CITY OF MORENO VALLEY

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND) FOR GOYA AT HERITAGE PARK

PEN23-0073

General Plan Amendment (PEN22-0159),Change of Zone (PEN22-0158),Tentative Tract Map 38458 (PEN22-0156), Conditional Use Permit (PEN22-0157)

December 2023

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

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DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND) FOR GOYA AT HERITAGE PARK

(PEN23-0073)

1.0 BACKGROUND INFORMATION AND PROJECT DESCRIPTION

1. **Project Case Number(s):** **Tentative Tract Map**: PEN23-0069
Planned Unit Development: PEN23-0070
Change of Zone: PEN23-0071
General Plan Amendment: PEN23-0072

2. **Project Title:** Goya at Heritage Park

3. **Public Comment Period:** Pursuant to Section 15105(a) of the CEQA Guidelines, the City has established a 30-day public view period, beginning on December 29, 2023, and ending January 29, 2024. Written comments on the Initial Study/ Mitigated Negative Declaration must be received by the City of Moreno Valley Community Development Department no later than the conclusion of the 30-day review period, 5:30 p.m. on January 29, 2024.

4. **Lead Agency:** City of Moreno Valley
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14177 Frederick Street, Moreno Valley, CA 92553
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5. **Documents Posted At:** https://www.moval.org/cdd/documents/about-projects.html

6. **Prepared By:** Lori Duca Trottier, AICP CEP
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7. **Project Sponsor:**

Applicant/Developer
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(949) 852-0266
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Property Owner
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8. **Project Location:** The Project Site is comprised of six parcels: Accessor's Parcel Numbers (APNs) 316-020-020, -021, -022, -023, -024, and -025 totaling 13.73 gross acres. The western perimeter of the Project Site borders Indian Street and is approximately 1,584 feet south of the southeast corner of the Iris Avenue/Indian Street intersection. From the easterly terminus of Goya Avenue, the Project Site is approximately 2,112 feet from Krameria Avenue, a minor arterial that

leads to Perris Boulevard, a major arterial in the east. The Project Site is located within the western portion of the City of Moreno Valley, northwestern Riverside County, California. Major highways within the Project's Vicinity include Interstate 215 (I-215), approximately 4.2 miles northwest of the Project Site, State Route 60 (SR-60), approximately 4.3 miles north of the Project Site, and State Route 74 (SR-74), approximately 13.5 miles southeast of the Project Site (See **Figure 1: Regional Location Map**).

The Project Site is located at Latitude 33.884021°N/Longitude -117.233334°W within primarily an urbanized area and is approximately 1,497 feet above mean sea level (AMSL) (See **Figure 2: Local Vicinity Map**).

9. **General Plan Designation:** The Project Site is designated R5, Residential: Maximum density of 5 dwelling units per acre (5 DU/AC). (Reference **Figure 3: General Plan Land Use Map**)

10. **Specific Plan Name and Designation:** The Project is not in a Specific Plan Area.

SAN BERNARDINO COUNTY

RIVERSIDE COUNTY

UNINCORPORATED RIVERSIDE COUNTY

Calimesa

Beaumont

Box Spring Mountains

The Badlands

Riverside

60

215

Moreno Valley

Moreno Valley

Project Site

Woodcrest

Lake Perris State Recreation Area

Perris

0 0.5 1 2 3 4 Miles

N

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Legend

- Limited Access
- Highway
- County Line
- Project Site

Name

- Moreno Valley City Limits
- Calimesa
- Moreno Valley
- Perris
- Riverside
- Hydrography Area
- Parks

City of Moreno Valley
Goya at Heritage Park

Figure 1. Regional Location Map

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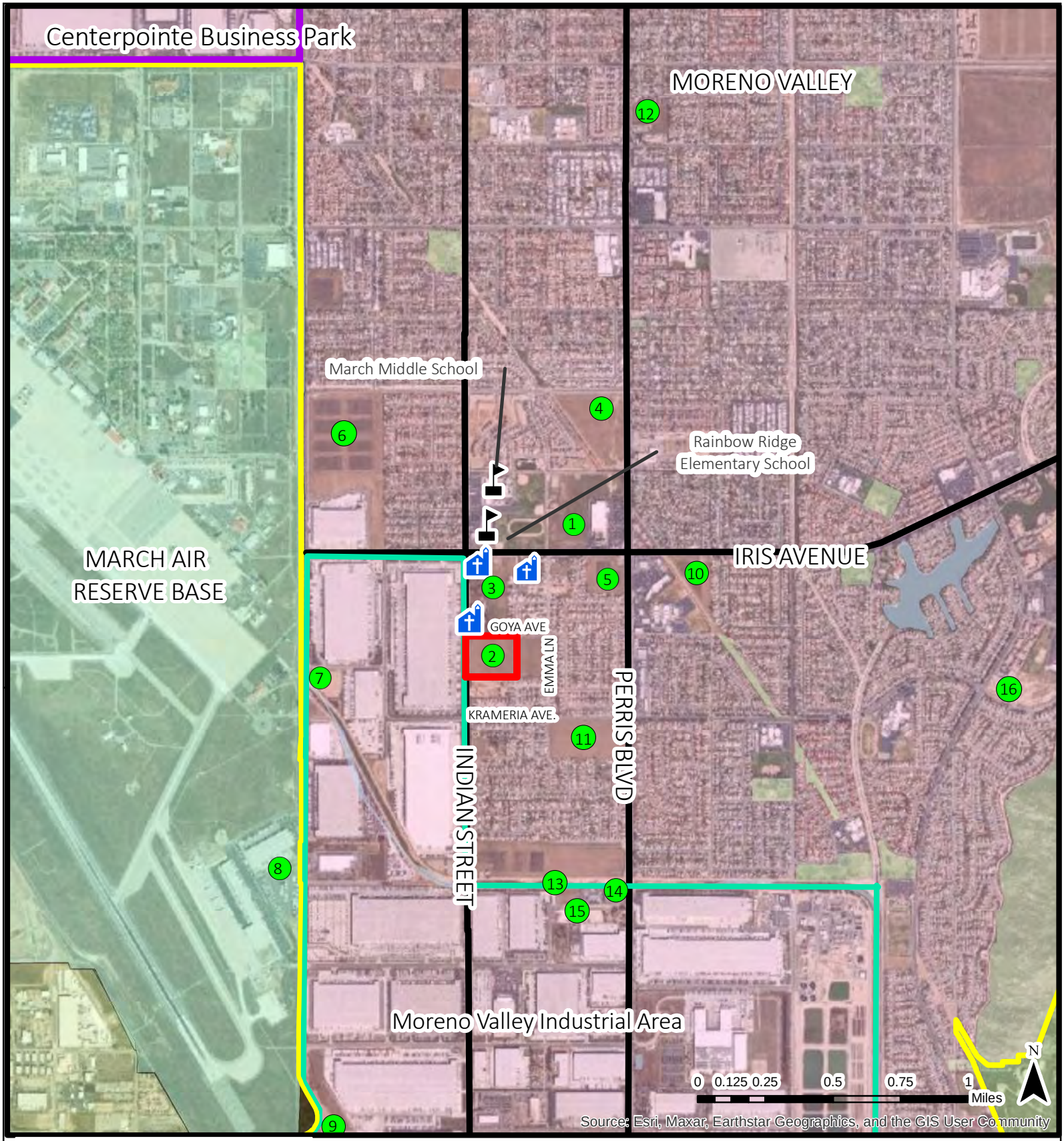

Legend

- Moreno Valley City Limits
- Interstate
- Parks
- Hydrography Area
- Industrial Development
- City of Moreno Valley Cumulative Development Projects
- Centerpointe Business Park
- Project Site
- Moreno Valley
- Perris
- City Boundary
- Church

City of Moreno Valley
Goya at Heritage Park

Figure 2. Local Vicinity Map

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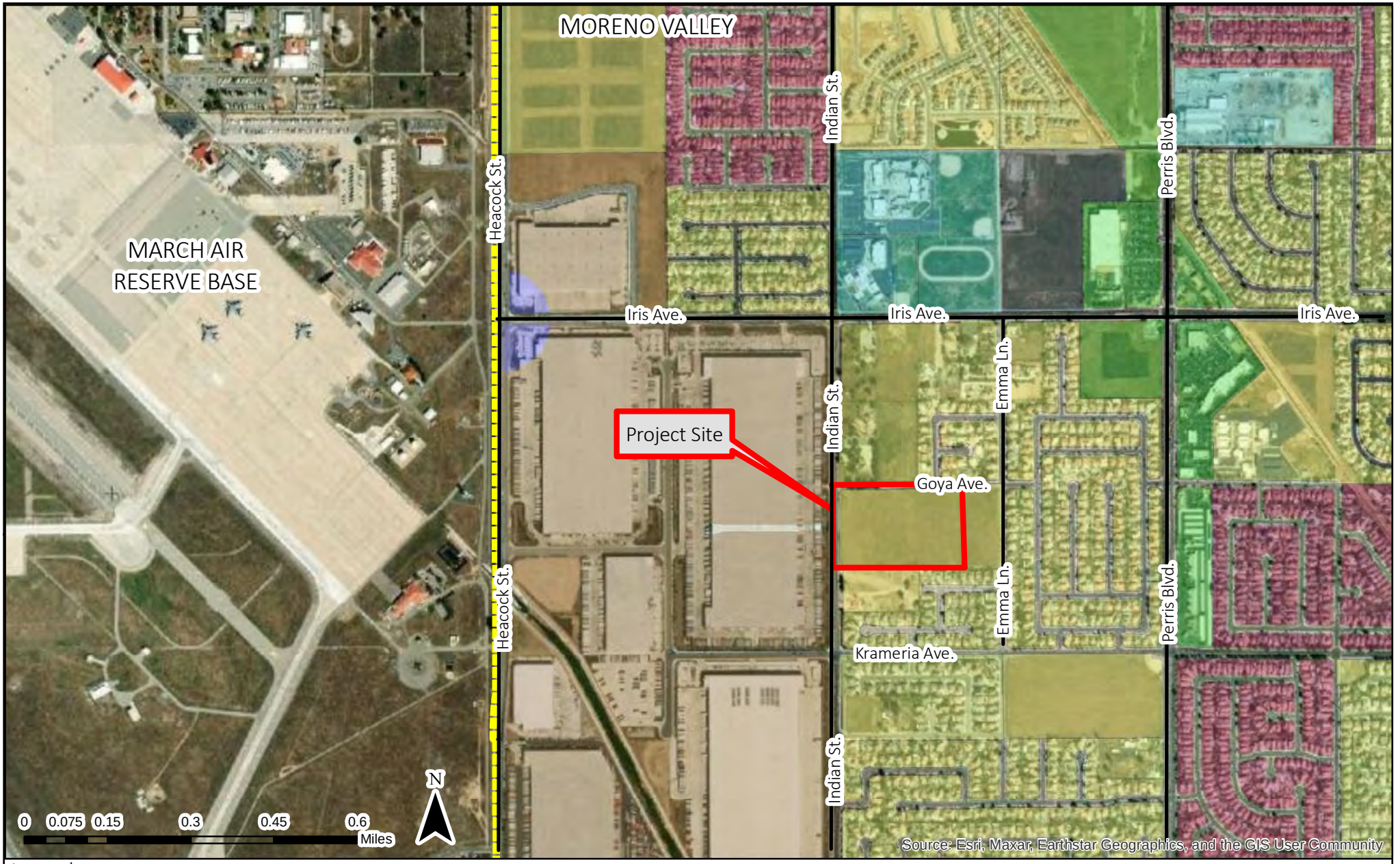

Legend

- Moreno Valley City Limits
- Project Site
- Local Streets
- Business Park/ Light Industrial
- Commerical
- Corridor Mixed Use
- Public Facility
- R10 Residential
- R30 Residential
- R5 Residential (Project Site)

City of Moreno Valley
Goya at Heritage Park

Figure 3. General Plan Land Use Map

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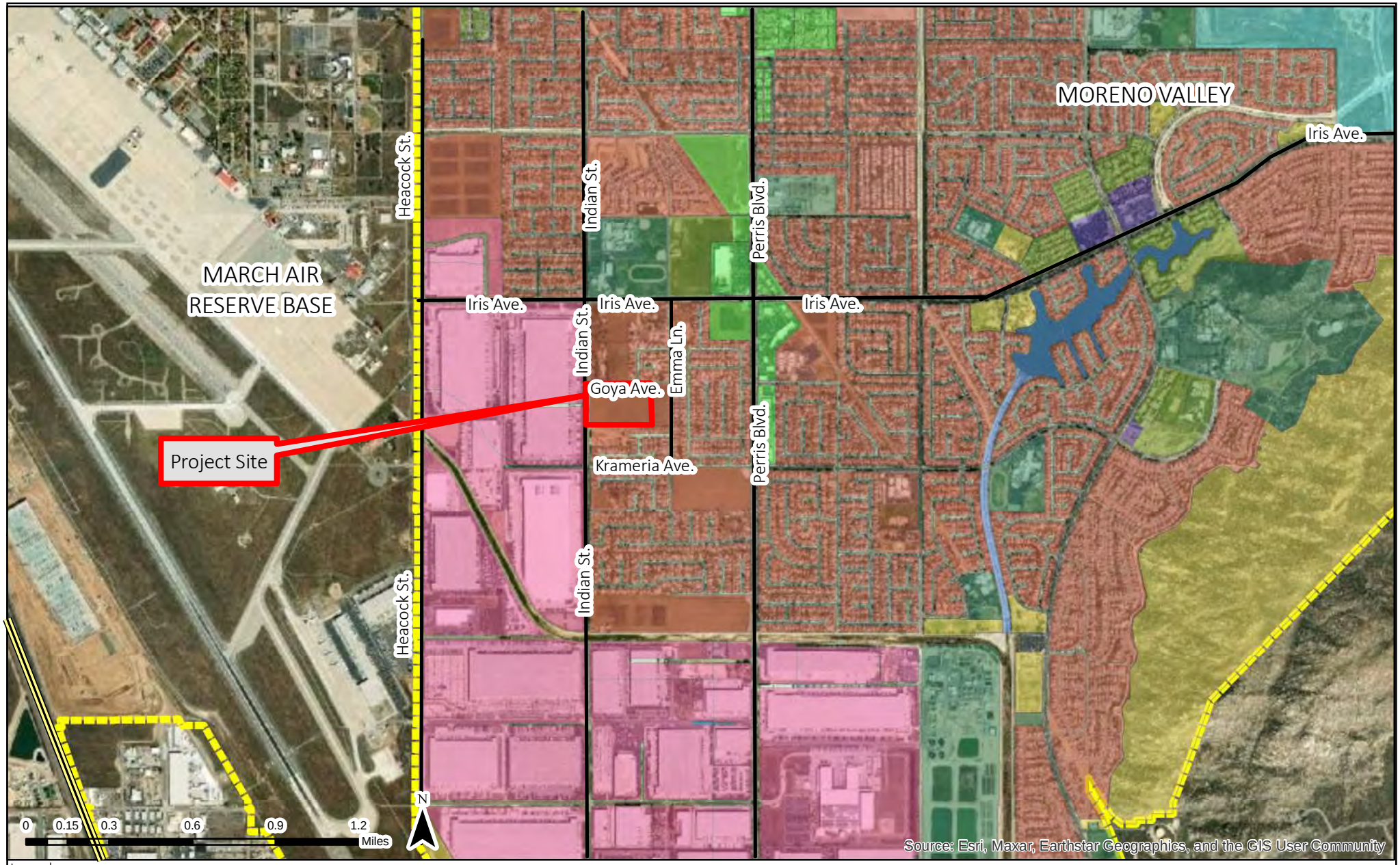

Legend

- Project Site
- Local Streets
- Business Flex
- Center Mixed Use
- Commercial
- Corridor Mixed Use
- Downtown Center
- Highway Office/Commercial
- Industrial/Business Park
- Large Lot Residential
- Multi-family
- Office
- Open Space/Park
- Public Facilities
- Residential 2 Dwellings/Acre
- Residential Agriculture 2 Dwellings/Acre
- Suburban Residential (Project Site)
- Moreno Valley City Limits

City of Moreno Valley
Goya at Heritage Park

Figure 4. Zoning Map

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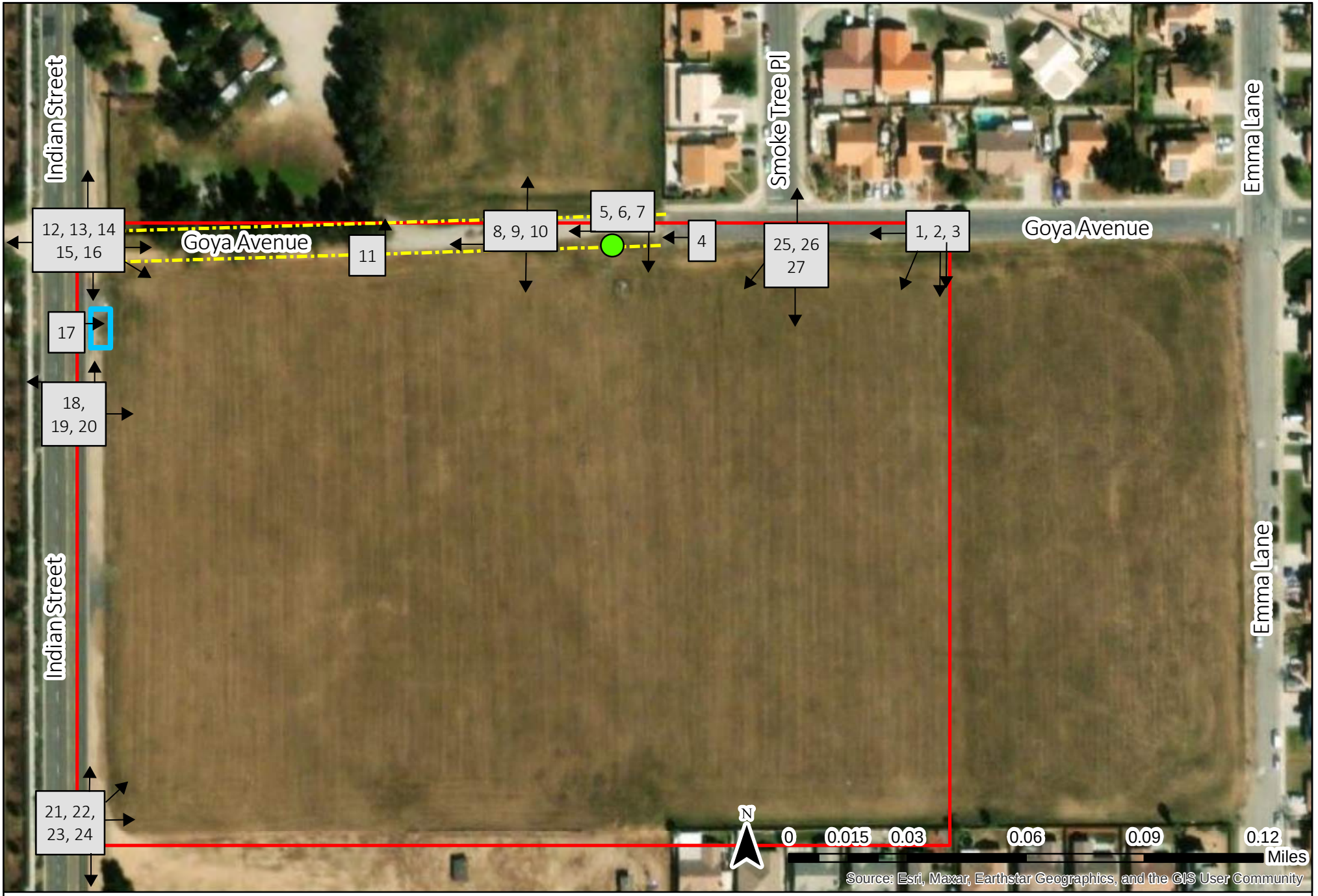
11. **Existing Zoning:** The Project Site is zoned for single-family residential (R5) land use, which allows up to five (5) residential dwelling units per acre. (See **Figure 4: Zoning Map**).

12. **Surrounding Land Uses and Setting:** As shown in Site Photos (See **Figure 5: Photo Location Map** and **Figure 6A through 6D: Site Photos**), parcels adjacent to the east and north of the Project Site are currently undeveloped. However, parcels in all other directions are urbanized with a variety of land uses. *Table 1: Surrounding Adjacent Land Uses* summarizes the surrounding adjacent land uses and development within the Local Vicinity.

Directly south, north and east, the Project Site is bordered by single-family residences and undeveloped land planned for residential development. The Project Site's southeastern corner borders an established residential community with approximately 56 single-family detached homes which are accessible via Emma Lane and Krameria Avenue. Property to the west of Indian Street is developed with industrial and commercial buildings with light industrial and commercial businesses operating there. East of the Project Site, approximately 3,168 feet east from the Project Site, is Perris Boulevard, a major arterial and planned Mixed Use Corridor within the City. Numerous commercial retail and service businesses line this arterial and are within walking distance of the Project.

TABLE 1: SURROUNDING ADJACENT LAND USES

	Land Use	General Plan	Zoning
Project Site	**Vacant and single-family residential**	**R5**	**Residential (R5) District**
North (Across Goya Avenue)	Planned single-family residential developments;	R5/10 (Planned Development)	R5 Residential
Northwest		R5	R5 Residential
Northeast	La Iglesia Misionera Cristiana (Church) Single-Family Homes	R5	R5 Residential
South	Single-family residential	R5	R5 Residential
East	Vacant, undeveloped	R5	R5 Residential
West (Across Indian Street)	Warehouses (P&G Distribution, Keeco, etc.)	BP- Specific Plan Area 208 I	BP Business Park/ Light Industrial



Legend

- Monitoring Wells
- Drainage Inlet
- Project Site
- Unpaved Goya Avenue ROW
- Picture Direction

City of Moreno Valley
Goya at Heritage Park

Figure 5. Photo Location Map

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Photo 1: From the northeastern corner of the Project Site, along Goya Avenue, looking southwest.

Photo 2: From the northwestern corner of the Project Site, along Goya Avenue, looking towards the eastern boundary of the Project Site.

Photo 3: From the northeastern corner of the Project Site, along Goya Avenue, looking west towards the northern boundary of the Project Site.

Photo 4: From the terminus of Goya Avenue, along the northern perimeter of the Project Site, looking west.

Photo 5: Looking West towards monitoring wells located along an unpaved portion of Goya Avenue.

Photo 6: Looking south towards monitoring well: RBMWO3A located along the unpaved portion of Goya Avenue.

Photo 7: Looking south towards monitoring well: RBMWO3B located along the unpaved portion of Goya Avenue.

Photo 8: Looking north towards vacant land proposed for residential development from the center of the Project Site along Goya Avenue.

Photo 9: Looking west towards Indian Street from unpaved Goya Avenue, the central portion of the Project Site's northern boundary.

City of Moreno Valley
Goya at Heritage Park

Figure 6. Site Photos

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Photo 10: From the central portion of the Project Site's northern boundary, along an unpaved portion of Goya Ave. looking south.

Photo 11: Looking north towards eucalyptus trees along a portion of unpaved Goya Avenue from the Project's northern boundary.

Photo 12: Looking west towards Indian Street from unpaved Goya Avenue at the Goya Avenue and Indian Street intersection.

Photo 13: Looking north towards Indian Street and Iris Avenue intersection from Goya Avenue and Indian Street intersection.

Photo 14: Looking south towards the Project Site's western boundary from Goya Avenue and Indian Street intersection.

Photo 15: Looking southwest towards the Project Site from the site's northwestern corner.

Photo 16: Looking east towards unpaved Goya Avenue and the Project's northern boundary from the site's northwestern corner.

Photo 17: From Indian Street looking east towards an existing drainage inlet along the western boundary of the Project Site.

Photo 18: From Indian Street looking north towards an existing drainage inlet along the western boundary of the Project Site.

City of Moreno Valley
Goya at Heritage Park

Figure 6A. Site Photos

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Photo 19: Looking east towards the Project Site and eastern mountain ranges from Indian Street.

Photo 20: Looking west towards commercial infrastructure from Indian Street.

Photo 21: Looking east towards the Project Site and mountain ranges from the Project Site's southwestern corner.

Photo 22: Looking northwest towards the Project Site from the site's southwestern corner along Indian Street.

Photo 23: Looking south towards Indian Street from the site's southwestern corner.

Photo 24: Looking north towards Indian Street from the site's southwestern corner along Indian Street.

Photo 25: Looking south from Goya Avenue towards concrete debris at the Project Site adjacent to the northern Project boundary.

Photo 26: Looking southwest from Goya Avenue towards concrete debris at the Project Site along northern site boundary.

Photo 27: Looking north from Goya Avenue towards residential development adjacent to Goya Avenue and Smoke Tree Place intersection.

City of Moreno Valley
Goya at Heritage Park

Figure 6B. Site Photos

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13. Description of the Site and Project:

Environmental Setting

The Project is proposed in an urbanized area near the western boundary of the Moreno Valley City Limits on 13.67 net acres (13.73 gross acres) of vacant land. The Project Site has a gentle slope towards the south and is void of most vegetation. There are trees growing along the north perimeter of the Project Site near Indian Street within the planned right-of-way for Goya Avenue. The westerly terminus of the improved portion of Goya Avenue is at the northeast corner of the Project Site and planned right-of-way for continuation of Goya Avenue, through westerly to Indian Street, is along the entire northern Project boundary. Improved right-of-way for Indian Street, consisting of paved lanes and surface drainage, border the Project Site along the entire westerly Project boundary. The Project Site is approved for low density residential (R5) development according to the City's Land Use Map (See **Figure 3: General Plan Land Use Map**).

The Local Vicinity surrounding the Project Site consists of a mixture of developed residential, commercial, industrial, and institutional land use as well as vacant parcels, which are planned for residential development (detached single-family residences and apartments). Vacant parcels are located adjacent to the east and north of the Project Site. Likewise, vacant parcels are southeast, north, and northeast of the Project in the Local Vicinity. The existing development adjacent to the Project Site consists primarily of single-family residences and churches. Commercial and industrial businesses line the western perimeter of Indian Street, west of the Project Site. In addition, commercial and retail centers are located east of the Project along Perris Boulevard. There are two schools in the Local Vicinity north of Iris Avenue. The Project Site is within 1-mile of approximately 10 diverse use business types[1] (See *Table 2: Existing Diverse Uses within 1-Mile of the Project Site*). March Air Reserve Base is located approximately two (2) miles west of the Project. Perris Lake is located approximately 3.5 miles southeast of the Project Site.

TABLE 2: EXISTING DIVERSE USES WITHIN 1-MILE OF THE PROJECT SITE

Category	Diverse Use Type	Establishment	Distance from Project Site (miles)
Food Retail	Supermarket/ Grocery Store	Mr. Yuu	0.8
		Kings Market & Smoke	0.8
Community-serving retail	Hardware Store	Home Depot	0.6
	Pharmacy	Walgreens	0.8
Services	Gym	Fitness 19	0.7
	Dry Cleaner	Rolling Ridge Cleaners	0.7
	Restaurant	Farmer Boys	0.6
		Papa's Indian Grill	0.7
		IHOP	0.7
		Taqueria La Faena	0.7
Civic and community facilities	Public Library	Moreno Valley Public Library- Iris Plaza Branch	0.6
	Educational facility	Rainbow Ridge Elementary School	0.3
		March Middle School	0.4
	Place of Worship	Imani Praise Fellowship	0.3
		Maarlene Church	0.3
	Public Park/ Recreational Trail	Juan Bautista Trail	0.7
		Santiago Park	0.7

Historical aerials of the Local Vicinity dated prior to 1978 indicate the Project Site was used for agriculture, along with adjacent parcels within the Local Vicinity. Aerials taken in 1985 show scattered low-density residential development and primarily agricultural land use at the Project Site and in the Local Vicinity. Aerials of the Local Vicinity beginning in 1997 show urbanization surrounding the

[1] Diverse Use Business Types are defined in Part 18 of this section as publicly available businesses and entities providing goods or services intended to meet daily needs.

