0.700	0.592	0.348	0.940
Project Trip Generation									
Single Family	204	DU	1,924	37	106	143	121	71	192
Total Trip Generation			1,924	37	106	143	121	71	192

DU = Dwelling Units

[1] Trip rates from the Institute of Transportation Engineers, *Trip Generation, 11th Edition,* 2017. Land Use Code 210 - Single-Family Detached Housing.

Source: Whitney Scoping Agreement (Appendix K)

Alternative Transportation

The Riverside Transit Agency (RTA) operates Route 20 along Alessandro Boulevard with a bus stop at the corner of Nason Street and Cactus Avenue 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 a sidewalk along Oliver Street and Brodiaea Avenue. The proposed Project would improve the existing pedestrian access to nearby locations. Therefore, the proposed Project would also not conflict with pedestrian facilities. 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. Senate Bill (SB) 743 was signed by Governor Brown in 2013 and required the Governor's Office of Planning and Research (OPR) to amend the State CEQA Guidelines to provide an alternative to LOS for evaluating transportation impacts. SB743 specified that the new criteria should promote the reduction of GHGs, the development of

multimodal transportation networks, and a diversity of land uses. In response, Section 15064.3 was added to the CEQA Guidelines beginning January 1, 2019. Section 15064.3(c) states that the provisions of the section shall apply statewide beginning on July 1, 2020.

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 7.6 dwelling units per 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. The RIVTAM Screening Tool identifies that the City of Moreno Valley was found to have a VMT per Capita of 13.269, and the VMT of the Project is 13.262 per Capita. 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 K). Therefore, impacts related to VMT would be less than significant; and the Project would not conflict 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 connecting to Oliver Street and new collector streets (Streets A, and C). 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) 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. For example, 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 Alessandro Boulevard, Oliver

Street, and Brodiaea 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 three driveways connecting to Street A, one driveway connecting to Street C, and one driveway connecting to Oliver Street. 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.

Existing Plans, Programs, or Policies (PPPs)

None.

Project Design Features (PDFs)

None.

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:				
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:

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
No Impact. 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 February 15, 2022 regarding the Project to the following California Native American tribes that may have knowledge regarding tribal cultural resources in the Project vicinity: • Agua Caliente Band of Cahuilla Indians • Desert Cahuilla / Torres Martinez Indians • Morongo Band of Mission Indians • Pechanga Band of Luiseño Indians • Rincon Band of Luiseño Indians • San Manuel Band of Mission Indians • Soboba Band of Luiseño Indians The San Manuel Band of Mission Indians responded to the City's AB 52 consultation notice and did not request formal consultation. However, the Tribe requested inclusion of mitigation due to the potential of the Project to unearth previously undocumented tribal cultural resources during construction. The Rincon Band of Luiseno Indians responded to the notice and requested formal consultation within the 30-day period. Formal consultation was conducted with the tribe and concluded on May 16, 2022. Additional measures were provided by Rincon Band of Luiseno Indians due to the potential of the Project to unearth previously undocumented tribal cultural resources during construction. The Project site does not contain any known tribal cultural resources. The Project site does not contain known resources 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). Therefore, the Project would result in no impact.				
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. Additionally, MM TCR-1 through TCR-10 have been included, as agreed upon during AB 52 consultation, to provide for Native American monitoring of excavation and grading activities to avoid potential impacts to tribal cultural resources that may be unearthed by Project construction activities. No information has been provided to the Lead Agency indicating any likelihood of uncovering tribal cultural resources on the Project site, there are no known tribal cultural resources on or adjacent to the Project site, and no potentially significant impacts are anticipated. Mitigation measures				

MM CUL-1 and MM TCR-1 through TCR-10 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 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 and MM TCR-1 through MM TCR-10, impacts to TCRs would be less than significant.

Existing Plans, Programs, or Policies (PPPs)

None.

Project Design Features (PDFs)

None.

Mitigation Measures

MM TCR-1: **Archaeological Monitoring.** Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist, who meets the U.S. Secretary of the Interior Standards, to conduct monitoring of all mass grading and trenching activities.

The Project Archaeologist, in consultation with the Consulting Tribe(s) including Rincon Band of Luiseño Indians, the contractor, and the City, shall develop a CRMP as defined in TCR-3. The Project archeologist shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The archaeological monitor shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed.