Project Site. (See "Historic Aerials of Indian Street at Goya Avenue, City of Moreno Valley, CA." (1966 through 2000). In Historic Aerials Netronline. https://www.historicaerials.com/viewer).

Existing access to the Project Site is from Goya Avenue planned right-of-way, which is currently a dirt road along the northerly property line of the Project Site. Improved sidewalks, streetlights, curbs and driveways are near the Project Site and are not present at the Project Site. Consistent with other improvements, which have not been established at the Project Site, utilities including sewer, water, electricity, etc. are available nearby and not fully extended to the Project Site. Plans to extend main lines of utilities as well as curb, gutter and sidewalk and other required public improvements are part of the planned improvements proposed with the Project.

Purpose and Scope

In accordance with Section 15365 of the CEQA Guidelines, City of Moreno Valley Rules and Procedures for the Implementation of the California Environmental Quality Act (Moreno Valley, July 2019), and City of Moreno Valley Initial Study Preparation Guidelines (Moreno Valley, August 2019), this Initial Study provides analysis identifying the appropriate level of CEQA review for the Project, whether an EIR or Negative Declaration, or Mitigated Negative Declaration must be prepared for the Project. (See "City of Moreno Valley CEQA Document Preparation" in City of Moreno Valley Community Development Department Website https://www.moval.org/cdd/documents/CEQA-guidance.html). In this regard, information from previously prepared environmental reports, site visits, and technical research for the Project has been incorporated in this document to describe existing baseline conditions and changes associated with Project implementation within the Area of Potential Effects, at the Project Site and in the surrounding Local Vicinity. Information from conceptual Project plans provided by the applicant have been evaluated and incorporated into this document to identify and fully disclose proposed changes at the Project Site (temporary, permanent, and cumulative environmental changes) that can be reasonably expected from all phases of Project implementation.

The Project that will be evaluated throughout this Initial Study is the development of 13.73 gross acres of land for Goya at Heritage Park. The Project is a Planned Unit Development (PUD) with design guidelines. Plans for the Project indicate 131 single-family detached residences will be constructed within a clustered neighborhood layout that provides shared open space for recreation/neighborhood parks as well access within the Local Vicinity via streets and sidewalks connecting with existing city improvements. Onsite service and utility improvements that will be constructed with the Project include a detention basin, park and community facilities, backbone street and sidewalk access and circulation, and backbone utilities with independent service lateral extensions and connections to each residence. Off-site improvements that will be constructed with the Project include right-of-way improvements along adjacent street frontages along the easterly right-of-way boundary of Indian Street and for the full design width of Goya Avenue adjacent to the north of the Project Site. Off-site utilities improvements (upgrades and extensions) to the Project Site are needed and will be constructed with the Project from existing mains and service systems in the Local Vicinity. Community common areas and landscape setbacks, and some aspects of structural exteriors, shown on plans for the Project, will be managed in perpetuity by Project's Homeowners Association (HOA) according to Conditions, Covenants and Restrictions (CC&Rs) and Articles of Incorporation for the HOA with the intent to provide a desirable, unique, modern, well managed neighborhood that will broaden housing choices for residents within Moreno Valley and bring underutilized land into conformance with the stated goals, policies and objectives of the City's Housing Element and General Plan.

The City of Moreno Valley is the lead agency responsible for compliance with CEQA and has decision-making authority to approve or deny the proposed Project based on this Initial Study and other Project information in the administrative record. For compliance with CEQA, this Initial Study is intended to fully disclose the type and extent of direct, indirect, and cumulative impacts from the Project that can be reasonably expected during construction and over the long-term. This Initial Study proposes mitigation measures to reduce potentially significant impacts to the environment from Project implementation to less than significant levels. This Initial Study has been written to fully comply with the provisions of the California Environmental Quality Act (CEQA), (Public Resources Code 21000), et seq., State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000), and the City's local CEQA Guidelines.

Environmental Concerns

Since the Project Site has been utilized for agriculture historically and is recently subject to consistent discing for weed abatement, most of the surface of the site is essentially disturbed; The Project Site supports no native plant communities and is mostly barren with the exception of a few non-native plant species present around the site boundaries. There are approximately six eucalyptus trees growing within the planned right-of-way for Goya Avenue at the intersection with Indian Street (in the northwest corner of the Project Site). Eucalyptus trees are not a protected species under Moreno Valley's municipal code; however, these trees have reached a height of 15-feet or greater, therefore, they meet the definition of heritage trees in the City's Municipal Code. According to Section 9.17.030 (G)(5): Landscape and Irrigation Design standards, removal of a heritage tree is permitted in the future public right-of-way with the approval of the Community Development Department Director. It is the City's intent to fully develop the circulation system surrounding the Project Site and the tree removals are anticipated with or without the Project. Significant unavoidable adverse impacts on sensitive native habitat or cultural resources present at existing ground surface are not expected with the implementation of mitigation measures for the Project. Development of the Project will require removal of large trees providing potential nesting habitat for migratory birds as well as deeper earthwork disturbances establishing stable surfaces for structural foundations and the water quality detention basin. Deeper earthwork has the potential to result in significant impacts to buried archaeological, tribal, and paleontological resources requiring mitigation measures. In addition, tree removals, noise and activity during construction have the potential to disrupt nesting migratory birds at the Project Site and in adjacent areas. The Project Site is within a fee area for Stephen's kangaroo rat and a survey area for burrowing owl associated with the Western Riverside County MSHCP. Impacts to biological resources can be reduced to less than significance with mitigation measures. Technical studies for biological and cultural resources are summarized in this report and have been completed for the Project to document existing conditions and levels of significant Project impacts. These studies can be found in Appendices B and C in their entirety and recommend mitigation measures to reduce potentially significant impacts to less than significant levels.

Other potentially significant environmental impacts from the Project on aesthetics, air quality, public services, land use, utilities and services, hazards and hazardous materials and traffic are evaluated in this document. Future urbanization of the Project Site consistent with full buildout of the City's approved General Plan and Zoning would result in up to 5 residential dwelling units per acre (DU/AC) at this location, approximately 68 detached single-family homes. The Project proposes to construct detached single-family residences at 9.56 DU/AC and will result in 131 detached single-family homes. The proposed development will construct adjacent arterial street improvements, which will be dedicated to the City of Moreno Valley for long-term management. The Project will implement common area streets and recreational areas within the proposed neighborhood that will be managed in perpetuity via design guidelines and CC&Rs implemented and funded through an HOA.

To appropriately achieve environmental compliance, the Project footprints and Area of Potential Effects (APE) have been screened for sensitive environmental resources and plans have been reviewed and designed pursuant to the City of Moreno Valley's comments from interdepartmental review. Proposed designs shown on plans for the Project utilize Best Management Practices, standard conditions, and City input to avoid sensitive resources and reduce significant impacts to the greatest extent feasible. Upon the determination of potentially significant environmental impacts that could occur with Project implementation, mitigation measures have been recommended to reduce impacts to a less than significant levels pursuant to findings for a Mitigated Negative under CEQA. However, if the administrative record for the Project shows mitigation measures are unable to lower impacts to a less than significant level pursuant to CEQA, then an Environmental Impact Report (EIR) would need to be prepared for the Project based on the City's decision.

Project Description

Discretionary Land Use Applications

1. General Plan Amendment (PEN22-0159) to change the General Plan Land Use Designation of the subject 13.73-acre site from Residential 5 to Residential 10;
2. Change of Zone (PEN22-0158) to change the Zoning District Classification of the subject 13.73-acre site from Residential 5 (R5) District to Residential Single-Family 10 (RS10) District;
3. Tentative Tract Map 38458 (PEN22-0156) to subdivide the 13.73-acre site into 131 single-family residential lots, 0.27-acre tot-lot, 0.12-acre dog park, and 0.41-acre retention basin; and

4. Conditional Use Permit (PEN22-0157) for a Planned Unit Development comprised of 78 detached single-family residences, 0.43-acre tot-lot and dog park, 24,700 square foot retention basin, and on-site and off-site improvements.

Project Site:
The proposed Goya at Heritage Park Project (Project) is in the City of Moreno Valley, Riverside County California. The Project Site is 13.73 gross acres of undeveloped vacant land and comprised of several parcels: Assessor's Parcel Number's (APNs) 316-020-020, -021, -022, -023, -024, and -025. The Project Site has approximately 594.37 linear feet of street frontage along the south side of planned right-of-way for Goya Avenue (along the northern Project Boundary) and approximately 946.35 linear feet of street frontage along Indian Street, along the westerly property line for the Project. The Project Site is approximately 500 feet west of Emma Lane and approximately 1,000 feet from the Indian-Iris Intersection. The Project Site is at the southeast corner of the planned southerly right-of-way for Goya Avenue and Indian Street.

Surrounding Land Use and Development Patterns:
Adjacent parcels to the south and east are mostly vacant. However, residential developments are present in the Local Vicinity to the south, north, and east. Directly north, there is a mixture of underdeveloped parcels and residential developments. Underdeveloped parcels are planned for development at higher densities than existing conditions, like the Project Site. To the west of the Project Site, commercial and light industrial buildings are in use by companies including P&G, Keeco, and Lowe's. The approved General Plan Land Use Map for the City of Moreno Valley **(Figure 3: General Plan Land Use Map**) shows commercial and industrial land use along arterials and residential densities of 5 DU/AC in the Local Vicinity with pockets of detached single-family residential neighborhoods at densities of 10 DU/AC interspersed. There is one development planned at 30 DU/AC in the Local Vicinity north of the Project (north of Iris Avenue). The planned mixed-use corridor for Perris Boulevard, east of the Project Site, is expected to implement higher intensity and residential densities supporting land use and sustainable development objectives of the City's General Plan.

On-site Project Improvements:
Plans for on-site development show the Project would dedicate approximately 0.06 acres of land to the City of Moreno Valley for Goya Avenue and Indian Street public right-of-way. The Project will clear, grade and construct City-required street and utility improvements along Goya Avenue (northerly Project Boundary) and the easterly right-of-way boundary for Indian Street (westerly Project boundary) in conformance with City Engineering Standards. These improvements include travel lanes, curb, gutter, sidewalk, signage, streetlights and appropriate grades for connections with the City's storm drain system. The Project will construct 131 2-story clustered single-family detached residential homes on 13.67 net acres, with a proposed residential density of 9.56 dwelling units per acre (DU/AC) (See **Figure 7: Site Plan, Figure 11: Tentative Tract Map**). The proposed residential density is based on the gross acreage of 13.73 acres at the Project Site before public right-of-way dedications. The Project requires a General Plan Amendment and Change of Zone from R5 to R10 and from Residential 5 (R5) District to Residential Single-Family (R10) District respectively to be compliant with the residential densities established in the City's Municipal Code. In addition to the General Plan Amendment and Zone Change, the Project will require a Tentative Tract Map for subdivision of land for individual ownership and common area lots, Articles of Incorporation for the Homeowners Association and Conditions Covenants and Restrictions, and Conditional Use Permit for Planned Unit Development and proposed Design Guidelines for the development.

Proposed residential structures are individually separated by interior fenced side yard setbacks, 10-feet-wide. Minimum rear yard setbacks for R5 development are 15 feet, and proposed rear yard setbacks range from 10- 14.6-feet. Proposed residential structures contain minimal front yard setbacks; however, the reduced front yard setbacks are offset by increased shared open space for parks available throughout the Project Site. Project plans indicate that heights of the homes will be maximum 35 feet for two-story building components and 16.5 feet for single-story attached garages.

Site and floor plans for the Project indicate that three separate floor plans are proposed to provide variety in size and floor plan layouts (See **Figure 10 through 10C: Floor Plans**). A 36-foot-wide backbone circulation road will provide vehicular and pedestrian access from new driveway entrances from Goya Avenue and Indian Street. The backbone circulation system includes decorative pavement at its connections with Goya Avenue and Indian Street, which will wrap around a section

of 28 homes and a 0.43-acre (approximately 100-feet by 187-feet) centrally located neighborhood tot lot and dog park within the community. The backbone street provides shared access to each garage. Between five to eight detached single-family residences will be clustered around shared access drives. Clustered development is proposed along the periphery of the Project Site. On average, clusters contain 8 dwelling units and consist of two 2,140 square-foot. units, two 2,140 square-foot. units, and four 1,874 square-foot. units (See *Table 3: Floor Plan Dimensions* below).

TABLE 3: FLOOR PLAN DIMENSIONS

Plan No.	Lots	Unit Type	Height	Interior Square Feet (sq. ft.) per dwelling Unit	Backyard Setbacks (ft.) from Back Wall
Plan 1	54	3 Bedroom, 2.5 Bath, 2 Bay Garage	2-story	1,874 sq. ft.	12 ft.
Plan 2	42	3 Bedroom, 2.5 Bath, 2 Bay Garage	2-story	2,130 sq. ft.	10 ft.
Plan 3	35	5 Bedroom, 3 Bath, 2 Bay Garage	2-story	2,140 sq. ft.	14.6 ft.

Source: (Kevin Crook Architect Inc., 2023)
Note: See **Figure 9: Elevations**

Plans show an additional open space, turf/play area with a perimeter sidewalk and park benches within the northwestern corner of the Project consisting of approximately 0.05 acres (approximately 60-feet by 36.3-feet). Other centrally located open space areas planned for development within the boundaries of the Project, total approximately 0.48 acres, and will be available to the public including a tot lot, fenced small and large dog parks, and turf/ play areas. A retention basin has been proposed in the southwestern corner of the Project Site and is approximately 24,700 square feet and 6-feet deep with a 12-foot-wide access road along the perimeter of the basin.

According to **Figure 8: Landscaping Plan**, approximately 27 Chinese Pistache “Keith Davey” trees will be planted along the southerly right-of-way boundary of Goya Avenue; approximately 13 Lagerstroemia “Catawba” and 5 Laurus X “Saratoga” trees are proposed along the eastern right-of-way boundary of Indian Street. Both the Lagerstroemia "Catawaba" and Laurus X "Saratoga" trees are flowering; therefore, will enhance both entrances to the Project Site (Goya Avenue and Indian Street). The landscaping proposed for the Project is compliant with Moreno Valley Design Standards and the Model Water Efficient Landscape Ordinance (MWELO).

Project plans indicate exterior elevations with earth-tone finishes and architectural details that vary the architectural styles shown on each of four Project Elevation types (**Figure 9: Elevations**). There are four proposed building elevations, each displaying different styles. The following types include Spanish, Ranch, Prairie, and Craftsman, which will be implemented pursuant to the Heritage Park Planned Unit Development Architectural Design Guidelines. The Heritage Park PUD Design Guidelines consider the existing character, history, and development of Moreno Valley. *Table 4: Project Elevations* summarizes the specific exterior architectural finishes from each elevation style.

TABLE 4: PROJECT ELEVATIONS

Style	Size (sq. ft.)	Exterior Design Elements
Ranch	1,874 sq. ft.	• **Identifying Characteristics**: o Informal, asymmetrical building form o Low plate lines and low-pitched roof forms o Siding and/or stone accents • **Massing**: Predominant rectangular building form • **Roof**: o Predominant gable and shed roofs. o 3:12 to 5:12 typical roof pitch; 12” to 16” eave; 8” rake o Flat concrete tiles; flat rustic shingle tiles

		• **Exterior Walls**: stucco; Limited use of siding on front elevation encouraged. • **Windows**: square or rectangular window shapes' 1" minimum window recesses • **Details**: o Wooden headers and sills o Exposed truss tails or fascia boards • **Colors**: o *Primary*- Soft to light earthy colors as pale beiges, light khaki and green. o *Fascia and trims*- contrasting colors in darker brown and weathered gray tones. o *Accent*- contrasting colors in light or dark tones. o *Roof*- Grays and browns.
Spanish	1,874 sq. ft.	• **Identifying Characteristics**: o Red "S" tiles roofs o Arch element, recessed entry, or feature window on the front elevation o Decorative metal railing, gable roof end details • **Massing**: Asymmetrical, one and tow-story simple building masses • **Roofs**: o Gable or hip roofs; shed roof over porch. o Typical 4:12 to 5:12 roof pitch o 0" to 12" overhang with tight rakes on gable roof ends o Shallow sloped, concrete "S" tiles in variegated colors (predominantly red) • **Exterior Walls**: Stucco accent • **Windows and Entries**: o Rectangular or square window shapes o 1" minimum trim; entry stucco or precast surround o Recessed entry or feature window on front elevation • **Details**: o Ground-level arch elements on front elevation o Stucco eave and trim details o Exposed truss tails with simple decorative cut o Gable roof end vents with concrete pipe details or recessed faux vents. o Decorative metal railings or grilles o Attached garage and decorative garage door with wood accents. • **Colors**: o *Primary*- White tones, pale to mid tones of mild yellows and light tans o *Fascia and trims*- Dark born earth and wood tones o *Accent*- Rich tones of blues, reds and washed greens o *Roof*- Darker browns and reds
Prairie	2,130 sq. ft.	• **Identifying Characteristics**: o Horizontal massing and clean lines o Low-pitched hip roofs o Details emphasizing horizontal lines. • **Massing**: Strong horizontal building form; one and two-story massing Roofs: o Low-pitched hips roofs or flat horizontal roofs o Typical 3:12 to 4: 12 roof pitch o 12" to 24" overhangs o Flat concrete tiles • **Exterior Walls**: Stucco • **Windows**: o Square or rectangular window shapes o Horizontal window grouping • **Details**: o Stucco square porch columns o Contrasting wall materials or trims emphasizing horizontally • **Colors**: o *Primary*- Neutral earthy tones and lighter and whiter tones o *Fascia and trims*- muted earthy colors such as browns, grays, greens, and wheat tones with pops of rusts, reds, and oranges o *Accent*- deep red, green and medium dark wood tones; blues used on occasion. o *Roof*- dark in value of brown and gray tones
Craftsman	2,140 sq. ft.	• **Identifying Characteristics**: o Low-pitch gable roofs, occasionally hipped o Wide projecting eaves with exposed rafter tails, and decorative beams or braces added under the gables.

		o Column bases frequently continue to ground level. • **Massing**: simple boxed massing with vertical and horizonal breaks • **Roofs**: o Basic side-to-side gable with cross gables o Typical 3: 12 to 4: 12 roof pitch o 18” to 30” overhang o Flat concrete shingle • **Exterior**: Stucco • **Windows**: o Vertical multi-paned windows at front elevations o Windows trim surrounds with headers and sills o Built-up header trims at front windows • **Details**: o Decorative use of cross beams, braces, and rafter tails o Porches often feature tapered columns and pilasters. o Brick or stone veneer elements visually anchor the building mass to the ground plane. • **Color**: o *Primary*- Light earth tone o *Accent*- Playful or dark accent color

Source: (T&B Planning 2023)
Note: See **Appendix I.**

Off-site Project Improvements:
Off-site improvements to Goya Avenue and Indian Street will be implemented with the Project. Improvements along Indian Street, a minor arterial to the ultimate right-of-way width including the installation of a sidewalk, curb, gutter, and curb ramps to align new curb and gutter to the easternly ultimate right-of-way boundary of Indian Street and the existing catch basin located west of the south west corner of the Project Site within the public right-of-way. Streetlights and signage will be installed pursuant to the City’s Engineering Standards; Indian Street improvements include an additional travel lane consisting of a 12-foot-wide street extension from Goya Avenue to the Project Site’s southwestern corner along the easterly perimeter; repaving Indian Street half-width from Goya to the Project Site’s southwestern corner; and incorporating a, ADA compliant sidewalk along the perimeter of the eastbound lane of Goya Street right-of-way to the southern property boundary; and the construction of a 1,400 linear foot sewer main which will extend within the Indian Street and Krameria Avenue right-of-way from the westerly terminus of Goya Avenue to the Krameria Avenue and Orion Way intersection (See **Figure 14: Proposed and Existing Utility Lines**). The proposed sewer main will connect to an existing 8” PVC sewer line which runs east-west along Krameria Avenue, serving adjacent residential development.

Improvements along Goya Street, a collector street, will include installing pavement along the full ultimate right-of-way width along Goya Street between Smoke Tree Place and Indian Street; this will require tree removals, clearing, grubbing grading within the street right-of-way of Goya Avenue. Proposed improvements in Goya Avenue include installation of curbs, gutters, curb ramps, sidewalks, installation of utilities and connections (e.g., storm water, sewer, water, gas, electric, telecommunications). MARB Monitoring wells within Goya Avenue will be adjusted by MARB to the elevation of the finished street. As a result of the proposed off-site improvements along Goya Avenue, Goya Avenue will become a complete through street.

Project Construction

Project construction is anticipated to start approximately 24-30 months during the fourth quarter of 2023 and will take 2.5 years to complete. During Project construction, equipment that will be utilized includes a diesel-fueled pile driver, clam shovel drop, vibratory roller, large bulldozer, caisson drill, loaded trucks, jackhammer, and small bulldozer.

Moreno Valley Cumulative Projects

CEQA Guidelines §15355 a) defines "Cumulative Impacts" as two or more individual effects which, when considered together, are considerable or compound or increase other environmental impacts. CEQA Guidelines §15355 b) states "The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time".

The City of Moreno, as the Lead Agency for CEQA, has identified 16 development projects within City Limits, including the proposed Project, which should be analyzed together for cumulative impacts. (See **Figure 2: Local Vicinity Map** for project locations). The development projects vary in land use, ranging from low to medium density residential, commercial, industrial, and retail. See *Table 5: Moreno Valley Cumulative Projects Li*st below.

TABLE 5: MORENO VALLEY CUMULATIVE PROJECTS LIST

No.	Project ID	Project Name	Project Location (cross streets + Lat/Long)	APNs	Approved Land Use/ Density and Proposed Land Use/ Density	Quantity	ITE Code	Date Constructed or Operational
1	PEN21-0216	TTM38064- Perris at Pentecostal	Emma Lane & Iris Avenue (Lat33.8883 N/Long -117.2306W)	485220006	**Approved:** Residential (R-30) **Proposed**: Residential (R-30)	426 DU	220	Anticipated to be completed by Project's opening year.
2*	PEN22-0037	Goya & Indian- Goya at Heritage Park (Proposed Project)	Goya Avenue & Indian Street (Lat 33.884021°N/Long -117.233334°W)	316020020, -021, -022, -023, -024, -025	**Approved**: Residential (R5) **Proposed**: Residential (RS10)	131 DU	210	Anticipated to be completed by Project's opening year.
3	PEN22-0156	TTM38458- South of Iris	Iris Avenue (Lat 33.886492°N/ Long -117.233281°W)	316030019	**Approved**: Residential (R5) **Proposed**: Residential (RS10)	78 DU	210	Anticipated to be completed by Project's opening year.
4	PEN21-0228	Walmart	Perris Boulevard & Gentian Avenue (Lat 33.894011°N / Long -117.226686°W)	485220041	**Approved**: Corridor Mixed Use **Proposed**: Retail	189.52 TSF 16 VFP	813 946	Anticipated to be completed by Project's opening year.
5	PEN21-0208	Perris & Iris	Perris & Iris (Lat 33.887964°N / Long -117.227093°W)	316030014	**Approved**: Corridor Mixed Use **Proposed**: Retail/Commercial	22 KSF 2.8 KSF 1 KSF 1 Tunnel	850 934 937 948	Anticipated to be completed by Project's opening year.
6	PEN23-0010	Heacock Commerce Center	Heacock Street & Gentian Avenue (Lat 33.893565°N / Long -177.241259°W)	485230027	**Approved:** Residential (R5) **Proposed**: Industrial	883.25 TSF	150	Anticipated to be completed by Project's opening year.
7	PEN21-0022	Heacock Street Warehouse	Heacock Street & Krameria Avenue (Lat 33.883024°N / Long -117.243191°W)	316020052	**Approved**: Business Park/ Light Industrial **Proposed**: Industrial	99.486 TSF	150	Anticipated to be completed by Project's opening year.
8	N/A; Under MJPA jurisdiction	Meridian D-1 Gateway Aviation	March Air Reserve Base, Eastern Perimeter (Lat 33.873975°N/ Long -117.2444913°W)	294170010	**Approved**: NA **Proposed**: Air Freight Cargo Center	180.8 KSF cargo building with 9 at [1] grade (ground level) loading doors, 31 dock-high door positions,	N/A; Use 262 AM PH trips. 144 PM PH trips	Anticipated to be completed by Project's opening year.

No.	Project ID	Project Name	Project Location (cross streets + Lat/Long)	APNs	Approved Land Use/ Density and Proposed Land Use/ Density	Quantity	ITE Code	Date Constructed or Operational
						and 37 trailer storage positions	1880 daily trips	
9	PEN21-0102	Heacock Logistics Parking Lot	East side of Heacock Street & E Oleander Street, north of Perris Valley Storm Drain (Lat 33.860122°N / Long -117.241619°W)	316211014	**Approved**: Parks/ Open Space **Proposed**: Parking Lot	220 semi-truck parking lot	N/A; Use 33 AM PH trips. 37 PM PH trips 484 daily trips	Anticipated to be completed by Project's opening year.
10	PEN20-0063	TTM37909	Saddlebrook Lane & Iris Avenue (Lat 33.887607°N / Long -117.223376°W)	312020030	**Approved**: Residential (R5) **Proposed**: Residential (RS10)	82 DUs	210	Anticipated to be completed by Project's opening year.
11	PEN21-0206	TTM37725	Tarano Lan & Krameria Avenue (Lat 33.881065°N / Long -117.228322°W)	316110023	**Approved**: Residential (R5) **Proposed**: Residential (R5)	64 DUs	210	Anticipated to be completed by Project's opening year.
12	PEN19-0203	TTM33607	Perris Boulevard (Lat 33.907728°N / Long -117.226112°W)	484231016	**Approved**: Corridor Mixed Use **Proposed**: Residential	52 DUs	220	Anticipated to be completed by Project's opening year.
13	PEN21-0151	Rivard Industrial	24830 Rivard Road (Lat 33.872925°N / Long -117.229542°W)	316190024	**Approved**: Business Park/Light Industrial **Proposed**: Industrial	21.7 TSF	150	Anticipated to be completed by Project's opening year.
14	PEN22-0260	MV Business Center 5	1711 Perris Boulevard, Moreno Valley, CA 92551 (Lat 33.872398859°N / Long -117.226728694°W)	316190009	**Approved**: Business Park/ Light Industrial **Proposed**: Industrial	39.665 TSF	150	Anticipated to be completed by Project's opening year.
15	PEN21-0213	Rivard Truck Storage and Office	San Celeste Street & Rivard Street (Lat 33.872528°N / Long -117.229255°W)	316190012	**Approved**: Business Park/ Light Industrial **Proposed**: Industrial	87 space truck storage yards 3.034 TSF office		Anticipated to be completed by Project's opening year.
16	PEN18-0107	Continental Villages	Krameria Avenue & Lasselle Street (Lat 33.882193°N / Long -117.206945°W)	308040058	**Approved**: Residential (R20)/ Commercial **Proposed**: Residential (R20)/ Commercial	112 DUs 21 TSF	220 820	Anticipated to be completed by Project's opening year.

Source: City of Moreno Valley, 2023
Note: *Proposed Project

As shown in **Figure 2: Local Vicinity Map**, several of the City's development projects are within a mile of the Project Site; therefore, Moreno Valley's cumulative projects were considered during the evaluation of Project-related environmental impacts and influenced calculations for noise, traffic, and air quality/ greenhouse gas emissions. See **Appendices A, H,** and **G**.

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.

State law and County of Riverside Guidelines identify Native American consultation and participation as an important aspect of cultural resources evaluation. To identify potential Native American resources, a Sacred Land File Search was conducted at the California Native American Heritage Commission (NAHC). A current Sacred Lands File Search response from the NAHC was received on September 28, 2022 (See **Appendix C**). The results of the Sacred Lands File Search were negative in that no resources have been previously identified in the immediate area of the Project Site.

While the SLF came back negative, it was recommended by the California NAHC that other cultural resources also be contacted for information regarding known and recorded sites. The City of Moreno Valley initiated and carried out the required Native American Consultation on August 18, 2023. Outreach from the City involved scoping letters sent to Native American tribes from a list NAHC provided. These tribes are believed to also have knowledge of cultural resources in the Project Area since their presence is relatively close to the Project. Tribes that were contacted include Agua Caliente Band of Cahuilla Indians, Augustine Band of Cahullia Mission Indians, Cabazon Band of Mission Indians, Cahuilla Band of Indians, Los Coyotes Band of Cahuilla and Cupeno Indians, Morongo Band of Missions Indians, Pala Band of Missions Indians, Pechanga Band of Mission Indians, Quechan Tribe of the Fort Yuma Reservation, Ramona Band of Cahuilla, Rincon Band of Luiseno Indians, Santa Rosa Band of Cahuilla Indians, Soboba Band of Luiseno Indians, and Torres-Martinez Desert Cahuilla Indians.

Tribes that decided to pursue formal Tribal Consultation under AB 52 and/or SB18 included Agua Caliente Band of Cahullia Indians, Morongo Band of Mission Indians, Desert Cahullia Indians, Pechanga Cultural Resources Department, Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, and The Yuhaaviatam of San Manuel Nation. On Augst 25th, 2023, the City of Moreno Valley received a letter from the Agua Caliente Band of Cahuilla Indians (ABCI), indicating the Project Location is within the boundaries of the ACBCI Reservation; therefore, ACBCI requested formal government consultation under AB-52 and SB-18. Copies of the cultural resource documentation, records searches with associated survey reports from the SLF information center, and cultural resources inventory of the Project Area by a qualified archeologist was sent to the tribe. On August 30, 2023, ACBCI commented on associated cultural resources documentation for the Project and requested the presence of an archeologist at the Project Site pursuant to the Secretary of Interior's standards during ground disturbing activities pursuant to Mitigation Measure **MM CUL-01: Archeological Monitoring**; presence of an approved Cultural Resources Monitor during ground disturbing activities pursuant to Mitigation Measure **MM CUL-02 Native American Monitoring and MM CUL-03: Cultural Resource Monitoring Plan (CRMP)**; and provide a copy of the MND once available. The letter indicated the conclusion of AB-52 consultation, since the concerns of ACBCI had been addressed through Mitigation Measures procured during consultation activities.

On August 31, 2023, the City of Moreno Valley received a response from Sarah Heysel, a representative for the Yuhaaviatam of San Manuel Nation (formally known as the San Manual Band of Mission Indians). The YSMNs confirmed the receipt of project documentation; however, indicated the tribe will not be requesting further consultation or participation in the scoping, development, or review period, since the Project Location is outside of Serrano ancestral territory. On September 8, 2023, Rincon Band of Luiseno Indians indicated the Project Site was within the Traditional Use Area (TUA) of the Luiseno people. The requested copies of existing documents pertaining to the project

including site records, shapefiles, archeological resource search results, geotechnical report, and grading plans. The City of Moreno Valley sent the tribe the requested documents. On November 18, 2023, the Soboba Band of Luiseno Indians wrote a letter to the City of Moreno Valley indicating the Project Area fell within the Tradition Use Areas of the Tribe and is considered to be culturally sensitive. As a result, the tribe requested SB18 consultation and cultural resources monitoring pursuant to **MM CUL-02 and MM CUL-03**.

Tribal consultation has resulted in the application of a total of nine mitigation measures **MM CUL-01 through MM CUL-09** to the Project. City staff indicates formal tribal consultation under AB52 and SB18 are complete. Any further input from the tribes will be through the 30-day public review period for CEQA.

15. **Other public agencies approval (e.g., permits, financing approval, or participation agreement):**

- Utilities Service Agreement
- Riverside County Flood Control and Water Conservation District (RCFCWCD)
- Regional Water Quality Control Board Certification, Santa Ana Region (RWQCB)
- Water Quality Certification
- Moreno Valley Community Development Department Director- Heritage Tree Removal
- Encroachment Permit

Site Summary

Total Acres	13.7 Acres	Provided Parking 335 (2.6:1 overall)
Total Homes	131	Total Provided Assigned Parking: 262
	Plan 1 - 2,032 S.F.	Provided Guest Parking: 66 (8'x22' Parallel)
	Plan 2 - 2,111 S.F.	7 (9'x20' Head-In)
	Plan 3 - 2,140 S.F.	73 Total Guest Spaces
Density	9.56 DU/AC	

City of Moreno Valley
Goya at Heritage Park

Figure 7. Site Plan

Source: Kevin L. Crook Architect Inc.

N

Not to Scale

ARDURRA

City of Moreno Valley
Goya at Heritage Park

Figure 8. Landscape Plan

Source: Wood Architecture

N

Not to Scale

ARDURRA

SPANISH

Note: Plan 1

RANCH

Note: Plan 1

PRAIRIE

Note: Plan 2

CRAFTSMAN

Note: Plan 3

Source: Kevin Crook Architect Inc.

City of Moreno Valley
Goya at Heritage Park

N

Not to Scale

ARDURRA

Figure 9: Front Elevations

Note: Maximum structure height 35 ft

Note: Maximum structure height 35 ft

Legend

- Plan 1 = 3 Bedroom, 2.5 Bath, 2 Bay Garage
- Plan 2 = 3 Bedroom, 2.5 Bath, 2 Bay Garage
- Plan 3 = 5 Bedroom, 3 Bath, 2 Bay Garage

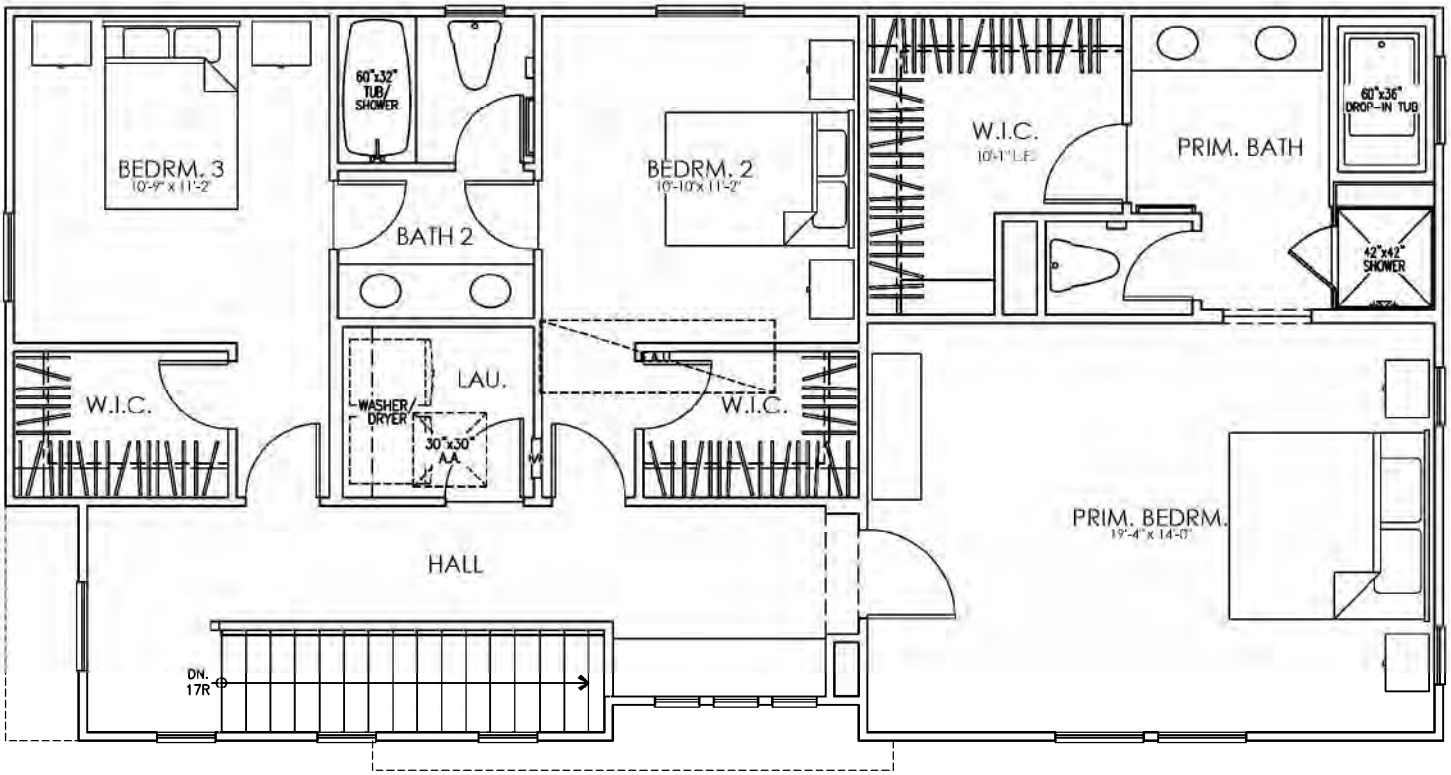
City of Moreno Valley
Goya at Heritage Park

Figure 10: Cluster Plan

Source: Kevin Crook Architect Inc.

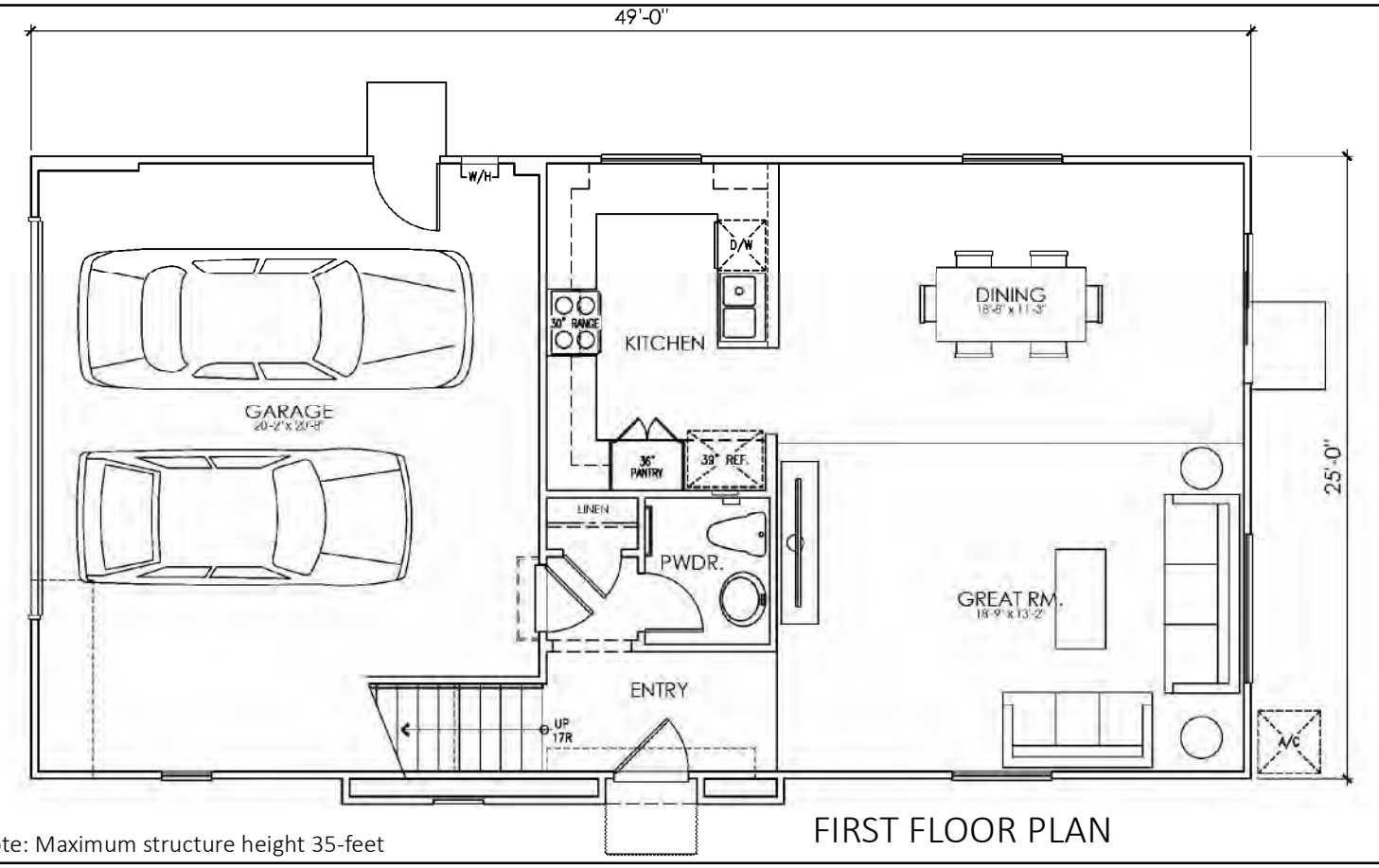
Not to Scale

ARDURRA



Note: Maximum structure height 35-feet

SECOND FLOOR PLAN



Note: Maximum structure height 35-feet

FIRST FLOOR PLAN

Legend

AREA TABULATION

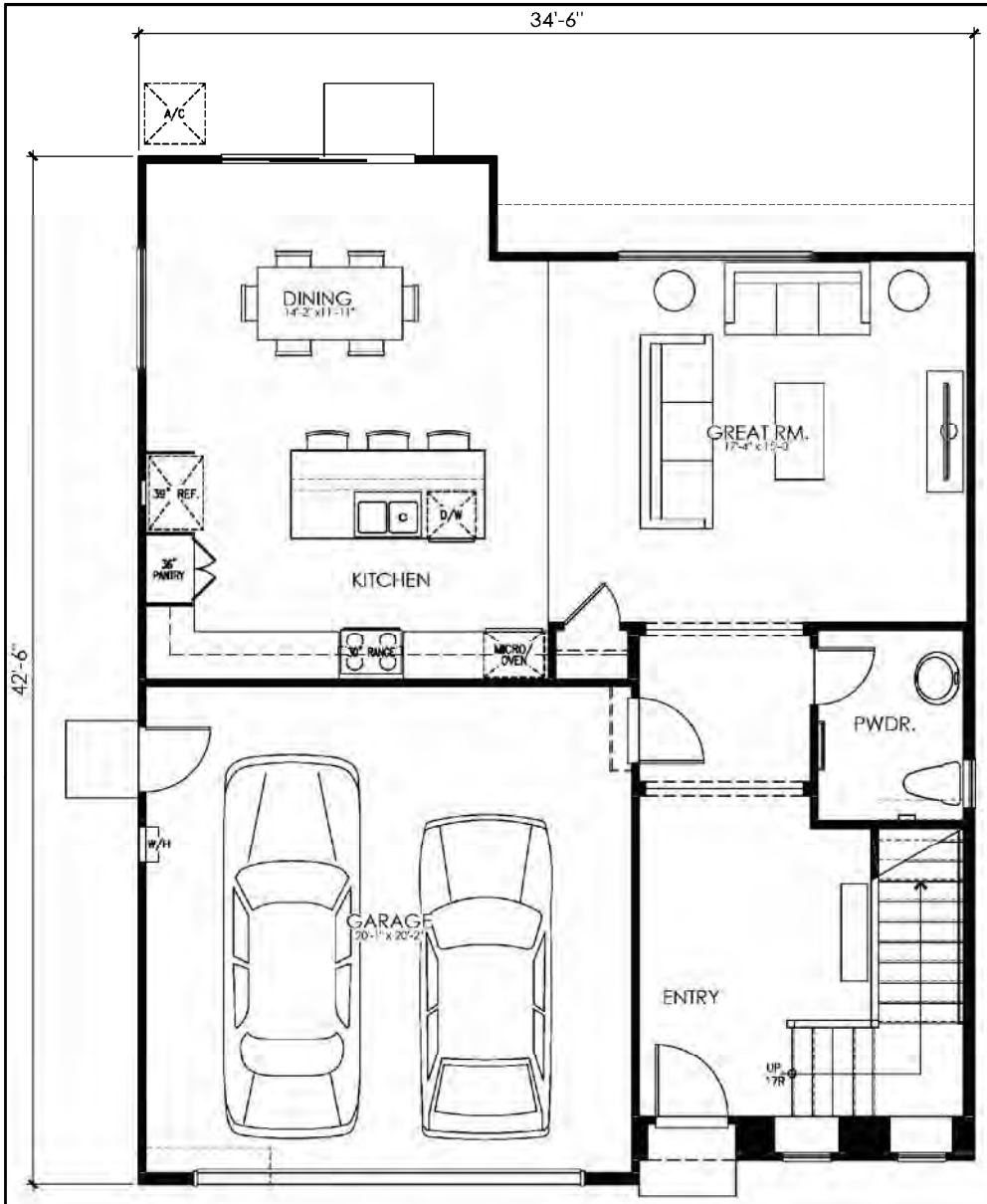
CONDITIONED SPACE	
FIRST FLOOR AREA	729 SQ. FT.
SECOND FLOOR AREA	1,145 SQ. FT.
TOTAL DWELLING	1,874 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	496 SQ. FT.

City of Moreno Valley
Goya at Heritage Park

Source: Kevin Crook Architect Inc.

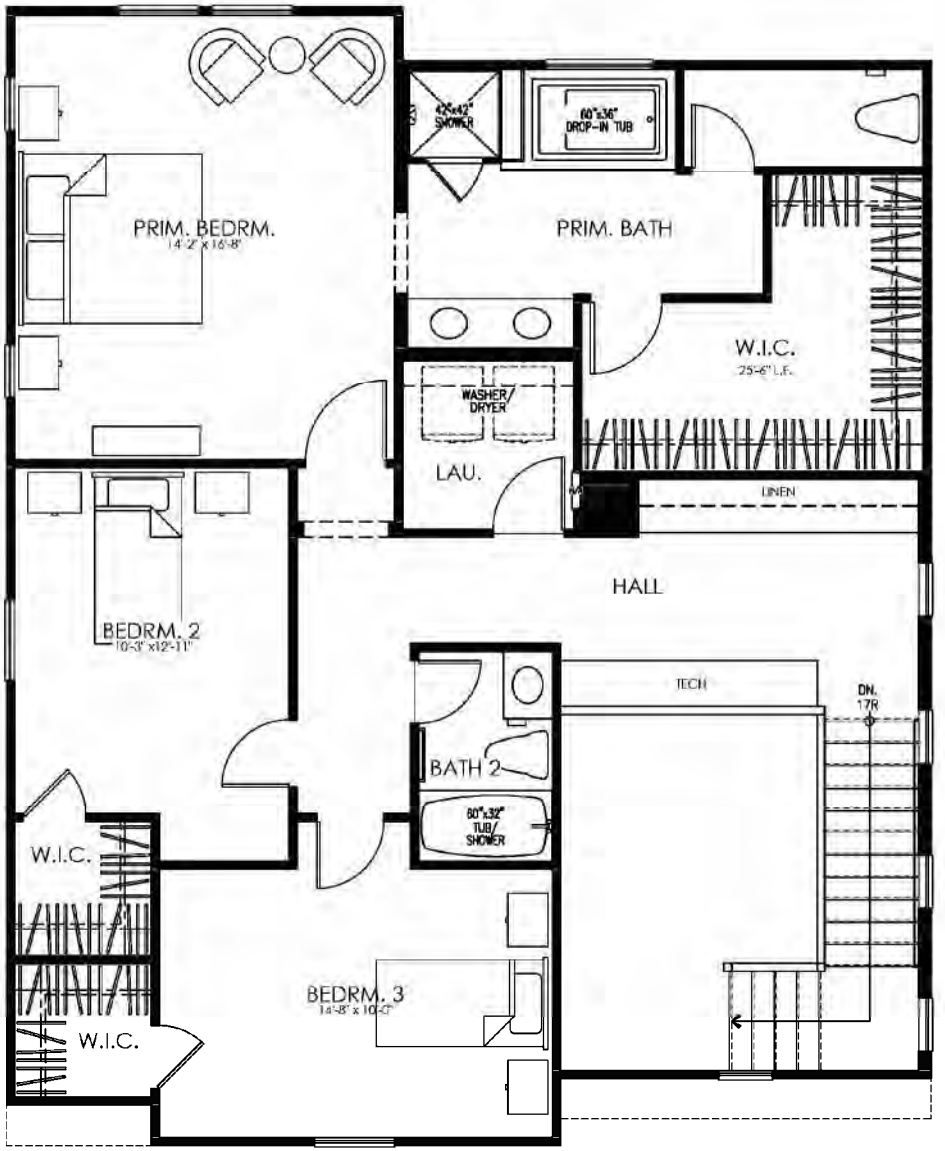
Figure 10A: Plan 1 Floor Plan

Not to Scale ARDURRA



FIRST FLOOR PLAN

Note: Maximum structure height 35-feet



SECOND FLOOR PLAN

Note: Maximum structure height 35-feet

Legend

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	933 SQ. FT.
SECOND FLOOR AREA	1,197 SQ. FT.
TOTAL DWELLING	2,130 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	420 SQ. FT.

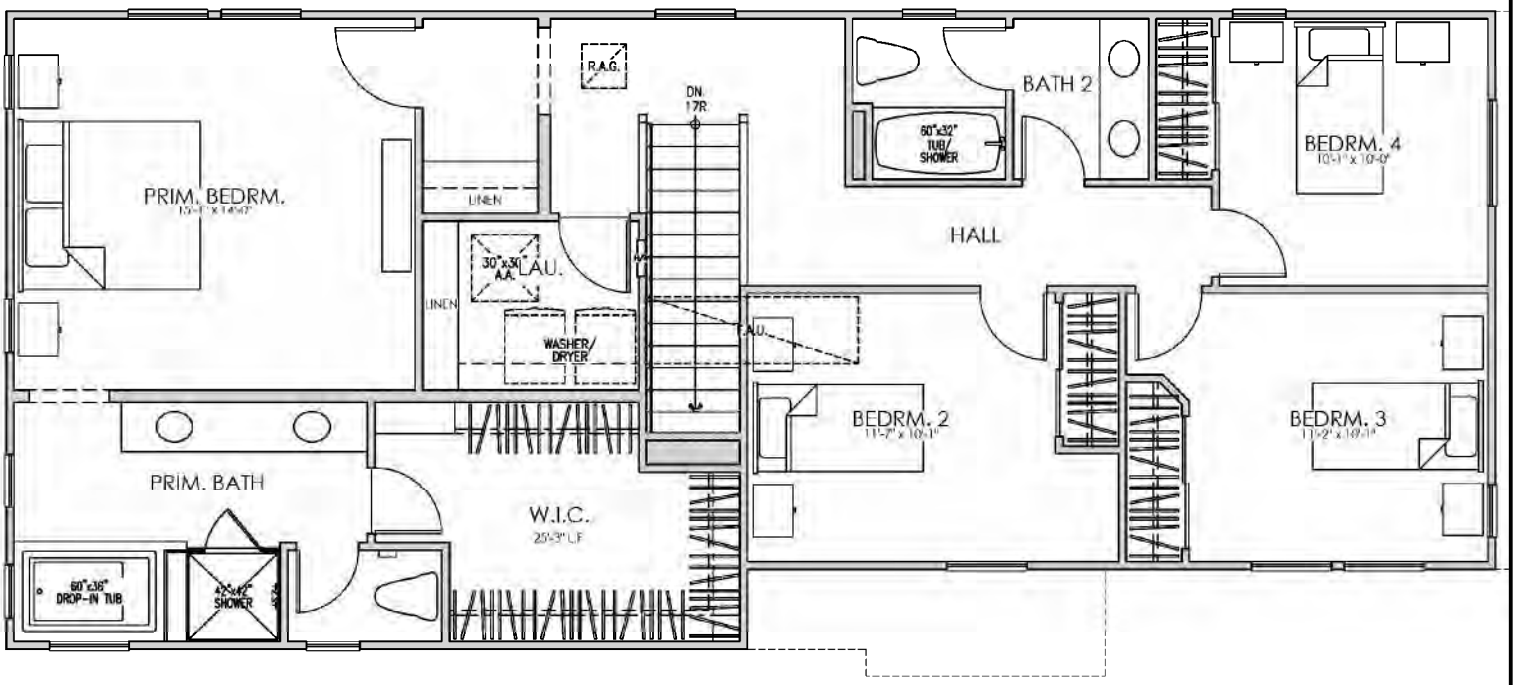
City of Moreno Valley
Goya at Heritage Park

Figure 10B: Plan 2 Floor Plan

Source: Kevin Crook Architect Inc.