MM TCR-2: **Native American Monitoring.** Prior to the issuance of a grading permit, the Developer shall secure agreements with the Rincon Band of Luiseño Indians for tribal monitoring. The City is also required to provide a minimum of 30 days' advance notice to the tribes of all mass grading and trenching activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed. The Native American Monitor(s) shall attend the pre-grading meeting with the Project Archaeologist, City, the construction manager and any contractors and will conduct the Tribal Perspective of the mandatory Cultural Resources Worker Sensitivity Training to those in attendance.

MM TCR-3: **Cultural Resource Disposition.** In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

a. One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Department:

   i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources.

ii. Onsite reburial of the discovered items as detailed in the treatment plan required pursuant to **MM CR-1**. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in CR-1. The location for the future reburial area shall be identified on a confidential exhibit on file with the City, and concurred to by the Consulting Native American Tribal Governments prior to certification of the environmental document.

MM TCR-4: **Cultural Resource Monitoring Plan (CRMP).** The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a CRMP in consultation pursuant to the definition in AB52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting Tribe is defined as a Tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

a) Project description and location;
b) Project grading and development scheduling;
c) Roles and responsibilities of individuals on the Project;
d) The pre-grading meeting and Cultural Resources Worker Sensitivity Training details;
e) The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.
f) The type of recordation needed for inadvertent finds and the stipulations of recordation of sacred items.

Contact information of relevant individuals for the Project.

MM TCR 5: **Grading Plan.** The City shall verify that the following note is included on the Grading Plan:

"If any suspected archaeological resources are discovered during ground –disturbing activities and the Project Archaeologist or Native American Tribal Representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the Project Archaeologist and the Tribal Representatives to the site to assess the significance of the find."

MM TCR 6: **Inadvertent Finds**. If potential historic or cultural resources are uncovered during excavation or construction activities at the project site that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to Project approval, all ground disturbing activities 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 (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric resource. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional archeologist and Tribal Monitors, if needed. 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 Consulting Native American Tribes as defined in MM TCR-2 before any further work commences in the affected area. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the Project Archeologist, in consultation with the Tribe, and shall be submitted to the City for their review and approval prior to implementation of the said plan.

MM TCR 7: **Human Remains**. If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the "most likely descendant". The "most likely descendant" shall then make recommendations and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).

MM TCR 8: **Non-Disclosure of Reburial Locations**. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r)., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

MM TCR 9: **Archeology Report - Phase III and IV.** Prior to final inspection, the developer/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report that complies with the Community Development Department's requirements for such reports. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).

MM TCR 10: **Tribe Notification.** The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted regarding any precontact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. In the event of any precontact and/or historic-era finds, SMBMI shall be included as a consulting tribe under TCR-1 through TCR-9.

Sources:

1. Moreno Valley General Plan, adopted June 15, 2021
   - Chapter 7 – Conservation Element – Section 7.2 – Cultural and Historical Resources
2. 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.

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

3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
4. Moreno Valley Municipal Code Title 7 – Cultural Preservation
5. 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 (*This document cannot be provided to the public due to the inclusion of confidential information pursuant to Government Code Section 6254.10.*)

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 Oliver Street. 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 Oliver Street right-of-way that have the capacity to provide the increased water supplies needed to serve the proposed Project, and no expansions of the water pipelines that convey water to the Project site would be required. Installation of the new water distribution lines 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, *Air Quality* and VIII, *Greenhouse Gas Emissions*. 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, and impacts would be less than significant.

Wastewater

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 sewer lines within Oliver Street and Brodiaea Avenue. 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.

Storm Drainage

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

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 four proposed bioretention basins 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 IS/MND. Overall, impacts related to stormwater drainage facilities would be less than significant.

Electric Power

The Project would connect to the existing Southern California Edison electrical distribution facilities that are adjacent to the Project site along the north side of Alessandro Boulevard 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 Oliver Street or Alessandro Boulevard.

Natural Gas

The Project would connect to the existing Southern California Gas natural gas distribution facilities within Alessandro Boulevard and Brodiaea Avenue.

The installation of the utilities at the locations as described above are evaluated throughout this IS/MND and found to 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 7.6 dwelling units per acre. The City's MoVal 2040 General Plan Draft Program Environmental Impact Report (DEIR) identified that the buildout of the General Plan would be consistent with 2040 SCAG projections.