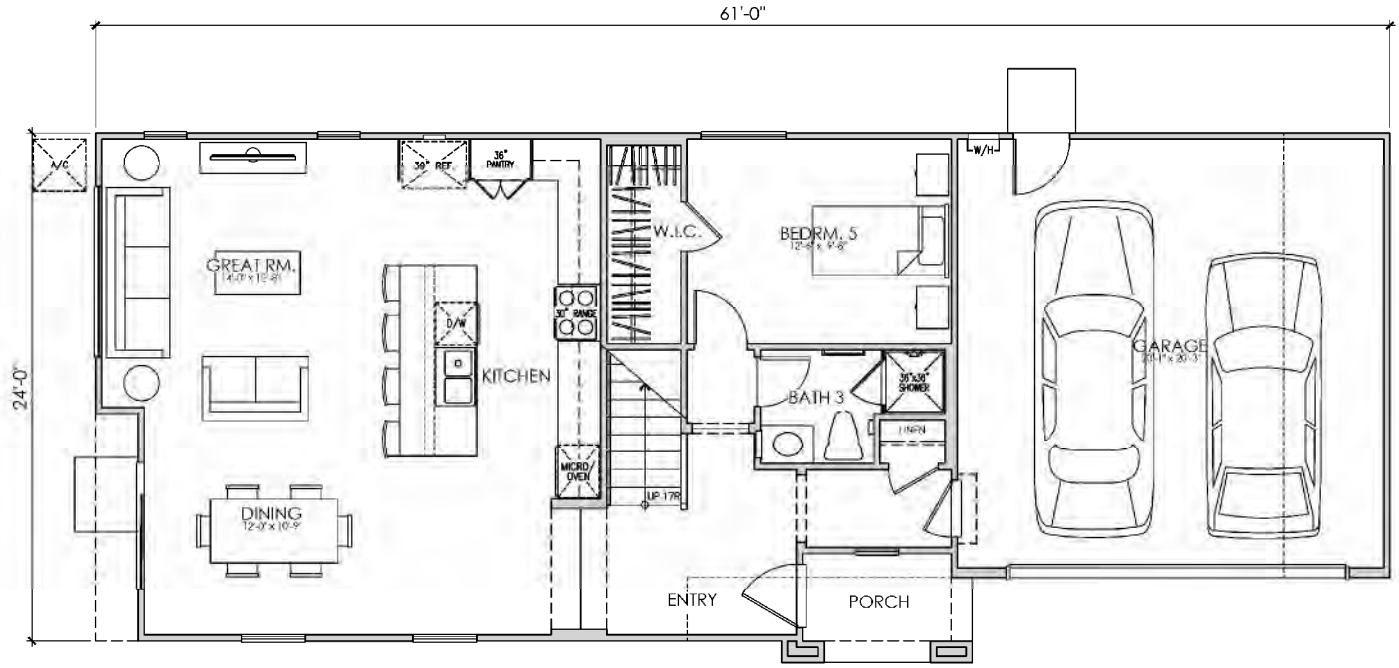
Not to Scale

ARDURRA



SECOND FLOOR PLAN

Note: Maximum structure height 35-feet



FIRST FLOOR PLAN

Note: Maximum structure height 35-feet

Legend

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	920 SQ. FT.
SECOND FLOOR AREA	1,220 SQ. FT.
TOTAL DWELLING	2,140 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	428 SQ. FT.
PORCH	42 SQ. FT.

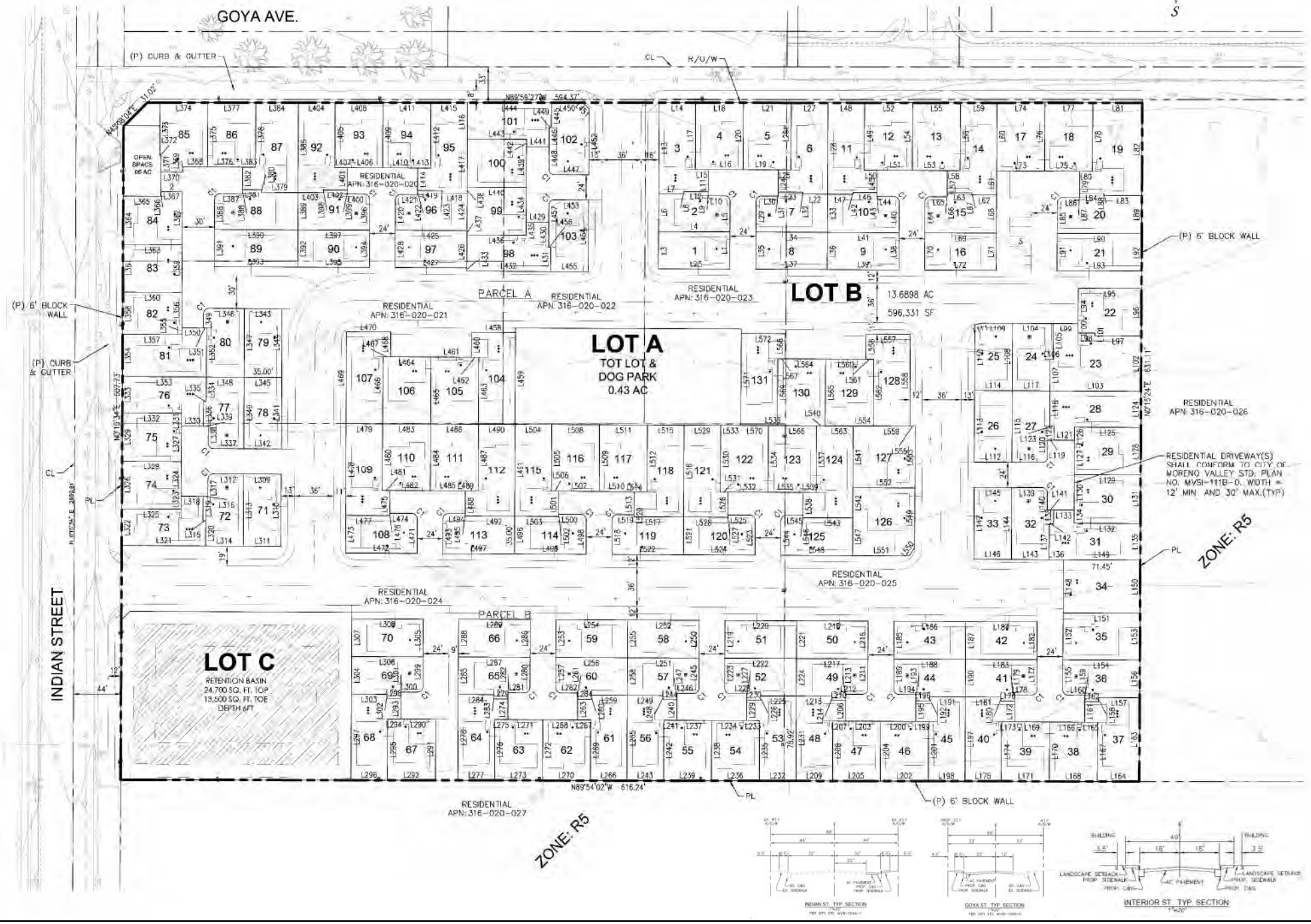
City of Moreno Valley
Goya at Heritage Park

Source: Kevin Crook Architect Inc.

Figure 10C: Plan 3 Floor Plan

Not to Scale

ARDURRA



LAND USE SUMMARY

USE	ACREAGE
RESIDENTIAL (LOTS 1-131)	8.06 AC
ADJUSTED EASEMENT & PUBLIC OPEN SPACE	1.25 AC
TOTAL GROSS ACREAGE:	13.73 AC
PUBLIC STREETS	0.06 AC
TOTAL NET ACREAGE:	19.67 AC

City of Moreno Valley
Goya at Heritage Park

Figure 11. Tentative Tract Map (TTM 38702)

N

Not to Scale

ARDURRA

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

a. **Appendix A** - Air Quality and Greenhouse Gas Impact Study/Energy Report (Ganddini 2023)
b. **Appendix B**- Habitat Assessment and Western Riverside County MSHCP Consistency Analysis (ELMT Consulting 2023)
c. **Appendix C** - Cultural/Archaeological/Tribal/Paleontology (BCR Consulting 2023)
d. **Appendix D** - Soils and Geotechnical (Krazen & Associates 2023)
e. **Appendix E** - Preliminary Project Specific Water Quality Management and Preliminary Drainage Report (Greenberg Farrow 2023)
f. **Appendix F -** Preliminary Drainage and Hydrology Report (Greenberg Farrow 2023)
g. **Appendix G** - Transportation Study Screening Assessment & VMT Impact Analysis; Traffic Impact Analysis; Trip Forecasts for Goya Avenue (Ganddini 2023)
h. **Appendix H** - Noise Study (Ganddini 2023)
i. **Appendix I** - Planned Unit Development Guidelines: Heritage Park (T&B Planning 2023)

17. Acronyms:

ADA -	American with Disabilities Act
ALUC -	Airport Land Use Commission
ALUCP -	Airport Land Use Compatibility Plan
AQMP	Air Quality Management Plan
APE -	Area of Potential Effects
CEQA -	California Environmental Quality Act
CIWMD -	California Integrated Waste Management District
CMP –	Congestion Management Plan
CUPA-	California Unified Program Agency
CUP -	Conditional Use Permit
DTSC -	Department of Toxic Substance Control
DWR -	Department of Water Resources
EIR -	Environmental Impact Report
EMWD -	Eastern Municipal Water District
EOP -	Emergency Operations Plan
FEMA -	Federal Emergency Management Agency
FMMP -	Farmland Mapping and Monitoring Program
GIS -	Geographic Information System
GHG -	Greenhouse Gas
GP –	General Plan
GPA -	General Plan Amendment
HCM	Highway Capacity Manual
HOA -	Homeowners' Association
IS -	Initial Study
LHMP -	Local Hazard Mitigation Plan
LOS -	Level of Service
LST -	Localized Significance Threshold
MARB -	March Air Reserve Base
MARB/IPA-	March Air Reserve Base/Inland Port Airport
MSHCP -	Multiple Species Habitat Conservation Plan
MVFP -	Moreno Valley Fire Department
MVPD -	Moreno Valley Police Department
MVUSD -	Moreno Valley Unified School District
MWD -	Metropolitan Water District
NCCP -	Natural Communities Conservation Plan
NPDES -	National Pollutant Discharge Elimination System

OEM -	Office of Emergency Services
OPR -	Office of Planning & Research, State
PEIR -	Program Environmental Impact Report
PW -	Public Works
RCEH -	Riverside County Environmental Health
RCFCWCD -	Riverside County Flood Control & Water Conservation District
RCP -	Regional Comprehensive Plan
RCTC -	Riverside County Transportation Commission
RCWMD –	Riverside County Waste Management District
ROW-	Right-of-way
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
TTM-	Tentative Tract Map
USFWS -	United States Fish and Wildlife
USGS -	United States Geologic Survey
VMT -	Vehicle Miles Traveled
VVUSD -	Valley Verde Unified School District
WQMP -	Water Quality Management Plan
WRCOG -	Western Riverside Council of Government

18. **Definitions:**

Part 1- Project Terminology

Backbone Circulation System: Internal vehicular circulation system that connects to existing and planned street right-of-way. Reference *Section XI- Transportation* for more detail.

Diverse Use: a distinct business or organization that provides goods or services intended to meet daily needs and is publicly available. Automated facilities such as ATMs or vending machines are not included (USGBC)

Project Site: defined by the land within Assessor's Parcel Numbers: (APNs) 316-020-020, -021, -022, -023, -024, and -025.

Part 2- Environmental Evaluation Checklist Terminology

The Initial Study is based on the Environmental Checklist Form within Section 15063 (d) (3) of the State CEQA Guidelines (CEQA 2022). The responses to questions about the proposed Project, found in Section 3.1, indicate less than significant environmental impacts with mitigation are anticipated from Project implementation. The Form in Section 2 is used to evaluate impacts and includes an explanation for each answer within Section 3.0. The following terminology is used to describe the level of significance of Project-related impacts.

Area of Potential Effects: The footprint of development (both horizontal and vertical) where direct impacts from the Project will occur and the Local Vicinity where indirect impacts from a project could occur.

Best Management Practices: a technique, measure, or structural control that is used for a given set of conditions to manage the quantity and improve the quality of stormwater runoff in a cost-effective manner.

Conditions of Approval: Requirements placed on discretionary projects (use permits, development plans, etc.), which detail the requirements for implementing the approved project; must be consistent with federal, state, and local laws.

Impact: A physical change in the environment on a sensitive or regulated resource.

Less Than Significant Impact: Level of changes in the environment from a project when there is potential for an impact based on the location of resources or the location or nature of the project; however, the extent of the change is not expected to be substantial or perceptible, exceeding thresholds of significance identified in the Appendix G Checklist and other trustee or responsible agency standards due to avoidance measures and regulations, applied to the project to reduce the levels of significance of impacts.

Less Than Significant Impact with Mitigation: The level of changes in the environment with the implementation of a project exceeds thresholds of significance, however there are conditions or measures that can be applied to the project as mitigation measures which can measurably reduce impacts to below thresholds of significance of Appendix G and other trustee or responsible agency standards.

Local Vicinity: The area and parcels surrounding a Project Site where direct or indirect impacts from Project implementation may occur.

Mitigation: Feasible measures that could be applied to project design and construction to minimize significant adverse impacts, which are tailored to specific circumstances of a particular project and place. Mitigation places requirements on a project beyond standard applicable ordinances and is intended to tailor a project and project activities to a particular location.

No Impact: Level of changes in the environment from a project when there are either no related resources that could be affected by a project or there are no project-related changes that could result in a change in the environment.

Unavoidable Adverse Impacts: The level of substantive changes that will result from project implementation resulting in significant changes to the environment, and expected with a project, after avoidance and mitigation measures have been applied, exceeding thresholds of significance.

Project: An activity undertaken by an agency or private entity which requires discretionary approval leading and will either have a direct physical change in the environment or a reasonably foreseeable indirect change in the environment.

Threshold of Significance: A guideline or standard established for public health, safety, welfare, protection of natural resources or stewardship of the environment.

Significant: Substantial or potentially substantial adverse change to any of the physical conditions within the area affected by the project.

2.0 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

3.0 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.

Signature — Date: DEC. 27, 2023

Oliver Mujica — Printed Name

City of Moreno Valley — For

DRAFT MITIGATION MONITORING AND REPORTING PROGRAM

FOR GOYA AT HERITAGE PARK AT GOYA

PEN23-0069 (TTM), PEN23-0070 (PUD), PEN23-0071 (Change of Zone), and PEN23-0072 (General Plan Amendment)

The following is a Mitigation Monitoring and Reporting Program (MMRP) for the Goya at Heritage Park located in Moreno Valley, California. This MMRP has been prepared pursuant to Section 15097 of the CEQA Guidelines and Section 21081.6 of the Public Resources Code. This MMRP lists all applicable Project Mitigation Measures (MM), Standard Condition (SC), and environmental commitments for executing Best Management Practices provided by the Project Applicant that are required to be implemented with the Project under existing Plans, Programs, and Policies for environmental resource protection. This MMRP includes implementation timing and responsible party to ensure proper enforcement of all MMs and SCs to reduce Project impacts. The City of Moreno Valley, as the Lead Agency, will utilize the MMRP to document the implementation of Project mitigation and BMP environmental commitments, which ensure all project impacts are reduced to less than significance pursuant to The California Environmental Quality Act (CEQA).

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a) Have a substantial adverse effect on a scenic vista? 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?	**MM AES-01- Perimeter Walls**: Prior to final tract map approval and issuance of permits, the City of Moreno Valley shall verify that Project plans and the recorded CC&Rs for the Project include the following types of perimeter fencing and walls to be installed during construction and maintained in perpetuity throughout the Heritage Park Planned Unit Development: 1. ***Perimeter Block Walls***- Perimeter block walls generally located around the exterior of the neighborhood to provide homes with privacy and noise attenuation from abutting roads and off-site land uses. These Perimeter Block Walls consist of textured split-face concrete solid bricks, with no openings. The wall shall measure six (6) feet in height as measured from ground surface including two (2) inch high caps. The wall shall include 16-inch block decorative concrete block pilasters with no openings, at each lot line and change of fence type. 2. ***Interior Vinyl Fence:*** Interior Vinyl Fences are generally located between side yards and at the back of residential lots (excluding lots which rear on public streets, which are covered in item 1. above) to provide privacy and security for residents. Interior Vinyl Fences have a height of six (6) feet as measured above ground surface and are constructed of tongue and groove panels, top and bottom rails, and vinyl posts with vinyl caps.	Prior to the issuance of building permits.	City's Building Official, Planning Division, and the City Engineer.	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a), c) continued…	3. ***Tubular Steel Fence:*** Tubular Steel Fences are generally located at the perimeters of retention basin areas and dog parks. These Tubular Steel Fences preserve scenic views while maintaining security for residents and visitors of the community. View fences have a maximum height of six (6) feet and are constructed of tubular steel 0.5-inch square 16-gauge palings and 1.5-inch square 14-gauge tubing top and bottom rails. The color finish of the tubular steel fence should complement the community design theme. The City's Building Official, Planning Division, and the City Engineer shall verify construction plans show perimeter fencing and concrete block walls, according to items a through c above, within the Heritage Park Planned Unit Development and that perimeter walls and fences will be constructed from materials, colors, and textures that are similar and harmonious with the architecture and earth tones, as indicated on Project Plans, Design Guidelines, and in **Figures 7: Site Plan** and **Figure 9: Elevations** of the Draft ISMND. Long-term maintenance of items a) through 3) above shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Division prior to issuance of the first final certificate of occupancy. City review of Site Plans, Design Guidelines, CC&Rs and Articles of Incorporation for the HOA shall verify that the CC&Rs provide guidelines for perpetual maintenance of all community perimeter fencing and walls for the Project shown on **Figure 7: Site Plan** of the ISMND. This verification will be done by the City Engineer, Building Official, and/or Planning Division prior to issuance of final approval of the Tract Map and prior to issuance of building and grading permits for the Project and verified again within the recorded CC&Rs prior to issuance of the first certificate of occupancy. Implementation will be verified during Project inspections by the City Building Inspector. Inclusion of the fencing plan and maintenance program shall be included in the recorded			

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a), c) continued…	CC&Rs by the City Inspector, City Engineer, and Building Official prior to issuance of the first certificate of occupancy.			
		MM AES-02- Landscaping and Irrigation: The City Building Official, Planning Division, and the City Engineer shall verify prior to Final Tract Map approval and prior to issuance of permits, that Project plans show landscaping and irrigation along Iris Avenue and Goya Avenue providing effective screening and visual buffers between the adjacent public streets and the Project; this includes permanent maintenance through the CC&Rs and HOA. The second stories of the proposed residential structures that are visible from Goya Avenue and Indian Street shall be buffered. Pursuant to the Heritage Park PUD Design Guidelines, landscaping along Goya Avenue and Indian Street should consist of the following: <u>Goya Avenue</u> Goya Avenue shall contain curb separated landscaped parkways maintained by the HOA and adorned with 27 Chinese Pistache trees (or a suitable alternative tree species with similar foliage and mature heights reaching 25- to 35-feet tall and canopies of up to 50-feet wide) that provide a visual buffer between the street and adjacent residential areas. At the Goya Street vehicular entry, a curb-separated walkway lined with four (4) Koelreuteria Bipinnata trees shall be implemented or If an alternative species is selected for implementation it shall provide similar foliage and reach mature heights up to 40- to 60-feet tall with a canopy of up to 30-feet to 40-feet wide. <u>Indian Street</u> Indian Street shall feature landscaped parkways, maintained by the HOA, acting as a buffer between the street and surrounding residential areas. Two (2) Crape Myrtle trees (or suitable alternative species reaching 15-feet to 25-feet-tall with a canopy of 6-feet to 15-feet wide) and thirteen (13) Lagerstroemia "Catawba" shall adorn the parkways, while five (5) Saratoga Sweet Bay trees (or suitable alternative with similar foliage and up to 15-	Prior to Final Tract Map approval and prior to issuance of permits. Prior to issuance of the first certificate of occupancy	City Building Official, Planning Division, and the City Engineer.	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a), c) continued…	feet to 35-feet tall and 15-feet to 35-feet wide at maturity) will create a barrier between the street and the retention basin area to the east. At the Indian Street vehicular entry, planted trees at the curb-separated walkway will consist of four (4) Koelreuteria Bipinnata trees (or a suitable alternative with similar foliage with heights up to 40- to 60-feet tall and a canopy of up to 30-feet to 40-feet wide at maturity. Prior to issuance of the first certificate of occupancy, the City Planning Division, Inspector and Building Official shall verify that landscape irrigation and maintenance is included in the recorded CC&Rs for the Project.			
	\	**MM AES-03- Exterior Finishes**: The City's Building Official and/or Planning Division shall verify prior to final tract map approval and issuance of permits, that plans will show the following architectural details on the front and rear facades (exteriors of residential structures) facing Goya Avenue and Indian Street and from public open space. Plan check shall include verification by the City Engineer, Building Official and Planning Division that CC&Rs for the Project include guidelines for long term maintenance of these features on these specific lots as described below and shown in **Figure 7: Site Plan** and **Figure 9: Elevation** Plans in the Draft ISMND and the Design Guidelines for the Project: *A. Building Form, Massing, and Articulation* **1.** Front and rear building setbacks along Goya Avenue and Indian Street shall be varied 2. Elevation Plans shown in **Figure 9: Elevations** of the Draft ISMND provide four architectural styles (Spanish, Ranch, Prairie, and Craftsman). Architectural building styles shall alternate along the streets. 3. Street entry driveways from Goya Avenue and Indian Street shall include decorative pavement and large container trees and plants. **4.** Plans shall show plane offsets for façade articulation and varied roof forms.	Prior to final tract map approval and issuance of permits.	City Engineer, City Building Official and Planning Division	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a), c) continued…	5. Plans shall show matching structure details, such as window trim and exterior doors, according to the architectural style of the structure. 6. Decorative architectural details will be added on building facades that are visible from adjacent streets and parks. These treatments could include varied and complimentary colors to accentuate building features, brackets or trellises for roof overhangs and projections, stonework, window shutters and decorative trim among others. These details should be applied to enhance the elevations of buildings and create a dynamic and aesthetic in public areas. *B. Windows:* 1. Coordinate each elevation's window shape, size, and location to provide a logical, proportional, and attractive composition consistent with the architectural style. 2. Arrange and determine the dimensions of windows in accordance with the conditions of the site, taking into account privacy concerns to the extent possible. 3. Feature windows are encouraged to incorporate enhancements such as recess into the wall plane, enhanced sills with corresponding roof elements, shutters, projecting overhead trellis elements, or decorative grilles if appropriate to the architectural style. All other windows on the front elevation feature trim surrounds, headers and/or sills, or other enhancements consistent with the architectural style of the building. 4. When used, the shape and size of shutters should be proportionate to the window opening and appear as functioning elements. *C. Colors and Materials:* *1.* Building materials and colors shown on architectural plans are in earthtones. Final color selection should be			

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a), c) continued…	appropriate to the overall neighborhood design theme and relate to the selected architectural style. *2.* Where color or material changes occur on the building, such changes should only occur at inside corners or wrapped to termination points of at least 24 inches that provide a finished appearance from the street. *3.* Columns and posts should be enveloped by the color and materials, which should come to an end at the point where the material changes. *4.* Apply colors and materials to enhance changes in wall plane, reinforce articulation of elevations, and enhance special features such as entries, single-story elements, etc. *5.* Select high-quality, low-maintenance, and durable materials to minimize the need for a replacement that would contribute to landfill waste. *6.* Appropriate building materials include, but are not limited to: - Stucco - Simulated wood siding - Natural or manufactured stone veneer - Natural or manufactured brick veneer - Metal - Vinyl Windows *D. Roofs* *1.* Select roof forms, pitches and materials that are consistent with the architectural style of the building. Consider roof forms in relation to the building mass to improve massing relief along public streets and on other publicly visible elevations. *2.* Varied roof forms, offsets and materials consistent with the architectural style of the building are encouraged to create variation in the street level views. *3.* Keep roof forms simple and efficient based on the architectural style and plan shape. Avoid overly			

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a), c) continued…	complicated roof design that detracts from the characteristics of the architectural style. *4.* Consider the visual impact of the placement of photovoltaic panels and/or tiles, as well as any solar water heating panels, while designing roof plans. Minimize or group rooftop equipment to leave adequate, continuous space for rooftop photovoltaic systems where feasible. *E. Gutters and Downspouts*: *1.* Where it is feasible, thoughtful consideration should be given as to the location of the overall guttering system during the architectural design process so that the result is a cohesive building façade in which all elements, including gutters and downspouts, work together to create a pleasing building façade. *2.* Whenever possible, downspouts should be located in the least conspicuous location, such as side and rear facades of the building. *3.* Exposed gutters and downspouts may be painted to complement or match the colors of the surfaces to which they are attached. *4.* Gutter and downspout locations shall be subject to CC&R guidelines and HOA approval. Exterior finishes described above shall be constructed with the Project, enforced by the HOA according to recorded CC&Rs as shown on project plans, as verified by the City of Moreno Valley, prior to issuance of final tract map approval and issuance of permits. Incorporation of items a) through e above shall be incorporated in the recorded CC&Rs as verified by the City Planning Division, Building Official and Inspector prior to issuance of the first certificate of occupancy to enhance street-level views from streets and public open spaces			

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a), c) continued…	**SC AES-01: Visual Impacts-** Prior to issuance of permits and final tract map approval, the City Engineer and Planning Division shall verify that Project plans and CC&Rs for the Project incorporate guidelines/regulations for the following: a) Enforce the Municipal Code requirements and Design Guidelines to ensure that high quality development yielding a pleasant living environment for existing and future residents (GP Objective 2-10) b) New electrical and communication lines are to be placed underground (GP Policy 7.7.1) c) The size, number and design on signs shall be subject to city review and approval to minimize degradation of visual quality (GP Policy 7.7.2) d) Minimize the visibility of wireless communication facilities by the public. Encourage "stealth" designs and encourage new antennas to be located on existing poles, buildings and other structures. Antennas are to be mounted in a manner not exceeding the heights of these structures. (GP Policy 7.7.5)	During Plan Check and Inspections and ongoing	City Engineer, Planning Division, and Developer/ Builder/ Contractor. HOA	Initials: _____ Date: _____
Air Quality	a) Conflict with or obstruct implementation of the applicable air quality plan?	**SC AQ-01: Compliance with SCAQMD Rules**- Throughout Project construction, the Project contractor shall adhere to the following rules outlined within SCAQMD's Air Quality Management Plan: **SCAQMD Rule 402:** Prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. **SCAQMD Rule 403:** Governs emissions of fugitive dust during construction and operation activities. Compliance with this rule is achieved through application of standard Best Management Practices (BMPs), such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping	Throughout Project construction.	Project contractor	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Air Quality	a) continued…	loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites. Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 403 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Applicable dust suppression techniques from Rule 403 are summarized below and can reduce fugitive dust generation, Particulate Matter 10 microns or greater in diameter (PM10). Compliance with these rules would reduce impacts on nearby sensitive receptors. Rule 403 measures may include but are not limited to the following: • Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more). • Water active sites at least three times daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving.) • Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 0.6 meters (2 feet) of freeboard (vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code section 23114. • Reduce traffic speeds on all unpaved roads to 15 miles per hour (mph) or less. • Suspension of all grading activities when wind speeds (including instantaneous wind gusts) exceed 25 mph. • Bumper strips or similar BMPs shall be provided where vehicles enter and exit the construction site			

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Air Quality	a) continued…	onto paved roads or wash off trucks and any equipment leaving the site each trip. • Replanting disturbed areas as soon as practical. • During all construction activities, construction contractors shall sweep on-site and off-site streets if silt is carried to adjacent public thoroughfares, to reduce the amount of particulate matter on public streets. All sweepers shall be compliant with SCAQMD Rule 1186.1, Less Polluting Sweepers. **SCAQMD Rule 445:** Prohibits permanently installed wood burning devices into any new development. A wood burning device means any fireplace, wood burning heater, or pellet-fueled wood heater, or any similarly enclosed, permanently installed, indoor or outdoor device burning any solid fuel for aesthetic or space-heating purposes, which has a heat input of less than one million British thermal units per hour. **SCAQMD Rule 481:** Applies to all spray painting and spray coating operations and equipment, requiring that a person shall not use or operate any spray painting or spray coating equipment unless one of the following conditions is met: (1) The spray coating equipment is operated inside a control enclosure, which is approved by the Executive Officer. Any control enclosure for which an application for permit for new construction, alteration, or change of ownership or location is submitted after the date of adoption of this rule shall be exhausted only through filters at a design face velocity not less than 100 feet per minute nor greater than 300 feet per minute, or through a water wash system designed to be equally effective for the purpose of air pollution control. (2) Coatings are applied with high-volume low-pressure, electrostatic and/or airless spray equipment. (3) An alternative method of coating application or control is used which has effectiveness equal to or greater than the equipment specified in the rule.			

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Air Quality	a) continued…	**SCAQMD Rule 1108:** Governs the sale, use, and manufacturing of asphalt and limits the volatile organic compound (VOC) content in asphalt used in the Basin and regulates the VOC content of asphalt during construction. All asphalt used during Project construction must comply with SCAQMD Rule 1108. **SCAQMD Rule 1113:** Governs the sale, use, and manufacturing of architectural coating and limits the VOC content in paints and paint solvents. Regulates VOC content of paints during construction. All paints and solvents used during Project construction and operation must comply with SCAQMD Rule 1113. **SCAQMD Rule 1143:** Governs the manufacture, sale, and use of paint thinners and solvents used in thinning of coating materials, cleaning of coating application equipment, and other solvent cleaning operations by limiting their VOC content. This rule regulates the VOC content of solvents used during construction. Solvents used during the construction phase must comply with this rule. **SCAQMD Rule 1186:** Limits the presence of fugitive dust on paved and unpaved roads and sets certification protocols and requirements for contract street sweepers to provide sweeping services to any federal, state, county, agency or special district such as water, air, sanitation, transit, or school district. **SCAQMD Rule 1303:** Governs the permitting of re-located or new major emission sources, requiring Best Available Control Measures and setting significance limits for PM10 among other pollutants. **SCAQMD Rule 1401:** New Source Review of Toxic Air Contaminants, specifies limits for maximum individual cancer risk, cancer burden, and non-cancer acute and chronic hazard index from new permit units, relocations, or modifications to existing permit units, which emit toxic air contaminants.			

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Air Quality	a) continued…	**SCAQMD Rule 1403:** Asbestos Emissions from Demolition/Renovation Activities, specifies work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM). **SCAQMD Rule 2202:** On-Road Motor Vehicle Mitigation Options, is to provide employers with a menu of options to reduce mobile source emissions generated from employee commutes, to comply with federal and state Clean Air Act requirements, Health & Safety Code Section 40458, and Section 182(d)(1)(B) of the federal Clean Air Act. It applies to any employer who employs 250 or more employees on a full or part-time basis at a worksite for a consecutive six-month period calculated as a monthly average.			
		MM AQ-02- Fugitive Dust Control Plan: Due to the size of the Project Area, a Fugitive Dust Control Plan is not needed for the Project, However, in order to mitigate the effects of fugitive dust during Project construction and comply with SCAQMD rules, the Project must implement the established procedures in Rule 403 and follow the application of standard BMPs in construction and operation activities, such as the following: • The application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent, stabilizing ground cover on finished sites • Application of the best available dust control measures are used for grading operations and include the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes.	Throughout Project construction.	Project contractor	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Air Quality	a) continued…	• Require the use of water trucks during all phases where earth moving operations would occur.			
		MM AQ-03: Construction Idling: During Project construction, the Project contractor must install clear signage around the Project Site reminding construction workers to limit idling of construction equipment pursuant to the California Air Resource Board's In-use Off Road Diesel-Fueled Fleets Regulation.	Throughout Project construction.	Project contractor	Initials: _____ Date: _____
Biological Resources	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?	**Standard Condition**			
		SC BIO-01- Stephan's Kangaroo Rat: Since the Project Site is located within the Mitigation Fee Area of the Stephan's' Kangaroo Rat Habitat Conservation Plan (SKR HCP), the developer will be required to pay fair share SKR HCP Mitigation Fees prior to issuance of building permits and development of the Project pursuant to Moreno Valley Municipal Code Chapter 8.06, Threatened and Endangered Species.	Prior to issuance of Permits	City Planning Division, City Building Official, City Inspector	Initials: _____ Date: _____
		MM BIO-02- Pre-construction Nesting Bird Survey: If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. **a**) Construction should stay outside of a no-disturbance buffer. The size of the no disturbance buffer will be determined by the wildlife biologist b) Limits of construction will occur to avoid an active nest and will be established in the field via flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of next areas. c) A biological monitor shall be present to delineate the boundaries of the buffer area and monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity.	Prior to issuance of Permits	City Planning Division, City Building Official, City Inspector	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Biological Resources	a) Continued…	**MM BIO-03- Burrowing Owl:** Prior to the issuance of building permits and Project construction and any ground disturbing activities, the City of Moreno Valley's Planning Division and City Building and/or Grading Inspector shall verify that a 30-day pre-construction burrowing owl clearance survey shall be conducted and that the results of the survey are negative for burrowing owl presence at the Project Site.	Prior to issuance of Permits	City Planning Division, City Building Official, City Inspector	Initials: _____ Date: _____
Cultural Resources	a) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	**MM CUL-01: Archeological Monitoring.** Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all ground-disturbing activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Tribe(s) including Pechanga Band of Indians, Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians), the contractor, and the City, shall develop a Cultural Resources Monitoring Plan (CRMP) as defined in CR-3. The Project archeologist shall attend the pre-grading meeting with the City, the construction manager and any contractors, and Consulting Tribal representatives; 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	Prior to the issuance of grading permit	Planning Division and Building Official, City's Archaeological and Paleontological Monitors, Developer, Contractor and Builder, Pechanga Band of Indians, Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians)	Initials: _____ Date: _____
		MM CUL-02: Native American Monitoring. Prior to the issuance of a grading permit(s), the Developer shall secure agreements with the Pechanga Band of Indians, Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, and Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians), for tribal monitoring. The Developer is also required to provide a minimum of 30 days' advance notice to the	Prior to the issuance of grading permit(s)	Project Builder/ Developer/Contractor, Pechanga Band of Indians, Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Soboba Band of	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Cultural Resources	a) Continued…	tribes of all ground disturbing 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.		Luiseno Indians, Agua Caliente Band of Cahuilla Indians, and Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians), Project Archeologist, construction manager	
		MM CUL-03: 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, human remains/cremations, sacred and ceremonial items, 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. g. Contact information of relevant individuals for the Project.	Prior to the issuance of building permits and Project initiation.	Project Archeologist in consultation with Consulting Tribe(s)	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Cultural Resources	a) Continued…	**MM CUL-04: Cultural Resource Disposition**. In the event that Native American cultural resources are discovered during the course of ground disturbing activities (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 Division: 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 Mitigation Measure **MM CUL-03**. 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 **MM CUL-03**. 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.	In the event that Native American cultural resources are discovering during ground disturbing activities (inadvertent discoveries.	City of Moreno Valley Planning Division	Initials: _____ Date: _____
		MM CUL-05: Archaeological Resources. 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 and/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.	Prior to the issuances of grading permit	City of Moreno Valley Planning Division, Construction supervisor	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Cultural Resources	a) Continued…	**MM CUL-06: 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 a treatment plan has been prepared and approved by all Consulting Parties, then work may resume after the treatment plan has been completed. 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 Department Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in **MM CUL-03: Cultural Resource Monitoring Plan (CRMP)** 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 and Consulting Tribes for their review and approval prior to implementation of the said plan.	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	A qualified person meeting the Secretary of the Interior's standards	Initials: _____ Date: _____
		MM CUL-07: 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	Prior to final inspection	Project developer/permit holder, Project Archeologist	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Cultural Resources	a) Continued…	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).			
	b) Disturb any human remains, including those interred outside of formally dedicated cemeteries? a) Disturb any human remains, including those interred outside of formally dedicated cemeteries?	**MM CR 7 Human Remains**. If human remains and/or cremations are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. A. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected; project personnel/observers will be restricted. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98. B. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.	At the time human remains are encountered during Project construction.	Project Developer/ Builder/Contractor, Field Crew/ Personnel, County Coroner	Initials: _____ Date: _____

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Cultural Resources	b) Continued…	C. The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98 D. **No photographs are to be taken except by the coroner, with written approval by the consulting Tribe[s].**			
		MM CUL-09: 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).	Upon the reburial of Native American remain or associated grave goods	Project Developer/ Builder/Contractor, County Coroner	Initials: _____ Date: _____

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Geology and Soils	a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving: ii) Strong seismic ground shaking? 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? 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? a) ii), c), & d) Continued…	MM GEO-01: Fill Materials- A. During earthwork, identify locations of fill soils that have not been properly compacted and certified and excavate and recompact these areas. Prior to backfilling, the bottom of the excavation should be observed by the Project Geotechnical Engineer to verify no additional removal or recompacting is required. B. During earthwork, the contractor shall verify that fill soils are placed in lifts approximately 6 inches thick according to the geotechnical engineer's recommendations, moisture-conditioned to a minimum of 2 percent above optimum moisture-content and compacted to achieve at least 95 percent maximum density based on ASTM Test Method D1557. C. During earthwork, the contractor shall verify that Imported Fill should consist of a well-graded, slightly cohesive, fine silty sand or sandy silt, with relatively impervious characteristics when compacted. This material should be approved by the Soils Engineer prior to use and should typically possess the following characteristics: a. ***Percentage Passing No. 200 Sieve***= 20 to 50 b. ***Plasticity Index***= 10 maximum c. ***UBC Standard 29-2 Expansion Index***= 15 maximum D. During earthwork the contractor shall work with the soils engineer to verify suitability of soils for structure foundations. The soils engineer has the option of rejecting any compacted material regardless of the degree of compaction if that material is considered to be unstable or if future instability is suspected.	During earthwork throughout Project construction and prior to backfilling.	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer and Building Official and City Inspector	Initials: _____ Date: _____
		MM GEO-02: Minimize Post-construction Soil Movement- In order to reduce post-construction soil movement and provide uniform support for the buildings, proposed parking, driver areas, and other foundations, the Project contractor in coordination with the Project Geotechnical Engineer and City's Engineer should abide by	During Project implementation (construction) and ground disturbing activities.	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Inspector	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Geology and Soils	a) ii), c), & d) Continued…	the following during Project construction and ground disturbing activities: A. Overexcavation and recompaction within the proposed building footprint areas should be performed to a minimum depth of at least five (5) feet below existing grades or two (2) feet below the bottom of the proposed foundation bearing grades. In addition, any fill soil present in the building area should be removed and re-placed as compacted Engineered Fill. The overexcavation and recompaction should also extend laterally five feet (5') beyond edges of the proposed footings or building limits. B. Overexcavation and recompaction of the near surface soil in the proposed parking area should be performed to a minimum depth of at least twelve (12) inches below existing grades or proposed subgrade, whichever is deeper. The actual depth of the overexcavation and recompaction should be determined by the geotechnical engineer or authorized representative for the geotechnical engineer during construction. The overexcavation and recompaction should also extend laterally at least three (3) feet beyond edges of the proposed paving limits or to the property boundary. Any undocumented fill encountered during grading should be removed and replaced with Engineered Fill. C. Overexcavation and recompaction of the soil in proposed street improvements and driveway approaches should be performed to a minimum depth of at least eighteen (18) inches below existing grades or proposed subgrade, whichever is deeper. The actual depth of the overexcavation and recompaction should be determined by the geotechnical engineer or authorized representative for the geotechnical engineer during construction. The overexcavation and recompaction should also extend laterally at least three (3) feet beyond edges of the proposed paving limits or to the property boundary. Any undocumented fill			

<table>
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<tr><td>Geology and Soils</td><td>a) ii), c), & d) Continued…</td><td>encountered during grading should be removed and replaced with Engineered Fill.</td><td></td><td></td><td></td></tr>
<tr><td></td><td></td><td>MM GEO-03: Concrete Slabs-on-grade- Unless designed by the project structural engineer, concrete slabs-on-grade should be verified by the City Inspector, ongoing during construction, as a minimum of five (5) inches thick and reinforced per the geotechnical engineer’s recommendations, that the concrete slab be reinforced to reduce crack separation and possible vertical offset at the cracks with at least No. 3 reinforcing bars placed on 18-inch centers. Thicker floor slabs with increased concrete strength and reinforcement should be designed wherever heavy concentrated loads, heavy equipment, or machinery will be placed.</td><td>Throughout Project construction.</td><td>Project Developer/ Builder/Contractor, Project Geotechnical Engineer, and Building Official City Inspector</td><td>Initials: _____
Date: _____</td></tr>
<tr><td></td><td></td><td>MM GEO-04: Winterization- The Contractor shall winterize the Project Site prior to the start of and throughout the rainy season (generally October 15th to April 15th) to prevent upper soils from becoming very moist during the winter months due to rain and the absorptive characteristics of the soils. Winterization shall consist of placement of materials on aggregate base and protecting (elevating and covering) exposed soils during the construction phase.</td><td>Prior to and during wet winter months of Project construction.</td><td>Project Developer/ Builder/Contractor, and City Inspector</td><td>Initials: _____
Date: _____</td></tr>
<tr><td></td><td></td><td>MM GEO-05: Traffic Indices- Prior to issuance of the final tract map and permits, the City Engineer and/or Building Official shall verify that street improvement plans and construction drawings for the Project show the correct numeric value for the recommended Traffic Index for pavement. Installation per this standard shall be field verified by the City Inspector The following table shows the recommended pavement sections for various traffic indices:
<table>
<tr><th>Traffic Index</th><th>Asphaltic Concrete</th><th>Class II Aggregate Base*</th><th>Compacted Subgrade**</th></tr>
<tr><td>4.0</td><td>2.0”</td><td>4.0”</td><td>18.0”</td></tr>
<tr><td>4.5</td><td>2.5”</td><td>4.0”</td><td>18.0”</td></tr>
<tr><td>5.0</td><td>2.5”</td><td>4.0”</td><td>18.0”</td></tr>
<tr><td>5.5</td><td>3.0”</td><td>4.0”</td><td>18.0”</td></tr>
<tr><td>6.0</td><td>3.0”</td><td>4.0”</td><td>18.0”</td></tr>
<tr><td>6.5</td><td>3.5”</td><td>4.0”</td><td>18.0”</td></tr>
</table></td><td>Throughout Project construction and repaving.</td><td>Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector</td><td>Initials: _____
Date: _____</td></tr>
</table>

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<tr><th>Issue</th><th>Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated</th><th>Recommended Mitigation Measure</th><th>Timing</th><th>Responsible Party</th><th>Date Completed and Initials</th></tr>
<tr><td>Geology and Soils</td><td>a) ii), c), & d) Continued…</td><td>
<table>
<tr><td>7.0</td><td>4.0”</td><td>4.0”</td><td>18.0”</td></tr>
<tr><td>7.5</td><td>4.0”</td><td>4.0”</td><td>18.0”</td></tr>
</table>
The recommended Traffic Index applied to the Project shall be verified by the geotechnical engineer prior to paving. If a higher Traffic Index is required, this shall be obtained from the geotechnical engineer.
The following recommendations are for light-duty and heavy-duty Portland Cement Concrete pavement sections.
Portland Cement Pavement
<table>
<tr><th colspan="4">Light Duty</th></tr>
<tr><th>Traffic Index</th><td>Portland Cement Concrete***</td><td>Class II Aggregate Base*</td><td>Compacted Subgrade**</td></tr>
<tr><td>4.5</td><td>5.0”</td><td>--</td><td>12.0”</td></tr>
<tr><th colspan="4">Heavy Duty</th></tr>
<tr><th>Traffic Index</th><td>Portland Cement Concrete***</td><td>Class II Aggregate Base*</td><td>Compacted Subgrade**</td></tr>
<tr><td>7.0</td><td>6.5”</td><td>--</td><td>12.0”</td></tr>
</table>
Note: * 95% compaction based on ASTM Test Method D1557 or CAL 216
**95% compaction based on ASTM Test Method D1557 or CAL 216
***Minimum compressive strength of 3,000 psi</td><td></td><td></td><td></td></tr>
<tr><td></td><td></td><td>MM GEO-06: Infiltration Systems- Prior to issuance of the final tract map and permits, the City Engineer and the Building Official shall verify that plans show appropriate setbacks for infiltration systems. City inspections shall confirm implementation as follows:
It is recommended that the location of the infiltration systems not be closer than ten feet (10’) as measured laterally from the edge of the adjacent property line, ten feet (10’) from the outside edge of any foundation and five (5’) from the edge of any right-of way to the outside edges of the infiltration system.
If the infiltration location is within ten feet (10’) of the proposed foundation, it is recommended that this infiltration system should be impervious from the finished ground surface to a depth that</td><td>During Grading and Construction</td><td>City Engineer, City Building Official, City Inspector, and Contractor</td><td>Initials: _____

Date: _____</td></tr>
</table>

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Geology and Soils	a) ii), c), & d) Continued…	will achieve a diagonal distance of a minimum of ten feet (10') below the bottom of the closest footing in the project.			
		MM GEO-07: Foundations (Conventional Final Foundation Systems): Prior to issuance of permits, the City Engineer and Building Official shall verify that plans show compliance with the following foundation requirements: During construction, the Contractor, geotechnical engineer, and City Inspector shall verify that proposed structures are supported property on a shallow foundation system bearing a minimum of three (3) feet of Engineered Fill. Spread and continuous footings can be designed for the following maximum allowable soil bearing pressures: 1. ***Dead Load Only***- 2,000 psf Allowable Loading 2. ***Dead-Plus-Live Load***- 2,600 Allowable Loading 3. ***Total Load, including wind or seismic loads***- 3,500 psf Allowable Loading The footings should be a minimum depth of 18 inches below pad subgrade (soil grade) or adjacent exterior grade, which is lower. Footings should have a minimum width of 15 inches, regardless of load.	Prior to issuance of permits Throughout Project construction	City Engineer, Building Official Project Geotechnical Engineer, Project contractor and City Inspector	Initials: _____ Date: _____
		MM GEO-08: Floor Slabs and Exterior Flatwork: Prior to issuance of permits, the City Engineer and Building Official shall verify that plans show compliance with the following floor slab and flatwork requirements: During construction, the Contractor, geotechnical engineer, and City Inspector shall verify that proposed structures are properly supported as follows: A. concrete slab-on-grade floors should be underlain by a water vapor retarder. The water vapor retarder should be installed in accordance with accepted engineering practices. The water vapor retarder should consist of a vapor retarder sheeting underlain by a minimum of 3 inches of compacted, clean, gravel of ¾-inch maximum size. B. To aid in concrete curing an optional 2 to 4 inches of granular fill may be placed on top of the vapor retarder. The granular fill should consist of damp clean sand with	Prior to issuance of permits Throughout Project construction	City Engineer, Building Official Project Geotechnical Engineer, Project contractor and City Inspector.	Initials: _____ Date: _____

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Geology and Soils	a) ii), c), & d) Continued…	at least 10 to 30 percent of the sand passing the 100 sieve. C. It is recommended that the concrete slab be reinforced to reduce crack separation and possible vertical offset at the cracks; at least No. 3 reinforcing bars on 18-inch centers, be used for this purpose. Exterior finish grades should be a minimum of 2 percent away from all interior slab areas to preclude ponding of water adjacent to structures. D. It is recommended that the utility trenches within the structure be compacted, as specified in our report, to reduce the transmission of moisture through the utility trench backfill. Special attention to the immediate drainage and irrigation around the building is recommended.			
		MM GEO-09: Lateral Earth Pressures and Retaining Walls- Prior to issuance of permits the City shall verify that plans show walls retaining horizontal backfill and capable of deflecting a minimum of 0.1 percent of its height at the top may be designed using an equivalent fluid active pressure of 39 pounds per square foot per foot of depth. Walls incapable of this deflection or are fully constrained walls against deflection may be designed for an equivalent fluid at-rest pressure of 59 pounds per square foot per foot of depth. During grading and backfilling operation adjacent to any walls, the contractor/builder and city inspector shall verify that heavy equipment is not allowed to operate within a lateral distance of 5 feet from the wall, or within a lateral distance equal to the wall height, whichever is greater, to avoid developing excessing lateral pressures.	Prior to issuance of permits Throughout Project construction	City Engineer, Building Official Project Geotechnical Engineer, Project contractor and City Inspector.	Initials: _____ Date: _____
		MM GEO-10: Testing and Inspection- Throughout construction the Contractor/Builder and City Inspector shall verify that the geotechnical engineer or his authorized representative are present at the site during the earthwork activities to confirm that actual subsurface conditions are consistent with the exploratory	During earthwork activities for the duration of construction.	Project Geotechnical Engineer, Project Contractor/Builder City Inspector	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Geology and Soils	a) ii), c), & d) Continued…	fieldwork and that proper compaction and testing are performed for structure foundations. Earthwork construction is dependent upon compaction testing and stability of the material and it is the duty of the City Inspector to ensure that proper compaction and testing are performed during construction.			
		MM GEO-11: Site Preparation- During all construction activities, the Builder/Contractor and City Inspector shall verify that: a) General site clearing should include removal of vegetation; existing utilities; structures including foundations; existing stockpiled soil; trees and associated root systems; rubble; rubbish; and any loose and/or saturated materials. b) Site stripping should extend to a minimum depth of 2 to 4 inches, or until all organics in excess of 3 percent by volume are removed. Deeper stripping may be required in localized areas. c) These materials will not be suitable for use and should not be used as Engineered Fill. However, stripped topsoil may be stockpiled and reused in landscape or non-structural areas.	During ground disturbances and during earthworks.	Builder/ Contractor City Inspector.	Initials: _____ Date: _____
		MM GEO-12: Permanent Drainage and Landscape- Prior to final tract map approval and issuance of permits, the City Engineer, Planning Division and Building Official shall verify that plans for construction and the CC&Rs for the Project include the following specifications for establishing and maintaining proper drainage in perpetuity. The City Inspector and Contractor shall be responsible for implementing these throughout construction. Long-term maintenance of items a) through h) below shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.: A. Ground surface adjacent to foundations shall be sloped a minimum of 5 percent for a minimum distance of 10 feet away from structures, or to an approved alternative means of drainage conveyance.	Verified Initially during Plan Check Prior to Issuance of Final Tract Map Approval and Permits. Verified Throughout Project construction. Verified after CC&R recordation and prior to issuance of first certificate of occupancy	Initial Verification by the City Engineer, Planning Division and Building Official. Verified During Construction by the City Inspector and Project contractor. HOA. Verified in recorded CC&Rs prior to issuance of the first certificate of occupancy.	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Geology and Soils	b) Result in substantial soil erosion or the loss of topsoil?	B. Swales used for conveyance of drainage and located within 10 feet of foundations shall be sloped a minimum of 2 percent. Impervious surfaces, such as pavement and exterior concrete flatwork, within 10 feet of building foundations should be sloped a minimum of 2 percent away from the structure. C. Drainage gradients shall be maintained to carry all surface water to collection facilities and off-site. These grades should be maintained for the life of the project. D. Slots or weep holes should be placed in drop inlets or other surface drainage devices in pavement areas to allow free drainage of adjoining base course materials. E. Cutoff walls should be installed at pavement edges adjacent to vehicular traffic areas; these walls should extend to a minimum depth of 12 inches below pavement subgrades to limit the amount of seepage water that can infiltrate the pavements. Where cutoff walls are undesirable subgrade drains can be constructed to transport excess water away from planters to drainage interceptors. If cutoff walls can be successfully used at the site, construction of subgrade drains is considered unnecessary. F. Drainage pipes should be placed with perforations down and should discharge in a non-erosive manner away from foundations and other improvements. The pipes should be placed no higher than 6 inches above the heel of the wall, in the center line of the drainage blanket and should have a minimum diameter of four inches. G. Collector pipes may be either slotted or perforated. Slots should be no wider than ⅛ inch in diameter, while perforations should be no more than ¼ inch in diameter. If retaining walls are less than 6 feet in height, the perforated pipe may be omitted in lieu of weep holes on 4 feet maximum spacing. H. The weep holes should consist of 4-inch diameter holes (concrete walls) or unmortared head joints (masonry walls) and not be higher than 18 inches above the lowest			

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Geology and Soils	a) ii), b), c), & d) Continued…	adjacent grade. Two 8-inch square overlapping patches of geotextile fabric (conforming to CalTrans Standard Specifications for "edge drains") should be affixed to the rear wall opening of each weep hole to retard soil piping.			
	f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	**MM PALEO-01: Paleontological Monitor**- Prior to the start of Project construction, a qualified paleontological monitor shall be retained by the Project developer and be present during grading in project areas where paleontological resources are likely to reside within the underlying geologic formations. In addition, the paleontological monitor shall be present during earthwork activities that expose soils beyond depths of previous disturbance.	Prior to the start of Project construction and earthwork activities.	Project developer and Paleontological Monitor	Initials: _____ Date: _____
Hazards and Hazardous Materials	a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	**MM HAZ-01- Groundwater Monitoring Wells**: During Project construction, the Project contractor shall protect existing groundwater monitoring wells by creating a buffer zone that includes placing k-rails around the perimeter of the wells. In addition, it is required by March Air Force Base that a 10-foot buffer be maintained between the areas where heavy equipment is in use in relation to the wells.	During Project construction.	Project Builder/ Contractor and City Inspector.	Initials: _____ Date: _____
	c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	**MM HAZ-02- Coordination with Val Verde School District:** Prior to start of construction for the Project, the Contractor shall provide the construction schedule to the Val Verde School District. The contractor shall coordinate with the school district on an ongoing basis during construction and shall keep records of this coordination at the Project Site for review by the grading and building inspectors.	Prior to start of construction.	Project Builder/ Contractor.	Initials: _____ Date: _____
		MM HAZ-03- Hazardous Materials Manifest and Plan: Prior to issuance of permits, the contractor shall provide a manifest of construction materials and a plan for proper handling, disposal, contingency, and emergency response to the Building Official and fire department for verification of adequate contingency measures in regard to potentially hazardous materials used, stored and handled onsite during construction. Contractor compliance shall be monitored throughout construction	Prior to the issuance of permits and throughout construction.	Project Contractor and City Inspectors.	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Hydrology and Water Quality	a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	**MM HYDRO-01- Water Quality Best Management Practices**: Upon Project implementation, the maintenance of water quality is the responsibility of the property owner, which was disclosed within a statement of compliance prior to the purchase from the builder. The Homeowners Association (HOA) and City or County are responsible for enforcing the Water Quality Management Plan if the resident is not adhering to the following WQMP best management practices and requirements: *Treatment Control BMP:* 1. A Flogard +Plus CB insert filter shall be used as a treatment control to provide proprietary treatment mechanisms to treat potential pollutants in runoff. The Flogard +Plus CB insert has a removal efficiency of approximately 80% and removes proprietary pollutants of concern including sediment, gross solids, trash, and petroleum hydrocarbons. *Permanent Structural Source Control BMPs:* 1. At the location of drainage inlets, install storm drain markers "Only Rain Down the Drain/ Drains to Lake". 2. Implement a landscaping plan that will achieve the following: a. Preserve existing native trees, shrubs, and groundcover to the maximum extent possible. b. Design landscaping to minimize irrigation and runoff, to promote surface infiltration and runoff where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. c. Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. d. Consider using pest-resistant plants, especially adjacent to hardscape. e. To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air	Upon Project implementation.	Property Owners, Homeowner's Association	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Hydrology and Water Quality	a) continued…	movement, ecological consistency, and plant interactions. 3. HOA CC&Rs shall outline where site refuse and recycled materials will be handled and stored for pickup. If dumpsters or other receptables are outdoors, state how the designated area will be covered, graded, and paved to prevent run-on and show locations of berms to prevent runoff from the area. Signs will be posted on or near dumpsters stating "Do not dump hazardous materials here" or similar. 4. Cover outdoor storage areas; grade and berm outdoor storage areas to prevent run-on or run-off from area. 5. Storage of non-hazardous liquids shall be covered by a roof and/or drain to the sanitary sewer system, and be contained by berms, dikes, liners, or vaults. 6. Storage of hazardous materials and waste must be in compliance with the local hazardous materials ordinance and a Hazardous Materials Management Plan for the site. 7. A detailed description of materials stored within storage area and structural features shall be provide by the Property owner to prevent pollutants from entering storm drains. 8. Provide a means to drain fire sprinkler test water to the sanitary sewer. 9. Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment. 10. Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff. *Operational Source Control BMPs:* 1. Maintain and periodically repaint or replace inlet markings. 2. Provide stormwater pollutant prevention information to new site owners, lessees, or operators. 3. Maintain landscaping using minimum or no pesticides.			