The 2020 UWMP describes that the total demand for water in 2025 would be 102,600 AFY that would increase to 123,000 AFY in 2045. However, as shown in Table UT-1, EMWD would have a supply of 145,930 AFY in 2025 and a supply of 187,100 AFY in 2045. This provides an estimated surplus of 43,330 AFY in 2024 and a surplus of 61,100 AFY in 2045. 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.

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 6 units per acre (the closest land use category to the proposed Project) generate 0.9 EDU per residence.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Based on this information, the proposed 204 residences would generate approximately 43,146 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 23-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 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.

Operation

The CalEEMod modeling for operation of the Project (Appendix A) estimated that operation of the Project would generate approximately 239 tons per solid waste per year; or 4.6 tons per week. [1] However, at least 75 percent of the solid waste is required by AB 341 to be recycled, therefore a 50 percent reduction is assumed, which would reduce the volume of landfilled solid waste to approximately 2.3 tons per week. 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

[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

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.

Existing Plans, Programs, or Policies (PPPs)

PPP E-1: CalGreen Compliance. As listed previously in Section 6, Energy.

PPP UT-1: AB 341. Implementation of the Project shall comply with AB 341 that would divert a minimum of 75 percent of operational solid waste from landfill facilities.

PPP UT-2: Implementation of the Project shall 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.

Project Design Features (PDFs)

None.

Mitigation Measures

None.

Sources:

1. Moreno Valley General Plan, adopted June 15, 2021
   - Chapter 10 – Open Space and Conservation Element
   - Chapter 6 – Safety Element
2. 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
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
4. Moreno Valley Municipal Code Chapter 8.10 Stormwater/Urban Runoff Management and Discharge Controls
5. Moreno Valley Municipal Code Section 8.21.170 National Pollutant Discharge Elimination System (*NPDES*).
6. Moreno Valley Municipal Code Chapter 8.80 – Recycling and Diversion of Construction and Demolition Waste
7. Eastern Municipal Water District, 2020 UWMP, https://www.emwd.org/post/urban-water-management-plan

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. 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.

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. Further, the proposed Project would not obstruct or alter any transportation routes that could be used as evacuation routes during emergency events. In addition, 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, Street C, and Oliver Street; the driveways would connect to an internal access way 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 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.

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

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 collector streets (Streets A, B, C, and Brodiaea Avenue half street dedication) and new driveways (private streets), 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 Alessandro Boulevard and local collector street Oliver Street 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 or that would result in impacts to the environment.

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:

Less than Significant. As discussed in Section X of the IS/MND, the Project site is located in Zone A which is within a special flood hazard area subject to inundation by the 1% annual chance flood with no base flood elevations determined. However, 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. 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 IS/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)

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

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 any impacts would be less than significant.

Existing Plans, Programs, or Policies (PPPs)

None.

Project Design Features (PDFs)

None.

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
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 IS/MND, the Project site is not populated or used by any species identified as a candidate, sensitive, or special status, and does not contain habitat that would support sensitive species. Furthermore, 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-1 and MM BIO-2 requiring preconstruction burrowing owl and nesting bird surveys. Additionally, impacts to ephemeral streams would be mitigated through replacement at a 2:1 ratio as

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
identified in BIO-3. Therefore, impacts related to biological resources would be less than significant with incorporation of mitigation measures. As discussed in Section V, *Cultural Resources*, there are no 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, MM PAL-1, and MM TCR-1 through MM TCR-10, 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 204 single-family residences and an onsite park. As presented in this IS/MND, potential Project-related impacts are either less than significant or would be less than significant with mitigation incorporated. Based on the analysis contained in this IS/MND, Project-related impacts would be reduced to less than significant levels with the incorporation of mitigation measures. 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 IS/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 IS/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.				
Existing Plans, Programs, or Policies (PPPs) None. **Project Design Features (PDFs)** None. **Mitigation Measures**				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
None.				

DOCUMENT PREPARERS AND CONTRIBUTORS

Lead Agency:
City of Moreno Valley
Community & Economic Development Department
Planning Division
14177 Frederick Street
Moreno Valley, California 92552

CEQA Document Preparer:
EPD Solutions, Inc.
Konnie Dobreva, JD
Danielle Thayer
Brooke Blandino
Meaghan Truman
Eilish McNulty
Alex Garber