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Hydrology and Water Quality	a) continued…	4. Provide an adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. 5. Prohibit/ Prevent dumping of liquid of hazardous wastes. Post "no hazardous materials" signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. 6. Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect wash water containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.			
Noise	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?	**MM NOI-01- Noise Attenuation:** Prior to issuance of the final tract map and permits the Building Official and the Planning Division shall verify that a six-foot concrete wall as shown on **Figure 7: Site Plan**, and in the CC&Rs for the Project will be constructed and maintained so that exterior noise levels do not exceed the City's exterior noise level criteria of 65 dBA CNEL. The wall should be continuous, solid, without holes or cracks and be maintained in perpetuity by the HOA. Prior to issuance of permits and as verified through construction inspections, the Building Official and the Planning Department shall verify that construction plans include noise attenuating windows described as follows: To achieve interior noise levels less than 45 dBA CNEL, windows and sliding glass doors on the north, west, and south facing facades of the first row of homes from Indian Avenue shall have an Sound Transmission Class (STC) rating of at least 30. This shall be maintained according to CC&Rs enforced by the HOA. Long-term maintenance of the noise attenuating walls and windows above shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Division prior to issuance of the first final certificate of occupancy.	Prior to issuance of the final tract maps, permits and throughout construction and verified in the recorded CC&Rs	Building Official and the Planning Division, building inspectors	

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Noise	a) Continued…	**Best Management Practices**			
		BMP NOI-01: Noise Best Management Practices- Prior to the issuances of building permits and grading permits, the Project contractor shall be provided Project plans that include the following specifications to minimize construction noise emanating from the proposed Project: 1. All equipment, whether fixed or mobile, will be equipped with properly operating and maintained mufflers, consistent with manufacturer standards. 2. All stationary construction equipment will be placed so that emitted noise is directed away from the noise sensitive receptors nearest the Project Site. 3. As applicable, all equipment shall be shut off and not left in idle when not in use. 4. To the degree possible, equipment staging will be located in areas that create the greatest distance between construction-related noise and vibration sources and existing sensitive receptors. 5. Jackhammers, pneumatic equipment, and all other portable stationary noise sources will be directed away and shielded from existing residences in the vicinity of the Project Site. Either one-inch plywood or sound blankets can be utilized for this purpose. They should reach up from the ground and block the line of sight between equipment and existing residences. The shielding should be without holes and cracks. 6. No amplified music and/or voice will be allowed on the Project Site. 7. Haul truck deliveries will not occur outside of the hours presented as exempt for construction per City of Moreno Valley Municipal Code Sections 8.14.040 and 11.80.030(D)(7). 8. The use of vibratory rollers will be limited within 26 feet and large bulldozers within 15 feet of the existing residential structures to the south of the Project Site.	Prior to the issuance of building permits and grading permits.	City of Moreno Valley and Project contractor.	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Noise		Through the City's standard application of plan check and review process, the City of Moreno Valley will verify noise BMPs are stated on approved plans.			
	b) Generation of excessive groundborne vibration or groundborne noise levels?	See **BMP NIO-01: Noise Best Management Practices.**	Prior to the issuance of building permits and grading permits.	City of Moreno Valley and Project contractor.	Initials: _____ Date: _____
Public Services and Utilities	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: iii) Schools?	**MM PUB-01- School Fees**: Prior to the issuance of the final tract map and permits, City Building Official shall verify that the Developer/Builder has paid required school fees to the City based on square footage of new structures for mitigation of impacts from increased enrollment. Payment of the Development Impact Fee.	Prior to the issuance of the final tract map and permits and Project construction.	City Building Official, Project Developer/Builder.	Initials: _____ Date: _____
Transportation	a) Conflict with program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	**SC TRAF-01: Construction Traffic Control Plan**- Prior to the start of construction, the City of Moreno Valley's standard development review process and conditions of approved shall verify that the Project contractor comply with the following or similar conditions throughout Project construction to ensure minimal traffic impacts during Project construction: - A construction work zone traffic control plan that complies with State/Federal standards as prescribed in the California Manual on Uniform Traffic Control Devices (CA MUTCD) shall be submitted to the City for review and approval prior to the issuance of a grading	Prior to the start of construction.	City of Moreno Valley and Project Contractor.	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Transportation	a) Continued…	permit or start of construction. The plan shall identify any roadway, sidewalk, bicycle route, or bus stop closures and detours as well as haul routes and hours of operation. All construction-related trips shall be restricted to off-peak hours to the extent possible. - All on-site and off-site roadway design, traffic signing and striping, and traffic control improvements relating to the proposed project shall be constructed in accordance with applicable State/Federal engineering standards. - Site-adjacent roadways shall be constructed or repaired at their ultimate half-section width, including landscaping and parkway improvements in conjunction with development, or as otherwise required by the City of Moreno Valley. Specifically, the proposed project includes construction of adjacent street improvements to ultimate right-of-way width for Goya Avenue and Indian Street. - Adequate emergency vehicle access shall be provided to the satisfaction of the Moreno Valley Fire Department. - The final grading, landscaping, and street improvement plans shall demonstrate that sight distance requirements are met in accordance with applicable sight distance standards.			
Tribal Cultural Resources	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,	See Mitigation Measures **MM CUL-01: Archeological Monitoring.**	Prior to the issuance of grading permit	Planning Division and Building Official, City's Archaeological and Paleontological Monitors, Developer, Contractor and Builder, Pechanga Band of Indians,	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Tribal Cultural Resources	or object with cultural value to a California Native American tribe, and that is: 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. a) ii) Continued…			Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians)	
		See Mitigation Measure **MM CUL-02 Native American Monitoring.**	Prior to the issuance of grading permit(s)	Project Builder/ Developer/Contractor, Pechanga Band of Indians, Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, and Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians), Project Archeologist, construction manager	Initials: _____ Date: _____
		See Mitigation Measure **MM CUL-03: Cultural Resource Monitoring Plan (CRMP).**	Prior to the issuance of building permits and Project initiation.	Project Archeologist in consultation with Consulting Tribe(s)	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Utilities and Services	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?	**MM UTL-01- Neighborhood Coordination and Traffic Control**: Prior to issuance of permits, the City Engineer shall verify that Project plans include a construction traffic management plan for the off-site improvements that will be constructed within public right-of-way with the Project (pursuant to city standards outlined in "Traffic Control Plan Guidelines and Checklist" updated 04/20/2022).	Prior to issuance of permits	City Engineer	Initials: _____ Date: _____
		MM UTL-02- Utility Purveyor Approval: Prior to issuance of final tract map approval and permits, the City Building Official shall verify that improvement plans for utility extensions and connections and service to the structures are approved by each utility purveyor.	Prior to issuance of permits and final tract map approval	Building Official	Initials: _____ Date: _____
	b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	**MM UTL-03: EMWD Water Conservation Policies**: Prior to final tract map approval and issuance of permits the City Engineer and Planning Department shall verify that EMWD Water Conservation Policies are incorporated within the Project's CC&R's and construction plan set per the following: 1. Irrigate landscape only between 9:00 p.m. and 6:00 a.m. except when: o Manually watering; o Establishing new landscape; o Temperatures are predicted to fall below freezing; or o It is very short period of time to adjust or repair an irrigation system. 2. Unattended irrigation systems using potable water are prohibited unless they are limited to no more than 15 minutes watering per day, per station. This limitation can be extended for: o Very low flow drip irrigation systems when no emitter produces more than two gallons of water per hour. o Weather based controllers or stream rotor sprinklers that meet 70 percent efficiency.	Prior to final tract map approval and issuance of permits	Project City Engineer and Planning Department.	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Utilities and Services	b) Continued…	o Runoff or over watering is not permitted in any case. 3. Irrigation systems operate efficiently and avoid overwatering or watering of hardscape and the resulting runoff. 4. Excessive water flow or runoff is prohibited 5. Install new landscaping with low-water demand trees and plants. New turf shall only be installed for functional purposes. 6. Watering during rain is prohibited. Long-term maintenance of items a) through f) above shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.			
Wildfire	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?	**MM WILD-01: HOA Fire Safety**- To ensure fire safety and appropriate emergency response, the Homeowner's Association shall incorporate requirements within the recorded CC&Rs that require property owners to keep the side yard setbacks free and clear of debris year-round. Long-term maintenance of above requirement shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.	Prior to the finalization of HOA CC&Rs.	Property owner, HOA	Initials: _____ Date: _____

4.0 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 15152. 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.

5.0 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 with Mitigation Incorporated. The Project is a low-density two-story residential development that does not meet the definition of "infill project" provided in PRC §21099 because the site is not bordered primarily with improved right-of-way. The Project will implement adjacent roadway improvements and residential development up to 9.43 DU/AC on vacant land that has been approved for residential development up to 5 DU/AC. Proposed structures will be up to 35 feet above ground surface consistent with zoning. The Project Site is within a Transit Priority Area (TPA) associated with a high-quality transit corridor. This means that the City intends to promote higher density complimentary land use and intensify development within the TPA for overall reduction in VMT to promote sustainability. The City has approved a concept plan for intensified land use and mixed-use development along Perris Boulevard, which is less than 1 mile east of the Project. The nearest transit station is the Moreno Valley/ March Metro Station located at 14160 Meridian Parkway, Riverside CA 92508, approximately five miles northwest of the Project.

A Scenic Vista is defined in Moreno Valley's 2021 General Plan, as "Views of undisturbed natural lands exhibiting a unique or unusual feature comprising an important or dominant portion of the viewshed. Scenic vistas may also be represented by a particular distant view providing visual relief from less attractive views of nearby features. Views of other designated federal and state lands, as well as local open space or recreational areas, may also offer scenic vistas if they represent a valued aesthetic view within the surrounding landscape." Scenic vistas may also be associated with Designated Scenic Highways. However, there are no designated Scenic Highways in the City of Moreno Valley. The Project Site is not within view from a Scenic Highway. Therefore, the Project will have no impact on Scenic Highways.

Views surrounding the Project Site that are considered Scenic Vistas, pursuant to the City's General Plan definition, include elevated terrain outside City Limits, approximately 1,670 feet higher than the Project Site, to the northwest (approximately 6.6 miles), north (approximately 6.2 miles), northeast (approximately 7.5 miles), east (approximately 9 miles), and southeast (approximately 2.9 miles). To the northwest and north of the Project Site are the Box Spring Mountains (with the Moreno Valley M), the highest peak stands at 3,083 feet ASML. East and southeast of the Project are the Badlands elevated to approximately 3,180 AMSL. In the southeast, Lake Perris State Recreation Area provides open space at an elevation 1,560 AMSL. Due to substantial elevation differences from the Project Site and Local Vicinity, the surrounding mountain ranges lining City Limits, provide prominent views of natural open space and are important scenic vistas visible from vantage points at most urbanized locations within the Local Vicinity and from the Project Site. The Project Site is approximately 1,497 feet above mean sea level (ASML) and finished graded surfaces shown on Project plans will not significantly alter existing ground surface elevations.

West of the Project Site, Interstate 215 (I-215), and from the north, State Route 60 (SR-60), provide views of the Local Vicinity from elevated regional transportation structures. However, the Project Site is not highly discernable from these freeways due to scale and location. Plans of the Project indicate consistency with the level terrain and uniform low-profile development patterns currently found throughout the Local Vicinity. The Project will have a lower profile than the proposed 3-story structures that have been approved in connection with the Perris Boulevard Mixed Use Corridor and to the north, west, and south of the Project Site. Therefore, the Project would not obstruct views or significantly change the developed skyline of the City of Moreno Valley from these freeway vantage points. The most visible land use in the Local Vicinity from Interstate 215 is March Air Reserve Base and the Industrial Area Specific Plan (SP- 208), directly west of the Project Site. March Air Reserve Base borders the eastern perimeter of I-215 for approximately 3.1 miles. From regional transportation routes, I-215 and SR-60, the Moreno Valley Mall, The District, Moreno Valley Auto Mall, and World Logistic Center are also visible. These developments are immediately south of SR-60 and east of I-215.

The proposed scale of the Project does not anticipate significant changes from what can be expected under buildout of the existing General Plan and Zoning at the Project site in terms of visibility within the Local Vicinity or obstruction of scenic vistas since maximum height of dwelling units will comply with the City's Municipal Code development standards

for two-story buildings. Significant changes from existing conditions in finished ground surface are not anticipated and the maximum allowable structural height of 35 feet above ground surface will be maintained. Plans for the Project indicate compatibility with the existing land use patterns found in the Local Vicinity which consist of a mixture of low-profile retail, institutional, R5 and R10, as well as higher density residential neighborhoods built on flat terrain. The proposed development is consistent with the intensified land use patterns that were evaluated during the General Plan update process and with what is expected to occur with the buildout of the approved General Plan. Therefore, views associated with the Project Site and Local Vicinity, after the Project is constructed, are expected to remain uniform In addition, the partial public views of the elevated scenic resources that are present from the adjacent public streets near Project Site facing north and east along Indian Street and Goya Avenue, which are shown in **Figure 5: Photo Location Map** and **Figure 6: Site Photos** will remain.

Development shown on Project plans is visually compatible with single family neighborhoods found to the north, east, and south in the Local Vicinity, consisting of two-story and one-story detached single-family stucco structures with tile roofs. The increased density of the Project is equal to other residential neighborhoods interspersed throughout the Local Vicinity and is not expected to significantly change the existing visual profile in the Local Vicinity. The existing neighborhoods surrounding the Project include a mixture of residential housing ranging between 5 to 10 dwelling units per acre (DU/AC) and the Project is consistent with this pattern of development. Therefore, the Project is not expected to significantly alter visual resources from street-level views associated with the land use patterns found in the Local Vicinity. As a result, consistency with proposed scale, location, and development patterns conclude no significant impacts are anticipated with Project implementation.

The Project Site borders approximately 634.02 linear feet of Indian Street and approximately 946.35 linear feet of Goya Avenue. The Project will implement design guidelines consistent with General Plan guidance, CC&Rs and an HOA at the Project Site for long-term perpetual management of the neighborhood, which is anticipated to result in enhanced long term visual resources along street level views. Proposed street level views along Indian Street will be varied due to proposed locations of open space and due to articulated building setbacks and the different architectural styles and floor plans proposed with the Project. The retention basin in the southwestern corner of the Project, a 0.05-acre open space area at the northwestern corner, one enhanced vehicular entry with a 36-foot-wide road running east-west for access to the development via Indian Street, landscaped street setbacks with flowering trees, and 10-foot-wide side yard setbacks will provide additional visual variation in street views along Indian Street. Plans indicate the Project is intended to enhance street-level views along Indian Street and Goya Avenue within the Local Vicinity due to proposed architecture and landscaped building setbacks managed through the HOA.

The Project will implement development that conforms with existing landscaped structural street setbacks set forth in the City's Municipal Code and are consistent existing conditions in the Local Vicinity. Landscape street setbacks from Goya Avenue and Indian Street that required by the Zoning Code are a minimum of 10-feet to nearest right-of-way boundary line. Inspection of aerial photos of residential development in the Local Vicinity indicates that existing setbacks are 10-feet; therefore, the proposed Project is consistent with the development within the Local Vicinity. Plans for the Project indicate improved street-level views associated with the Project due to the decorative perimeter wall and enhanced back facades of detached single-family residences with varied structural setbacks, four complimentary architectural styles, and enhanced second stories visible from both streets per the design guidelines resulting in less than significant impacts. Design guidelines for the Project indicate building facade enhancements will be applied to areas that can be seen from public streets including one or more of the following: landscaped setbacks, decorative pavement, second story window trim and decorative fencing. Mitigation Measures **AES-01: Perimeter Fencing, MM AES-02: Landscaping and Irrigation through AES-03: Exterior Finishes,** and **Standard Condition SC AES-01: Visual Impacts** are proposed to require visual enhancements along Goya Avenue and Indian Street to reduce impacts on local street views. Overall maintenance of landscaping and exterior treatments will be managed by the HOA and CC&Rs for the Project.

While the Project does propose to increase the maximum allowable density at the Project Site through a General Plan Amendment, Planned Unit Development (PUD), and Zoning Map change, significant visual impacts from Project implementation are not anticipated and are consistent with what was analyzed and approved in the City's General Plan

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

Update. As indicated above, the Project will not impact scenic vistas or local street-level views significantly, because plans for the Project indicate consistency with the existing land use patterns in the Local Vicinity. The Project will implement City standards for building height and landscaped street setbacks, underground utilities, underground communication lines and appropriate signage. The Project will incorporate unique design elements, such as decorative perimeter walls and pavement treatment, landscaped buffers, upgraded exterior facades, which will be maintained and managed via CC&Rs and an HOA. Project consistency with existing City ordinances is detailed in *Table 19: Project Consistency with Existing Zoning (2040 General Plan- R5 Single-Family Residential Zone)*) and in the Land Use and Planning Section of this Report. Refer to Section XI for consistency with policies and goals from Moreno Valley's Housing Element.

The City's PUD discretionary approval process is recommended in the General Plan as a method to give decision makers an opportunity to evaluate the aesthetic details of the Project including intensified land use, project layout, and architecture so that the new development meets aesthetic standards required by the City at each specific location. Proposed aesthetic elements are shown in **Figure 9: Elevations** and **Figure 8: Landscape Plan**. The HOA and CC&Rs will be implemented with the Project, pursuant to Final Tract Map conditions that will establish and maintain specific aesthetic standards for the Project in perpetuity after approval, which are more rigorous than the existing General Plan and zoning on the Project Site. The City must approve and verify the PUD, HOA, and CC&Rs during the plan check process for the Final Tract Map, grading permits and building permits. Exterior building treatment and neighborhood designs for the PUD will be reviewed and approved by the City's Planning Commission and City Council and enforced through the standard application of the City's permit process as well as CC&Rs.

With the implementation of **Mitigation Measures AES-01, AES-02 and AES-03,** and **Standard Condition SC AES-01** and as a result of the discretionary approval and the standard measures and procedures of the City's plan check and inspection processes, the Project would have a less than significant impact on aesthetics and scenic vistas.

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

Response:

No Impact. See Response I, a). As explained in Response I, a) the Project is in an urbanized area that is not highly visible from outlying vantage points that meet the definition of scenic resources. There are no Scenic Highways near the Project. According to the 2021 General Plan EIR, the closest scenic highway to the Project Site is SR-74, a designated State Scenic Highway, approximately 12.9 miles southeast of the Project Site. The Project Site is not visible from the scenic highway due to its distance. The Project Site currently consists of disturbed dirt surfaces with a row of approximately 6 trees, no rock outcroppings and no historic structures. There are no scenic resources in the Local Vicinity that could be damaged by the Project. Level terrain, existing adjacent development, and distance between the Project Site and important scenic resources identified in the General Plan provide a visual barrier and support a conclusion of no impacts on scenic resources from Project implementation.

The Project Site has been mostly cleared and the other residential and commercial buildings in the surrounding area are not historically significant due to age and/or condition. Planned development shown in **Figure 2: Local Vicinity Map**, are proposed to be two and three-stories and located between the Project and the closest historic buildings (approximately one-half mile away). Existing urbanization and the City's planned development projects in the Local Vicinity will be visual barriers between the Project and scenic resources within city limits to the north and east. The Project proposes structural heights and landscape street setbacks from Goya Avenue and Indian Street that are consistent with the Zoning Code and City Standards. In addition, proposed structures are comparable to existing one, two-, and three-story structures in adjacent parcels and neighborhoods in the Local Vicinity in terms of building heights, setbacks, and densities. Therefore, the Project will blend into the Local Vicinity and will not be highly visible from outlying areas where historic resources have been identified.

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

Site photos show trees within the Goya Avenue planned right-of-way and, no rock outcroppings, or historic buildings adjacent to or on the Project Site that are considered important scenic resources. Site photos show that the Project Site is mostly vacant and void of natural habitat as well as no other scenic resources such as rock outcroppings or historic buildings are visible at this location. According to the cultural resources search conducted for the Project Site (See **Appendix C**, *Table 14: Cultural Resources Summary*), there were nine (9) cultural resources studies conducted within the Project Area that resulted in three cultural resources (EIC UC Riverside 2022). The cultural resources that were found include a Farm, Ranch, Privy, Dump, and Trash Scatter. None of these resources are located at or adjacent to the Project Site (approximately 0.35-miles or greater from the Project Site). Additionally, there is no visibility between these resources and the Project. For these reasons, the Project will not have direct or indirect impacts on scenic resources related to historic buildings.

Project plans indicate consistency with the goals and policies of the General Plan, General Plan Update, and Housing Element, by promoting high quality development, public gathering places, "people places", a variety of new housing choices, and enhancement of local street-level views at the Project Site. Project architecture will implement General Plan Objectives supporting high-quality visual resources by implementing landscaped common corridors, varied rooflines, and differing exterior structural facades to enhance the aesthetics of the Project Site and adjacent areas. See *Table 4: Project Elevations* for proposed exterior structural facades. The proposed HOA is intended to maintain long-term visual resources of the Project.

For the reasons above, Project implementation will not have significant impacts or cumulatively considerable impacts to scenic resources. Significant impacts on scenic resources related to public views from scenic or historic resources and structures, removal of trees and rock outcroppings are not anticipated. Therefore, no Mitigation Measures are needed.

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 with Mitigation Incorporated. See Response I, a) and b) above. The Project is located within an urbanized area of the City Limits. This area includes pockets of vacant or underutilized land that are planned for future development interspersed with development. The Project Site is approved for development with R5 residential land use. Surrounding existing land use patterns in the Local Vicinity depicted in **Figure 3: General Plan Land Use Map** provide a framework for scenic quality in the Local Vicinity via complimentary mixture of alternating R5 and R10 residential neighborhoods, retail, light industrial and institutional development. Project plans indicate proposed development is similar in terms of size of the PUD as well as code compliant height and landscaped structural street setbacks that can be seen in other existing residential neighborhoods and in the established land use patterns in the Local Vicinity. The Project will incorporate open space, parks and play areas in a proposed neighborhood which is designated as a RS10 low-density residential development. The existing alternating densities of R5 and R10 neighborhoods in the Local Vicinity provide a variety of housing types consistent with General Plan goals and policies and the Project will not deviate from this pattern. The Project will change street-level views due to the proposed development and density; however, these changes are not considered significant because the General Plan and Zoning for the Project Site allows low density residential development by right and the Project will implement code standards for structural height and setbacks as well as mitigation measures and proposed design features which are consistent with existing conditions. This includes a landscaped buffer and perimeter wall along the full perimeter of the Project to enhance and maintain aesthetic resources within the Local Vicinity. In combination with mitigation measures, proposed scale, design features, and compliance with Moreno Valley Municipal Code, plans indicate the Project is not expected to have significant impact on other urbanized areas within the Local Vicinity. Project impacts on public views at vantage

points that are either adjacent to the Project Site or in outlying areas are not expected to be significantly modified with Project implementation or deviate substantially from what can be expected from buildout under existing R5 General Plan and Zoning designations since building heights will not exceed height restrictions for two-story developments (35 feet) and the Project will implement landscape buffers that will be maintained by an HOA.

The Project will implement mitigation measures **MM AES-01**- **Perimeter Walls, MM AES-02- Landscaping and Irrigation,** and **MM AES-03- Exterior Finishes,** and Standard Condition **SC AES-01: Visual Impacts** to implement enhanced views along streets. In addition, the Project will be implemented with the PUD, according to a Conditional Use Permit approved by the Planning Commission. Therefore, lessening potentially significant visual impacts from the Project at the site and in the surrounding area.

Existing development standards in the City's R5 Zone allow the Project Site to support a total of 68 lots with two-story (35 feet high) residential structures. With the application of the RS-10 Zone, the dwelling units at the Project Site will consist of 131 lots with two story residential structures and common area lots for shared community facilities. The Project proposes 20 residential lots rearing along Goya Avenue and 8 residential lots rearing along Indian Street. Fewer units are along Indian Street due to a water quality retention basin and a turf/play area proposed along at the western edge of the Project Site as well as the enhanced entryway for vehicular access from Indian Street via a 36-foot-wide access road. The proposed development is generally consistent with the intensification of land use and increased number of residences that was approved under the existing General Plan Update and Housing Element and evaluated in the EIR for the General Plan Update. Implementation of the PUD, CC&Rs and HOA and the approval of the CUP will result in less than significant Project Impacts due to conflicts with the Municipal Code.

Moreno Valley's Municipal Code Section 9.03.060: Planned Unit Development, the PUD allows for deviations from site development standards set forth in the applicable zoning district regarding minimum lot area, lot dimensions, lot coverage, and setbacks to accommodate the additional density proposed with the Project. Changes to the Zoning Code include slightly smaller side yard setbacks within the interior lots. However, the heights of the structures will remain consistent with two-story residential developments in the Local Vicinity and would not lead to substantial visual changes seen from adjacent streets. Although, significant impacts from these changes are not anticipated.

As mentioned within Section I, Response b), a landscaping plan is proposed as a buffer between the Project and Goya Avenue and Indian Street (See **Figure 8: Landscaping Plan**). Landscaping plans show proposed trees comply with mitigation measure **MM AES-02- Landscaping and Irrigation** and the following City regulations:

Section 14.40.020: Tree Species

- Species for planting shall include species that are indigenous to the area, or/or suitable to the local climate; Site layout shall take into consideration Moreno Valley's climate by including trees, landscaping, and architectural elements to provide shade, as appropriate for the available root and tree canopy space.

Section 9.17.030: Landscape and irrigation design standards

- Landscape plans shall incorporate low water use plants, turf trees, and groundcover adaptable to the area. A list of plants may be found in the county of Riverside's Guide to California Friendly Landscaping that provides a variety of options to meet the drought tolerant needs of the area while ensuring an aesthetically pleasing landscape.

Section 9.17.090: Water efficiency standards for landscaping

- Landscape areas shall consist of predominately plant materials, except for necessary walks and fences/walls. In addition to street trees. Trees shall be planted at the equivalent of one tree per thirty (30) linear feet of building dimension that is visible from the parking lot or public right-of-way.

The standard application of the City's discretionary permit process, requiring a Conditional Use Permit for the PUD, site plan check, building permits and inspections, and the implementation of the following Mitigation Measures and standard

condition with the proposed development are intended reduce Project impacts related to aesthetics to less than significance by enhancing street-level views with decorative finishes, landscaped buffers, and attractive architectural features. Therefore, cumulatively significant visual impacts as a result of the proposed Project are not anticipated. Proposed Project improvements will enhance street views via landscaping and architectural finishes. Visual impacts are not anticipated to be cumulatively considerable.

MM AES-01- Perimeter Walls: Prior to final tract map approval and issuance of permits, the City of Moreno Valley shall verify that Project plans and the recorded CC&Rs for the Project include the following types of perimeter fencing and walls to be installed during construction and maintained in perpetuity throughout Heritage Park Planned Unit Development:

4. ***Perimeter Block Walls***- Perimeter block walls are generally located around the exterior of the neighborhood to provide homes with privacy and noise attenuation from abutting roads and off-site land uses. These Perimeter Block Walls consist of textured split-face concrete solid bricks, with no openings. The wall shall measure six (6) feet in height as measured from ground surface including two (2) inch high caps. The wall shall include 16-inch block decorative concrete block pilasters with no openings, at each lot line and a change of fence type.

5. ***Interior Vinyl Fence:*** Interior Vinyl Fences are generally located between side yards and at the back of residential lots (excluding lots which rear on public streets, which are covered in item 1. above) to provide privacy and security for residents. Interior Vinyl Fences have a height of six (6) feet as measured above ground surface and are constructed of tongue and groove panels, top and bottom rails, and vinyl posts with vinyl caps.

6. ***Tubular Steel Fence:*** Tubular Steel Fences are generally located at the perimeters of retention basin areas and dog parks. These Tubular Steel Fences preserve scenic views while maintaining security for residents and visitors of the community. View fences have a maximum height of six (6) feet and are constructed of tubular steel 0.5-inch square 16-gauge palings and 1.5-inch square 14-gauge tubing top and bottom rails. The color finish of the tubular steel fence should complement the community design theme.

The City's Building Official, Planning Department, and the City Engineer shall verify construction plans show perimeter fencing and concrete block walls, according to items a through c above, within the Heritage Park Planned Unit Development and that perimeter walls and fences will be constructed from materials, colors, and textures that are similar and harmonious with the architecture and earth tones, as indicated on Project Plans, Design Guidelines, and in **Figure 7: Site Plan** and **Figure 9: Elevations** of the Draft ISMND. Long-term maintenance of items a) through 3) above shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.

City review of Site Plans, Design Guidelines, CC&Rs and Articles of Incorporation for the HOA shall verify that the CC&Rs provide guidelines for perpetual maintenance of all community perimeter fencing and walls for the Project shown on **Figure 7: Site Plan** of the ISMND. This verification will be done by the City Engineer, Building Official, and/or Planning Department prior to issuance of final approval of the Tract Map and prior to issuance of building and grading permits for the Project and verified again within the recorded CC&Rs prior to issuance of the first certificate of occupancy. Implementation will be verified during Project inspections by the City Building Inspector. Inclusion of the fencing plan and maintenance program shall be included in the recorded CC&Rs by the City Inspector, City Engineer, and Building Official prior to issuance of the first certificate of occupancy.

MM AES-02- Landscaping and Irrigation: The City Building Official, Planning Department, and the City Engineer shall verify prior to Final Tract Map approval and prior to issuance of permits, that Project plans show landscaping and irrigation along Iris Avenue and Goya Avenue providing effective screening and visual buffers between the adjacent public streets and the Project; this includes permanent maintenance through the CC&Rs and HOA. The second stories of the proposed residential structures that are visible from Goya Avenue and Indian Street shall be buffered. Pursuant

to the Heritage Park PUD Design Guidelines, landscaping along Goya Avenue and Indian Street should consist of the following:

Goya Avenue

Goya Avenue shall contain curb separated landscaped parkways maintained by the HOA and adorned with 27 Chinese Pistache trees (or a suitable alternative tree species with similar foliage and mature heights reaching 25- to 35-feet tall and canopies of up to 50-feet wide) that provide a visual buffer between the street and adjacent residential areas. At the Goya Street vehicular entry, a curb-separated walkway lined with four (4) Koelreuteria Bipinnata trees shall be implemented or If an alternative species is selected for implementation it shall provide similar foliage and reach mature heights up to 40- to 60-feet tall with a canopy of up to 30-feet to 40-feet wide.

Indian Street

Indian Street shall feature landscaped parkways, maintained by the HOA, acting as a buffer between the street and surrounding residential areas. Two (2) Crape Myrtle trees (or suitable alternative species reaching 15-feet to 25-feet-tall with a canopy of 6-feet to 15-feet wide) and thirteen (13) Lagerstroemia "Catawba" shall adorn the parkways, while five (5) Saratoga Sweet Bay trees (or suitable alternative with similar foliage and up to 15-feet to 35-feet tall and 15-feet to 35-feet wide at maturity) will create a barrier between the street and the retention basin area to the east. At the Indian Street vehicular entry, planted trees at the curb-separated walkway will consist of four (4) Koelreuteria Bipinnata trees (or a suitable alternative with similar foliage with heights up to 40- to 60-feet tall and a canopy of up to 30-feet to 40-feet wide at maturity.

Prior to issuance of the first certificate of occupancy, the City Planning Department, Inspector and Building Official shall verify that landscape irrigation and maintenance is included in the recorded CC&Rs for the Project.

MM AES-03- Exterior Finishes: The City's Building Official and/or Planning Department shall verify prior to final tract map approval and issuance of permits, that plans will show the following architectural details on the front and rear facades (exteriors of residential structures) facing Goya Avenue and Indian Street and from public open space. Plan check shall include verification by the City Engineer, Building Official and Planning Department that CC&Rs for the Project include guidelines for long term maintenance of these features on these specific lots as described below and shown in **Figure 7: Site Plan** and **Figure 9: Elevation** Plans in the Draft ISMND and the Design Guidelines for the Project:

F. Building Form, Massing, and Articulation

7. Front and rear building setbacks along Goya Avenue and Indian Street shall be varied.

8. Elevation Plans shown in **Figure 9: Elevations** of the Draft ISMND provide four architectural styles (Spanish, Ranch, Prairie, and Craftsman). Architectural building styles shall alternate along the streets.

9. Street entry driveways from Goya Avenue and Indian Street shall include decorative pavement and large container trees and plants.

10. Plans shall show plane offsets for façade articulation and varied roof forms.

11. Plans shall show matching structure details, such as window trim and exterior doors, according to the architectural style of the structure.

12. Decorative architectural details will be added to building facades that are visible from adjacent streets and parks. These treatments could include varied and complimentary colors to accentuate building features, brackets or trellises for roof overhangs and projections, stonework, window shutters and decorative trim among others. These details should be applied to enhance the elevations of buildings and create a dynamic and aesthetic in public areas.

G. Windows:

5. Coordinate each elevation's window shape, size, and location to provide a logical, proportional, and attractive composition consistent with the architectural style.

6. Arrange and determine the dimensions of windows in accordance with the conditions of the site, taking into account privacy concerns to the extent possible.

7. Feature windows are encouraged to incorporate enhancements such as recess into the wall plane, enhanced sills with corresponding roof elements, shutters, projecting overhead trellis elements, or decorative grilles if appropriate to the architectural style. All other windows on the front elevation feature trim surrounds, headers and/or sills, or other enhancements consistent with the architectural style of the building.

8. When used, the shape and size of shutters should be proportionate to the window opening and appear as functioning elements.

H. Colors and Materials:

7. Building materials and colors shown on architectural plans are in earthtones. Final color selection should be appropriate to the overall neighborhood design theme and relate to the selected architectural style.

8. Where color or material changes occur on the building, such changes should only occur at inside corners or wrapped to termination points of at least 24 inches that provide a finished appearance from the street.

9. Columns and posts should be enveloped by the color and materials, which should come to an end at the point where the material changes.

10. Apply colors and materials to enhance changes in wall plane, reinforce articulation of elevations, and enhance special features such as entries, single-story elements, etc.

11. Select high-quality, low-maintenance, and durable materials to minimize the need for a replacement that would contribute to landfill waste.

12. Appropriate building materials include, but are not limited to:

- Stucco
- Simulated wood siding
- Natural or manufactured stone veneer
- Natural or manufactured brick veneer
- Metal
- Vinyl Windows

I. Roofs

5. Select roof forms, pitches and materials that are consistent with the architectural style of the building. Consider roof forms in relation to the building mass to improve massing relief along public streets and on other publicly visible elevations.

6. Varied roof forms, offsets and materials consistent with the architectural style of the building are encouraged to create variation in the street level views.

7. Keep roof forms simple and efficient based on the architectural style and plan shape. Avoid overly complicated roof design that detracts from the characteristics of the architectural style.

8. Consider the visual impact of the placement of photovoltaic panels and/or tiles, as well as any solar water heating panels, while designing roof plans. Minimize or group rooftop equipment to leave adequate, continuous space for rooftop photovoltaic systems where feasible.

J. Gutters and Downspouts:

5. Where it is feasible, thoughtful consideration should be given as to the location of the overall guttering system during the architectural design process so that the result is a cohesive building façade in which all elements, including gutters and downspouts, work together to create a pleasing building façade.

6. Whenever possible, downspouts should be located in the least conspicuous location, such as side and rear facades of the building.

7. Exposed gutters and downspouts may be painted to complement or match the colors of the surfaces to which they are attached.

8. Gutter and downspout locations shall be subject to CC&R guidelines and HOA approval.

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

Exterior finishes described above shall be constructed with the Project, enforced by the HOA according to recorded CC&Rs as shown on project plans, as verified by the City of Moreno Valley, prior to issuance of final tract map approval and issuance of permits. Incorporation of items a) through e above shall be incorporated in the recorded CC&Rs as verified by the City Planning Department, Building Official and Inspector prior to issuance of the first certificate of occupancy to enhance street-level views from streets and public open spaces.

SC AES-01: Visual Impacts- Prior to issuance of permits and final tract map approval, the City Engineer and Planning Division shall verify that Project plans and CC&Rs for the Project incorporate guidelines/regulations for the following:

e) Enforce the Municipal Code requirements and Design Guidelines to ensure that high quality development yielding a pleasant living environment for existing and future residents (GP Objective 2-10)
f) New electrical and communication lines are to be placed underground (GP Policy 7.7.1)
g) The size, number and design on signs shall be subject to city review and approval to minimize degradation of visual quality (GP Policy 7.7.2)

Minimize the visibility of wireless communication facilities by the public. Encourage "stealth" designs and encourage new antennas to be located on existing poles, buildings and other structures. Antennas are to be mounted in a manner not exceeding the heights of these structures. (GP Policy 7.7.5)

With the implementation of **Mitigation Measures AES-01, AES-02 and AES-03, Standard condition SC AES-01,** and as a result of the discretionary approval and the standard measures and procedures of the City's plan check and inspection processes, the Project would have a less than significant impact with applicable zoning and other regulations governing scenic quality.

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 Impact. See Response I, a) through c). The Proposed Project will abide by standards of Title 24 of the California Building Code that addresses light pollution and glare hazards through establishing "maximum allowable backlight, up light, and glare (BUG) ratings" (MoVal 2021); therefore, significant impacts are not expected. The Project will remain compliant with the City's Municipal Code Sections listed below and requirements set forth by the City's Public Works Department, the City Police Department, and Fire Department requiring the installation of streetlights and appropriate lighting on exterior of houses for safety. The Project will install streetlights per the City's Municipal Code. Therefore, less than significant impacts are anticipated.

Additionally, to remain compliant with proper downlighting, light intensity, and maintenance for landscape buffers that are prescribed in the following Municipal Code Section, interior and exterior lighting is proposed according to the City's Municipal Code. The standard application of the City's plan check and inspection processes for the Project's implementation will result in less than significant impacts. Plan compliance with the following Municipal Code Sections will result in less than significant light and glare impacts from the Project:

Chapter 9.08.100 Lighting: contains general provisions for new construction on lighting wattage, security and parking requirements, and proper shielding so that light from the Project will not spill over the property lines.

C. Minimum Development and Performance Standards. All exterior lighting shall meet the following requirements:

1. Single-Family Residential Uses.
a. In all single-family residential areas, light should be shielded so that the lamp itself or the lamp image is not directly visible outside the property perimeter.

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

b. Maximum wattage for residential lighting shall be one hundred (100) watts incandescent or equivalent light intensity and twenty- six (26) watts compact fluorescent or equivalent light intensity, except for recreational courts.

Chapter 9.10.110 Light and Glare: Project-related direct and indirect lighting may not exceed 0.5 footcandles on adjacent property. All Project-related lighting shall be focused downward.

Chapter 9.10.120 Maintenance of open areas: Open areas are required to be maintained with landscaping and to be free of weeds.

Chapter 9.08.230 Landscaping requirements: Landscaping will be implemented to buffer land use proposed with the Project.

Chapter 9.17.080 Landscaping and Water Efficiency for Multifamily residential development: Landscape buffers to be maintained.

Lighting proposed to be implemented at the Project Site is anticipated to be similar to what is allowable within the existing zoning for the Project Site. The standard application of the plan check and inspection processes are expected to result in compliance with the City's Municipal Code. Therefore, the Project impacts are considered to be less than significant. In addition, the City's process will prevent impacts from new sources of lighting from being cumulatively considerable. Consistency with City regulations for lighting for the Project and the other projects on Moreno Valley's cumulative projects list within 1-mile of the proposed Project Site would not result in cumulatively considerable impacts beyond what has been reviewed and approved in the EIR for the General Plan Update. Therefore, no mitigation is required.

Sources:

1. Moreno Valley General Plan, adopted July 11, 2006
   - Chapter 2 – Community Development Element – Section 2.3 – Community Design
   - Chapter 7 – Conservation Element – Section 7.8 – Scenic Resources
     - Figure 7-2 – Major Scenic Resources
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
   - Section 5.11 – Aesthetics
     - Figure 5.11-1 – Major Scenic Resources
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

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESCOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. **Would the project:**				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐

Response:

Less than Significant Impact. As indicated by the California Agricultural Land Evaluation and Site Assessment Model, provided by the Department of Conservation, neither the Project Site nor the Local Vicinity is located on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). Farming does not take place at the Project Site and has not occurred on the premises since 1978 according to aerial site photos (NETRO 1978) (Reference https://www.historicaerials.com/viewer).

The California Department of Conservation notes that the Project Site is on Farmland of Local Importance (https://maps.conservation.ca.gov/agriculture/). Within the City of Moreno Valley's 2021 General Plan EIR, Farmland of Local Importance is defined as land "important to the local agricultural economy" and has been determined as such by the County's Board of Supervisors and a local advisory committee. Within City Limits, approximately 8,399.8 acres of land is designated as Farmland of Local Importance, which includes the Project Site.

However, farmland under this designation is anticipated to be converted to alternative non-agricultural land uses under the implementation of the General Plan and General Plan Update. The City considers these pockets of vacant land to be underutilized resources within City Limits and according to the General Plan 2040 EIR, the Farmland Mapping and Monitoring Program (FMMP) "does not necessarily reflect local General Plan actions, urban needs, changing economic conditions, proximity to market, and other factors." The City of Moreno Valley's immediate needs include development of new housing and employment opportunities in the City with emphasis on intensifying floor/area ratios and residential densities within concept areas along arterial corridors, such as the mixed-use corridor planned along Perris Boulevard. The intent of this approach is to preserve and enhance the quality of life in the existing developed areas of the City while accommodating regional growth pursuant to state legislation. The City's plans in this regard emphasize development quality, more variety in housing choices economic vitality, increased walkability and overall balance between growth and environmental factors such as VMT, air quality, energy consumption, etc. Increasing housing development has been a priority due to local shortages and growing demands as well as the extent of need for new housing highlighted within future population growth projections, as outlined in the Southern California Association of Governments (SCAG) SCAG Transportation Plan/Sustainable Communities Strategy Growth Forecast (SCAG, April 2016) and the State of California Regional Housing Needs Allocation, which has been determined by the California Department of Housing and Community Development (used to create the City of Moreno Valley's Housing Elements for 2008-2014 and 2021-2029). Moreno Valley's General Plan Update describes Farmland as an interim land use within City Limits that is allowable in all zones and subject to conversion as indicated on the General Plan Land Use Map.

The Project implements policies and goals of the General Plan that pertain to increasing single-family housing within Moreno Valley and the Housing Element at the Project Site. The accommodation for the City's housing needs will not result in the conversion of agricultural lands beyond what has already been considered and approved by the City's General Plan, Housing Element, or SCAG Regional Plans pertaining to the Project Site and regional population projections and land use.

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

According to the Department of Conservation, projects listed within *Table 5: Moreno Valley Cumulative Projects List*, are primarily located within areas designated as "urban and built-up land". These projects are not located on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). Projects located on Farmland of Local Importance within pockets of vacant land are anticipated to be developed. Therefore, cumulatively considerable impacts from the buildout of projects listed within *Table 5: Moreno Valley Cumulative Projects List*, are not expected to convert Farmland that has not already been approved and considered for development under the City's General Plan and EIR and the IS/MND for the Housing Element.

As a result, the conversion of Farmland of Local Importance, as prepared pursuant to the FMMP of the California Resources Agency, to non-agricultural uses is anticipated to be less than significant. Therefore, no mitigation is required.

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

Response:

Less than Significant Impact. See Response II, a). Within the City of Moreno Valley, land is not exclusively designated to agricultural zones, it is permitted land use in all zones (MoVal GP EIR 2021). Land under a Williamson Act contract is present within Moreno Valley only in the southeasternmost portion of the sphere of influence, approximately 11.1 miles east of the Project Site and south of Gilman Spring Road. Therefore, the Project will not interfere with land under a Williamson Contract or result in the conversion of land protected by the Williamson Act contract to means converting agricultural land to urbanized land use.

The Project Site and Local Vicinity are approved for development and urbanization since the City's General Plan Land Use Plan designates the Project Site under R5 residential zoning. The Project proposes to increase density from R5 to RS-10 zoning, however, in accordance with the policies and goals set forth by the City's housing Element pursuant to approval of a Conditional Use Permit for a Planned Unit Development (PUD). Due to the zoning change, an additional 63 dwelling units will be at the Project Site. These additional dwelling units are proposed by the Project in response to demand for housing indicated in the City's Housing Element and SCAG's regional plans and will not result in additional indirect conversion of agricultural land to urban use.

Cumulative projects listed within *Table 5: Moreno Valley Cumulative Projects List*, has also requested a zone change from R5 to RS-10, resulting in an additional 33 dwelling units. Combined with the proposed Project, the result will be 96 additional dwelling units within the Local Vicinity. While the City's General Plan did not consider additional RS-10 zoning at the Project location or in the Local Vicinity, the increased density is consistent with constructed land use patterns in the Local Vicinity. Likewise, the additional dwelling units will help the City of Moreno Valley to achieve the City's Housing Element and SCAG regional plans without converting farmland or open space land uses. Projects listed within *Table 5: Moreno Valley Cumulative Projects List* will concentrate urbanization and development on land designated for urban and built-up land under the FMMP. Therefore, conflicts with existing zoning, present as a benefit to the City of Moreno Valley, since additional housing needs will be met, and urban development will remain compact and diverse.

As a result, the Project is not anticipated to result in direct, indirect, or cumulatively considerable impacts on land that is within a zone for agricultural use or a Williamson Act contract. For the reasons above, less than significant impacts on agriculturally zoned land as well as land under the Williamson Act Contracts are anticipated from Project implementation.

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

Less than Significant Impact. Refer to Response II, a) to b). There are no timber or forest resources at the Project Site and the site and surrounding area are zoned for urbanization. The scope of the Project is within the land use framework and General Plan parameters that were considered in the 2009 General Plan EIR and the EIR for 2021 General Plan Update. All aspects of the Project are consistent with the goals, policies and objectives of the City's General Plan, General Plan Update, and Housing Element *(*Reference *Table 19: 2006 General Plan and 2021 General Plan Update: Land Use and Housing Elements* and Section XI, Response a): Land Use and Planning). Therefore, the Project will not cause direct impacts on timber or forest resources or result in substantial increased demand for these resources. The Project is consistent with growth management assumptions of low-density residential land use anticipated at the Project Site with buildout of SCAG's Regional Comprehensive Plan, Guide, and Regional Transportation Plan. For this reason, less than significant impact related to Zoning Code conflicts and rezoning of forest land is anticipated with the implementation of the proposed Project.

Moreno Valley's 2006 and 2021 General Plan indicate that within City Limits there are no land use designations for forest land, timberland, or timberland zoned Timberland Production. As a result, the City of Moreno Valley concluded that no impact would occur. The proposed scope of the Project indicates less than significant changes to the demand for or use of forests or timberland resources due to Project consistency what has been previously considered and approved to accommodate population growth within the region. Based on the type of land use and proposed increased density within SCAG's regional plans and programs, the Project accommodate population growth identified within the approved southern California regional plans and the State's forecasted trends for housing demand, which have ultimately caused an increase in land use conversion to urban and residential development indicated within the City's General Plan. The City of Moreno Valley intends to intensify land use along transportation corridors such as Perris Boulevard and Alessandro Boulevard to enhance the quality of life in the City and to promote economic vitality and environmental sustainability. Therefore, the Project's proposal to increase density, maximizes land use in an appropriate location near existing transportation corridors, and provides additional dwelling units within the City to help achieve regional housing needs. The Project will provide variety in housing types and is not expected to result in substantial new growth beyond what has already been considered and approved in the EIR for the General Plan Update.

Moreno Valley Cumulative Projects within *Table 5: Moreno Valley Cumulative Projects List*, are located adjacent to transportation corridors such as Perris Avenue, which is vital for the City's circulation element. Existing land use in the Local Vicinity and planned land use included on the City's cumulative project list provide residential and multi-family developments in proximity to Perris Boulevard. As a result, the proposed developments are consistent with the City's intent to intensify land use within City limits and provide a variety of housing types, while improving circulation throughout Moreno Valley. As a result, impacts from the buildout of Moreno Valley's Cumulative Projects, including the proposed Project are not anticipated to be cumulatively considerable.

For the reasons above, the Project impacts to existing zoning for forest land, timberland, or timberland zoned Timberland Production will be less than significant. Therefore, no mitigation is required.

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

Response:

No Impact. Reference Section I, a) through c). As mentioned above, the Project Site will require a Zone Change, General Plan Amendment, and Conditional Use Permit for a PUD, resulting in the alignment with residential housing needs proposed by the General Plan and SCAG's regional plans for land use and future development in the City of Moreno Valley. Consistency with SCAG's regional plans and the needs proposed in Moreno Valley's Housing Element will not result in conversion of forest land to non-forest use beyond what has already been considered and approved.

According to the 2021 General Plan EIR, the City's Planning Area "does not possess forestland and therefore would not contribute to a cumulative impact." Therefore, the Project does not anticipate having significant impacts that will result in the increased use of Timberland products or the conversion of additional forest to non-forest use.

As a result of the reasons above, no mitigation is needed.

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:

Less than Significant Impact. The Project will convert Farmland of Local Importance to 131 detached single-family residences, parks, and infrastructure. The land use proposed with the Project is consistent with the land use patterns in the Local Vicinity shown in the City's approved Land Use Map. The Project Site is within a R5 designated zone where a park is needed, and infrastructure extensions and improvements are planned and where a mixture of complimentary land use including R5 and R10 detached single-family residences are constructed. The Project Site has been approved for development by the City of Moreno Valley. The 2006 and 2021 General Plan has stated that it "does not propose any permanent preservation of agricultural land but allows agriculture as an interim use prior to development" (MovVal GP EIR, 2021). Since the Project Site has not been utilized for agriculture since 1978 (NETO 1978), the 13.73 gross acres of the Project Site are vacant and considered underutilized by the City. The proposed Project has the potential to fulfill a portion of the growing need for housing within the City and is generally consistent with the municipal code and approved plans including policies and goals outlined within the Housing Element (See Section XI: Land Use and Planning for Project Consistency with Moreno Valley's General Plan- Housing Element Policies and Goals). Similarly, Projects within *Table 5: Moreno Valley Cumulative Projects List*, will not convert Farmland to non-agricultural uses beyond previous considerations and approval from the City of Moreno Valley. Cumulative Projects planned for development propose to transform vacant, underutilized land within City Limits, provide new and varied housing opportunities, and encourage compact development along existing arterials.

As a result, the Project anticipate less than significant indirect, direct and cumulative impacts that 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. Therefore, no mitigation is required.

Sources:

1. Moreno Valley General Plan, adopted July 11, 2006
   - Chapter 7 – Conservation Element – Section 7.7 – Agricultural Resources
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
   - Section 5.8 – Agricultural Resources
     - Figure 5.8-1 – Important Farmlands
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
4. California Agricultural Land Evaluation and Site Assessment Model, California Department of Conservation, California Important Farmland Finder, DLRP Important Farmland Finder (ca.gov)
5. Southern California Association of Governments, 2020-2045 Regional Transportation Plan/ Sustainable Communities Strategy, SCAG Connect SoCal - The 2020-2045 Regional Transportation Plan/ Sustainable Communities Strategy Adopted on September 3, 2020

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. **Would the project:**				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐

Response:

Responses in this section are based on the Goya At Heritage Park Air Quality, Global Climate Change, and Energy Impact Analysis prepared for the Project by Ganddini Group. This report is dated June 5, 2023, and can be found in its entirety in **Appendix A.** This report estimates Project emissions from construction and long-term operation, which were calculated using the CalEEMod (Version 2022.1.1.13) software. This is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and GHG emissions from a variety of land use projects. CalEEMod was developed in collaboration with the air districts of California. Regional data (e.g., emission factors, trip lengths, meteorology, source inventory, etc.) have been provided by the various California air districts to account for local requirements and conditions. The model is considered to be an accurate and comprehensive tool for quantifying air quality and GHG impacts from land use projects throughout California and is recommended by the SCAQMD for CEQA compliance. The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Localized Significance Thresholds Look-up Tables and the methodology described in Localized Significance Threshold Methodology prepared by SCAQMD (revised July 2008). The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NOx, PM10, and PM2.5 from the proposed Project could result in a significant impact to the local air quality. The emission thresholds were calculated based on the Perris Valley source receptor area (SRA) 24 and a disturbance value of two acres per day.

Summary of Air Quality Plans and Regulatory Authority

Less than Significant Impact. The Project is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD), and within the South Coast Air Basin (Basin). The Basin includes non-desert portions of Los Angeles, Riverside, and San Bernadino counties, and all of Orange County. Combined, the region is home to 17 million people, which constitutes about half of California's population. The South Coast Air Basin is made up of 6,745-square-mile coastal plain which is bounded by the Pacific Ocean to the southwest and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Basin is also designated as a "nonattainment" for select State air quality standards, meaning that pollution levels exceed the national and state air quality standards, thresholds of significance, established for the region.

The SCAQMD's mission is to "clean the air and protect the health of all residents in the South Coast Air District through practical and innovative strategies" (SCAQMD 2022). The agency regulates air quality through preparation and implementation of air quality compliance measures for Basin compliance with national and state air quality standards established for this area. SCAQMD maintains 38 air quality monitoring sites with designated ambient air monitoring stations representative of each area. The stations record meteorological information to help forecast daily pollution levels. The nearest monitoring station to the Project Site is Perris Monitoring Station (Perris Station), located approximately 6.56 miles south of the Project Site at 237 1/2 N. D Street, Perris. Another monitoring station close to the Project Site is Riverside- Rubidoux Monitoring Station (Riverside Station) located approximately 13.07 miles northwest at 5888 Mission Boulevard, Rubidoux.

Compliance measures and standards are established by numerous government agencies including international, state, federal, state, regional, and local-level agencies. In collaboration with one another, these agencies utilize an array of strategies to improve air quality including policy, regulations, planning, policymaking, education, and programs, which are listed as follows:

- United States Environmental Protection Agency (USEPA) - Sets and enforces National Ambient Air Quality Standards (NAAQS) for atmospheric pollutants. It regulates emission sources that are under the exclusive authority of the federal government, such as aircraft, ships, and certain locomotives.

- California Air Resources Board (CARB), which is a part of the California Environmental Protection Agency (CalEPA) coordinates and administers both federal and state air pollution control programs within California. CARB conducts research and sets the California Ambient Air Quality Standards (CAAQS), compiles emission inventories, develops suggested control measures, provides oversight of local programs, and prepares the State Implementation Plan (SIP). CARB is also responsible for regulations pertaining to Toxic Air Contaminants.

- SCAQMD is the regional agency principally responsible for comprehensive air pollution control in the South Coast Air Basin (Basin). SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, and local governments and cooperates actively with all federal and state agencies. SCAQMD is responsible for preparing and implementing the Air Quality Management Plan (AQMP) within the Basin in compliance with the SIP, CAAQS and NAAQS.

- City of Moreno Valley has the authority and responsibility to regulate air pollution through its police power and decision-making authority. The City is responsible for mitigating significant air emissions resulting from its land use decisions. The City is also responsible for implementing transportation control measures from the 2016 AQMP. Examples of such measures include bus turnouts, energy-efficient streetlights, and synchronized traffic signals. In accordance CEQA, and General Plan strategies to reduced VMT. The City assesses air quality impacts of new development projects and requires mitigation of potentially significant air quality impacts by requiring conditions of approval for discretionary permits. The City monitors and enforces implementation of mitigation through the standard application of the grading/building permit plan check and inspection processes.

The agencies listed above establish and regulate air quality measures to target criteria pollutants, which are indicators of pollution in the Basin, including Ozone (O3), Nitrogen Dioxide (NOx), Carbon Monoxide (CO), Sulfur Dioxide (Sox), Lead (Pb), and Particulate Matter less than 10 microns and 2.5 microns in diameter (PM10 and PM 2.5). While Volatile Organic Compounds (VOCs) are not a criteria pollutant, these gases are still regulated because they primarily convert O3 upon exposure to sunlight and mixing with other pollutants within the atmosphere. Other pollutants of concern are Toxic Air Contaminants (TACs). Although less pervasive in the urban atmosphere than criteria pollutants, TACs are linked to short-term and long-term health effects like cancer, birth defects, neurological damage, and death. Sources of TACs include residual pesticides, arsenic in soils from past agricultural use, industrial processes, commercial operations (e.g., gasoline stations and dry cleaners), and motor vehicle exhaust. Data from monitoring stations near the Project shows that during the past few years, the Project area has exceeded the federal and state standards for Ozone and Particulate Matter PM2.5. In addition, federal standards for PM10 were exceeded during this timeframe. The South Coast Air Basin has been designated by the California Air Resources Board as a nonattainment area for Ozone, PM10 and PM2.5. Currently, the South Coast Air Basin is in attainment with the ambient air quality standards for CO, lead, SO2, NO2, and sulfates and is unclassified for visibility reducing particles and hydrogen sulfide.

Regulated criteria pollutants are proven to harm health and the environment to the point of causing property damage. Monitoring and regulating agencies like the EPA identify “criteria” air pollutant emission based on human health-based and/or environmentally based criteria for setting permissible levels. Following are air quality plans and programs applicable to the Project that are used to enforce air quality regulations:

Air Quality Management Plan

The 2016 AQMP is a regional blueprint for achieving the federal air quality standards (See *Table 6: Federal and State Pollutant Standards, Table 7: SCAQMD Air Quality Significance Thresholds*) and healthful air within the Basin through

both stationary and mobile source strategies to regulate air quality. Following are policies of the AQMP typically applied to development projects to reduce emissions:

SCAQMD Rule 402: Prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

SCAQMD Rule 403: Governs emissions of fugitive dust during construction and operation activities. Compliance with this rule is achieved through application of standard Best Management Practices (BMPs), such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites.

Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 403 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Applicable dust suppression techniques from Rule 403 are summarized below and can reduce fugitive dust generation, Particulate Matter 10 microns or greater in diameter (PM10). Compliance with these rules would reduce impacts on nearby sensitive receptors. Rule 403 measures may include but are not limited to the following:

- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
- Water active sites at least three times daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving.)
- Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 0.6 meters (2 feet) of freeboard (vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code section 23114.
- Reduce traffic speeds on all unpaved roads to 15 miles per hour (mph) or less.
- Suspension of all grading activities when wind speeds (including instantaneous wind gusts) exceed 25 mph.
- Bumper strips or similar BMPs shall be provided where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip.
- Replanting disturbed areas as soon as practical.
- During all construction activities, construction contractors shall sweep on-site and off-site streets if silt is carried to adjacent public thoroughfares, to reduce the amount of particulate matter on public streets. All sweepers shall be compliant with SCAQMD Rule 1186.1, Less Polluting Sweepers.

SCAQMD Rule 445: Prohibits permanently installed wood burning devices into any new development. A wood burning device means any fireplace, wood burning heater, or pellet-fueled wood heater, or any similarly enclosed, permanently installed, indoor or outdoor device burning any solid fuel for aesthetic or space-heating purposes, which has a heat input of less than one million British thermal units per hour.

SCAQMD Rule 481: Applies to all spray painting and spray coating operations and equipment, requiring that a person shall not use or operate any spray painting or spray coating equipment unless one of the following conditions is met:

(1) The spray coating equipment is operated inside a control enclosure, which is approved by the Executive Officer. Any control enclosure for which an application for permit for new construction, alteration, or change of ownership or location is submitted after the date of adoption of this rule shall be exhausted only through filters at a design face velocity not less than 100 feet per minute nor greater than 300 feet per minute, or through a water wash system designed to be equally effective for the purpose of air pollution control.

(2) Coatings are applied with high-volume low-pressure, electrostatic and/or airless spray equipment.
(3) An alternative method of coating application or control is used which has effectiveness equal to or greater than the equipment specified in the rule.

SCAQMD Rule 1108: Governs the sale, use, and manufacturing of asphalt and limits the volatile organic compound (VOC) content in asphalt used in the Basin and regulates the VOC content of asphalt during construction. All asphalt used during Project construction must comply with SCAQMD Rule 1108.

SCAQMD Rule 1113: Governs the sale, use, and manufacturing of architectural coating and limits the VOC content in paints and paint solvents. Regulates VOC content of paints during construction. All paints and solvents used during Project construction and operation must comply with SCAQMD Rule 1113.

SCAQMD Rule 1143: Governs the manufacture, sale, and use of paint thinners and solvents used in thinning of coating materials, cleaning of coating application equipment, and other solvent cleaning operations by limiting their VOC content. This rule regulates the VOC content of solvents used during construction. Solvents used during the construction phase must comply with this rule.

SCAQMD Rule 1186: Limits the presence of fugitive dust on paved and unpaved roads and sets certification protocols and requirements for contract street sweepers to provide sweeping services to any federal, state, county, agency or special district such as water, air, sanitation, transit, or school district.

SCAQMD Rule 1303: Governs the permitting of re-located or new major emission sources, requiring Best Available Control Measures and setting significance limits for PM10 among other pollutants.

SCAQMD Rule 1401: New Source Review of Toxic Air Contaminants, specifies limits for maximum individual cancer risk, cancer burden, and non-cancer acute and chronic hazard index from new permit units, relocations, or modifications to existing permit units, which emit toxic air contaminants.

SCAQMD Rule 1403: Asbestos Emissions from Demolition/Renovation Activities, specifies work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM).

SCAQMD Rule 2202: On-Road Motor Vehicle Mitigation Options, is to provide employers with a menu of options to reduce mobile source emissions generated from employee commutes, to comply with federal and state Clean Air Act requirements, Health & Safety Code Section 40458, and Section 182(d)(1)(B) of the federal Clean Air Act. It applies to any employer who employs 250 or more employees on a full or part-time basis at a worksite for a consecutive six-month period calculated as a monthly average.

CEQA Air Quality Handbook (SCAQMD CEQA Handbook): To assist local jurisdictions control South Coast Air Basin, the CEQA Air Quality Handbook (SCAQMD CEQA Handbook) was prepared by the SCAQMD in 1993. The version with current updates can be found at http://www.aqmd.gov/ceqa/hdbk.html and was developed in accordance with the projections and programs of the AQMP. In addition, this document is used as a guidance document for preparing air quality impact analysis and Project mitigation. The SCAQMD is in the process of developing an Air Quality Analysis Guidance Handbook to replace the CEQA Air Quality Handbook. In the interim, supplemental guidance has been adopted by the SCAQMD.

SCAG Regional Transportation Plan and Regional Transportation Improvement Plan: SCAG has prepared the Regional Transportation Plan and Regional Transportation Improvement Plan (RTIP), which addresses regional development and growth forecasts. These plans form the basis for the land use and transportation components of the AQMP, which are utilized for air quality forecasts and in the consistency, analysis included in the AQMP. The Regional Transportation Plan, Regional Transportation Improvement Plan, and AQMP are based on projections originating within the City and County General Plans.

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

City of Moreno Valley General Plan: The City has incorporated the following goals and policies into the 2021 General Plan Update for air quality:

Goal EJ-1: Reduce pollution exposure and improve community health.
Policies
EJ.1-1: Coordinate air quality planning efforts with other local, regional, and State agencies.
EJ.1-3: Require new development that would locate sensitive uses adjacent to sources of toxic air contaminants (TAC) to be designed to minimize any potential health risks, consistent with State law.
EJ.1-6: Ensure that construction and grading activities minimize short-term impacts to air quality by employing appropriate mitigation measures and best practices.
EJ.1-8: Support the incorporation of new technologies and design and construction techniques in new development that minimize pollution and its impacts.
EJ.1-9: Designate truck routes that avoid sensitive land uses, where feasible.

City of Moreno Valley CEQA Guidance Documents: The City's Community Development Department has developed guidance documents for implementing CEQA and preparing CEQA Initial Studies and EIRs including:

- City of Moreno Valley Rules and Procedures for the Implementation of the California Environmental Quality Act (Moreno Valley, 2019)
- City of Moreno Valley Initial Study Preparation Guide (Moreno Valley, 2019)

TABLE 6: FEDERAL AND STATE POLLUTANT STANDARDS

Air Pollutant	Concentration/ Averaging Time		Most Relevant Effect
	California Standards	Federal Primary Standards	
Ozone (O3)	0.09 ppm/1-hour 0.07 ppm/8-hour	0.070 ppm/8-hour	(a) Decline in pulmonary function and localized lung edema in humans and animals; (b) Risk to public health implied by alterations in pulmonary morphology and host defense in animals; (c) Increased mortality risk; (d) Risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function decrements in chronically exposed humans; (e) Vegetation damage; and (f) Property damage.
Carbon Monoxide (CO)	20.0 ppm/1-hour 9.0 ppm/8-hour	35.0 ppm/1-hour 9.0 ppm/8-hour	(a) Aggravation of angina pectoris and other aspects of coronary heart disease; (b) Decreased exercise tolerance in persons with peripheral vascular disease and lung disease; (c) Impairment of central nervous system functions; and (d) Possible increased risk to fetuses.
Nitrogen Dioxide (NO2)	0.18 ppm/1-hour 0.03 ppm/annual	100 ppb/1-hour 0.053 ppm/annual	(a) Potential to aggravate chronic respiratory disease and respiratory symptoms in sensitive groups; (b) Risk to public health implied by pulmonary and extra-pulmonary biochemical and cellular changes and pulmonary structural changes; and (c) Contribution to atmospheric discoloration.
Sulfur Dioxide (SO_2)	0.25 ppm/1-hour 0.04 ppm/24-hour	75 ppb/1-hour 0.14 ppm/annual	(a) Bronchoconstriction accompanied by symptoms which may include wheezing, shortness of breath and chest tightness, during exercise or physical activity in persons with asthma.

Suspended Particulate Matter (PM10)	50 µg/m^3/24-hour 20 µg/m^3/annual	150 µg/m^3/24-hour	(a) Exacerbation of symptoms in sensitive patients with respiratory or cardiovascular disease; (b) Declines in pulmonary function growth in children; (c) Increased risk of premature death from heart or lung diseases in elderly.
Suspended Particulate Matter (PM2.5)	12 µg/m^3 / annual	35 µg/m^3/24-hour 12 µg/m^3/annual	
Sulfates	25 µg/m^3/24-hour	No Federal Standards	(a) Decrease in ventilatory function; (b) Aggravation of asthmatic symptoms; (c) Aggravation of cardio-pulmonary disease; (d) Vegetation damage; (e) Degradation of visibility; (f) property damage.
Lead	1.5 µg/m^3/30-day	0.15 µg/m^3/3-monthrolling	(a) Learning disabilities; (b) Impairment of blood formation and nerve conduction.
Visibility Reducing Particles	Extinction coefficient of 0.23 per kilometer-visibility of 10 miles ormore due to particles when humidity is lessthan 70 percent.	No Federal Standards	Visibility impairment on days when relative humidity is less than 70 percent.

Source : https://ww2.arb.ca.gov/sites/default/files/2020-07/aaqs2.pdf

TABLE 7: SCAQMD AIR QUALITY SIGNIFICANCE THRESHOLDS

Mass Daily Thresholds		
Pollutant	**Construction (lbs/day)**	**Operation (lbs/day)**
NOX	100	55
VOC	75	55
PM10	150	150
PM2.5	55	55
SO_x	150	150
CO	550	550
Lead	3	3
Toxic Air Contaminants: Odor and GHG Thresholds		
TACs	Maximum Incremental Cancer Risk ≥ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥ 1 in 1 million) Chronic & Acute Hazard Index > 1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402	
GHG	10,000 MT/yr CO2e for industrial projects	
Ambient Air Quality Standards		
Pollutant	**SCAQMD Standards**	
NO2- 1- hour average	0.18 ppm (338 µg/m^3)	
PM10 -24-hour average **Construction** **Operations**	 10.4 µg/m^3 2.5 ug/m^3	
PM2.5 -24-hour average **Construction** **Operations**	 10.4 µg/m^3 2.5 µg/m^3	
SO2 **1-hour average** **24-hour average**	 0.25 ppm 0.04 ppm	
CO **1-hour average**	 20 ppm (23,000 µg/m^3)	

8-hour average	9 ppm (10,000 µg/m^3)
Lead **30-day average** **Rolling 3-month average** **Quarterly average**	 1.5 µg/m^3 0.15 µg/m^3 1.5 µg/m^3

Source: http://www.aqmd.gov/ceqa/handbook/signthres.pdf

Construction activities associated with the Project would have the potential to generate fugitive dust emissions, TAC emissions, and odor impacts. The Project will be required to comply with existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 establishes these procedures. Compliance with this rule is achieved through application of standard BMPs in construction and operation activities, such as application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent, stabilizing ground cover on finished sites. In addition, projects that disturb 50 acres or more of soil or move 5,000 cubic yards of materials per day are required to submit a Fugitive Dust Control Plan or a Large Operation Notification Form to SCAQMD. Based on the size of the Project area (approximately 13.73-gross acres) a Fugitive Dust Control Plan or Large Operation Notification would not be required.

SCAQMD's Rule 403 minimum requirements enforce application of the best available dust control measures for all grading operations and include the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes. Compliance with Rule 403 would be verified during plan check for grading permit issuance and prior to issuance of a permit. Rule 403 requires the use of water trucks during all phases where earth-moving operations would occur. Compliance with Rule 403 has been included in the CalEEMod modeling for the Project. Per SCAQMD Rule 1113 as amended on February 5, 2016, the architectural coatings that would be applied after January 1, 2014, will be limited to an average of 50 grams per liter or less of VOCs for building coatings and 100 grams per liter or less of VOCs for traffic coatings.

Construction Emissions

The estimated maximum summer or winter criteria pollutant emissions from Project construction are listed in *Table 8: Construction Related Regional Pollutant Emissions*, which shows that none of the Project emissions will exceed regional thresholds. Therefore, a less than significant regional air quality impact would occur from construction. As shown in *Table 9: Maximum Number of Acres Disturbed Per Day*., the maximum number of acres disturbed in a day would be four (4) acres during grading of the Project. As the grading for the off-site improvements may overlap with the Project Site grading, onsite grading emissions for both of these activities were added together for comparison against LST emissions thresholds. According to LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25-meter thresholds. The nearest sensitive receptors to the Project Site are existing single-family residential uses with property lines located adjacent to the south, approximately 60 feet (~18 meters) to the north, and 355 feet (~108 meters) to the east of the Project Site; therefore, the SCAQMD Look-up Tables for 25 meters were used. *Table 10: Local Construction Emissions at Nearest Receptor* shows the on-site emissions from the CalEEMod model for the different construction phases and the LST emissions thresholds. The data provided in *Table 10: Local Construction Emissions at Nearest Receptor* shows that none of the analyzed criteria pollutants would exceed the local emissions thresholds at the nearest sensitive receptors. Therefore, a less than significant local air quality impact would occur from construction of the proposed Project. However, as a precautionary measure Mitigation Measures **MM AQ-02: Fugitive Dust Control Plan** and **MM AQ-03: Construction Idling** shall be implemented throughout construction activities to ensure less than significant impacts.

TABLE 8: CONSTRUCTION RELATED REGIONAL POLLUTANT EMISSIONS

Activity	Pollutant Emissions (pounds/day)					
	ROG	NOx	CO	SO_2	PM10	PM2.5
Maximum Daily Emissions[1,2]	48.10	35.00	31.60	0.06	4.25	2.39
Off-Site Improvements Maximum Daily Emissions[1,3]	2.02	15.90	16.00	0.03	2.72	1.60
Total Emissions	50.12	50.90	47.60	0.09	6.97	3.99
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds?	No	No	No	No	No	No

Source: CalEEMod Version 2022.1.1.13
Notes: See **Appendix A** (Air Quality Global Greenhouse Gas Emissions, Energy Impact Analysis, Ganddini, 2023)
(1) Includes both on-site and off-site emissions. On -site grading PM-10 and PM-2.5 emissions show compliance with SCAQMD Rule 403 for fugitive dust.
(2) Construction, painting and paving phases may overlap.
(3) Construction of off-site improvements have been assumed to occur during grading and may overlap with the grading phase of the proposed Project.

TABLE 9: MAXIMUM NUMBER OF ACRES DISTURBED PER DAY

Activity	Equipment	Number	Acres/ 8hr-day	Total Acres
Off-Site Improvements				
Site Preparation	Scrapers	1	1	1
	Graders	1	0.5	0.5
	Crawler Tractors[1]	1	0.5	0.5
	Phase Total	-	-	2
Grading	Rubber Tiered Dozers	1	0.5	0.5
	Graders	1	0.5	0.5
	Crawler Tractors[1]	2	0.5	1
	Phase Total	-	-	2
Proposed Project				
Grading	Rubber Tiered Dozers	1	0.5	0.5
	Graders	1	0.5	0.5
	Scrapers	2	1	2
	Crawler Tractors[1]	2	0.5	1
	Phase Total	-	-	4

Source: South Coast AQMD, Fact Sheet for Applying CalEEMod to Localized Significance Thresholds, 2011b.
Notes: See **Appendix A** (Air Quality Global Greenhouse Gas Emissions, Energy Impact Analysis, Ganddini, 2023)
(1) Tractor/ loader/ backhoe is suitable surrogate for a crawler tractor per SCAQMD staff.

TABLE 10: LOCAL CONSTRUCTION EMISSIONS AT THE NEAREST RECEPTORS

Activity	On-Site Pollutant Emissions (pounds per day)			
	NOx	CO	PM10	PM2.5
Grading[1]	50.20	45.60	6.42	3.85
Building Construction	10.40	13.00	0.43	0.40
Paving	7.12	9.94	0.32	0.29
Architectural Coating	0.86	1.13	0.02	0.02
SCAQMD Thresholds[2,3]	170	883	7	4
Exceeds Threshold?	No	No	No	No

Source: CalEEMod and SCAQMD's Mass Rate Look-up Tables for 2 acres, to be conservative, at a distance of 25 m in SRA 24 Perris Valley.
Notes: See **Appendix A** (Air Quality Global Greenhouse Gas Emissions, Energy Impact Analysis, Ganddini, 2023)
(1) It is assumed that off-site improvements will occur during the grading phase; therefore, to be conservative, the maximum emissions from the off-site improvements (grading phase) have been added to the grading phase of the proposed Project.
(2) The nearest sensitive receptors are the existing single-family residential uses with property lines located adjacent to the south, approximately 60 feet (~18 meters) to the north, and 355 feet (~108 meters) to the east of the Project Site; therefore, the 25 meters thresholds have been used.
(3) The Project will disturb up to a maximum of 4 acres a day during grading (see Table 9 above).

Operational Emissions

Estimated operational emissions from the Project are derived from mobile sources (Project-related traffic), area sources (emissions from consumer products, landscape equipment and architectural coatings), and energy use (Project-related energy demand). The maximum daily pollutant emissions created from the proposed Project's long-term operations have been calculated and are shown below in *Table 11: Regional Operational Pollutant Emissions.* The results show that none of the SCAQMD regional thresholds would be exceeded. Therefore, a less than significant regional air quality impact would occur from operation of the Project. Traffic generated by the Project is not expected to exceed the threshold of 100,000 vehicles per day and is therefore not expected to result Carbon Monoxide "hot spots". The intersection with the highest traffic volume is located at Indian Street and Iris Avenue with an anticipated cumulative plus Project AM peak hour volume of 606 vehicles. The Project will not install equipment resulting in stationary source emissions, and no long-term related impacts are expected.

TABLE 11: REGIONAL OPERATIONAL POLLUTANT EMISSIONS

Activity	Pollutant Emissions (pounds/ day)					
	ROG	NOx	CO	SO2	PM10	PM2.5
Maximum Daily Emissions	12.30	9.31	64.20	0.17	5.56	1.28
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: CalEEMod Version 2022.1.1.13; the higher of either summer or winter emissions.

Notes: See **Appendix A** (Air Quality Global Greenhouse Gas Emissions, Energy Impact Analysis, Ganddini, 2023)

AQMP Compliance: The Project will not exceed the two key consistency indicators in the SCAQMD CEQA Handbook for AQMP consistency and will not result in AQMP inconsistency. Emissions modeling for the Project indicates that increased frequency or severity of existing air quality violations or contribution to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP will not result from construction or long-term operation of the Project. Emissions modeling for the Project shows that during construction and long-term operation, Project emissions will not exceed any air pollutant concentration standards. Therefore, the Project is found to be consistent with the AQMP for the first criterion.

The Project will not exceed the assumptions in the AQMP in 2022 or increments based on the year of Project buildout and phase. The City of Moreno Valley Land Use Plan incorporates the assumptions that are represented in the AQMP to balance future growth and environmental quality. The Project will implement contemporary energy-efficient technologies and regulatory/operational programs required per Title 24, CALGreen and City standards. Generally, compliance with SCAQMD emissions reductions and control requirements also act to reduce air pollutant emissions. In combination, Project emissions-reducing design features and regulatory/operational programs are consistent with and support overarching AQMP air pollution reduction strategies. Project alignment with these strategies promotes timely attainment of AQMP air quality standards and would bring the Project into conformance with the AQMP. Therefore, the Project is not anticipated to exceed the AQMP assumptions for the Project Site associated with the zone change and General Plan Amendment from R5 to R10, and the Project is considered consistent with the AQMP for the second criterion pursuant to **SC AQ-01: Compliance with SCAQMD Rules**.

SC AQ-01: Compliance with SCAQMD Rules- Throughout Project construction, the Project contractor shall adhere to the following rules outlined within SCAQMD's Air Quality Management Plan:

SCAQMD Rule 402: Prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

SCAQMD Rule 403: Governs emissions of fugitive dust during construction and operation activities. Compliance with this rule is achieved through application of standard Best Management Practices (BMPs), such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15

miles per hour, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites.

Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 403 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Applicable dust suppression techniques from Rule 403 are summarized below and can reduce fugitive dust generation, Particulate Matter 10 microns or greater in diameter (PM10). Compliance with these rules would reduce impacts on nearby sensitive receptors. Rule 403 measures may include but are not limited to the following:

- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
- Water active sites at least three times daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving.)
- Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 0.6 meters (2 feet) of freeboard (vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code section 23114.
- Reduce traffic speeds on all unpaved roads to 15 miles per hour (mph) or less.
- Suspension of all grading activities when wind speeds (including instantaneous wind gusts) exceed 25 mph.
- Bumper strips or similar BMPs shall be provided where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip.
- Replanting disturbed areas as soon as practical.
- During all construction activities, construction contractors shall sweep on-site and off-site streets if silt is carried to adjacent public thoroughfares, to reduce the amount of particulate matter on public streets. All sweepers shall be compliant with SCAQMD Rule 1186.1, Less Polluting Sweepers.

SCAQMD Rule 445: Prohibits permanently installed wood burning devices into any new development. A wood burning device means any fireplace, wood burning heater, or pellet-fueled wood heater, or any similarly enclosed, permanently installed, indoor or outdoor device burning any solid fuel for aesthetic or space-heating purposes, which has a heat input of less than one million British thermal units per hour.

SCAQMD Rule 481: Applies to all spray painting and spray coating operations and equipment, requiring that a person shall not use or operate any spray painting or spray coating equipment unless one of the following conditions is met:

(1) The spray coating equipment is operated inside a control enclosure, which is approved by the Executive Officer. Any control enclosure for which an application for permit for new construction, alteration, or change of ownership or location is submitted after the date of adoption of this rule shall be exhausted only through filters at a design face velocity not less than 100 feet per minute nor greater than 300 feet per minute, or through a water wash system designed to be equally effective for the purpose of air pollution control.
(2) Coatings are applied with high-volume low-pressure, electrostatic and/or airless spray equipment.
(3) An alternative method of coating application or control is used which has effectiveness equal to or greater than the equipment specified in the rule.

SCAQMD Rule 1108: Governs the sale, use, and manufacturing of asphalt and limits the volatile organic compound (VOC) content in asphalt used in the Basin and regulates the VOC content of asphalt during construction. All asphalt used during Project construction must comply with SCAQMD Rule 1108.

SCAQMD Rule 1113: Governs the sale, use, and manufacturing of architectural coating and limits the VOC content in paints and paint solvents. Regulates VOC content of paints during construction. All paints and solvents used during Project construction and operation must comply with SCAQMD Rule 1113.

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

SCAQMD Rule 1143: Governs the manufacture, sale, and use of paint thinners and solvents used in thinning of coating materials, cleaning of coating application equipment, and other solvent cleaning operations by limiting their VOC content. This rule regulates the VOC content of solvents used during construction. Solvents used during the construction phase must comply with this rule.

SCAQMD Rule 1186: Limits the presence of fugitive dust on paved and unpaved roads and sets certification protocols and requirements for contract street sweepers to provide sweeping services to any federal, state, county, agency or special district such as water, air, sanitation, transit, or school district.

SCAQMD Rule 1303: Governs the permitting of re-located or new major emission sources, requiring Best Available Control Measures and setting significance limits for PM10 among other pollutants.

SCAQMD Rule 1401: New Source Review of Toxic Air Contaminants, specifies limits for maximum individual cancer risk, cancer burden, and non-cancer acute and chronic hazard index from new permit units, relocations, or modifications to existing permit units, which emit toxic air contaminants.

SCAQMD Rule 1403: Asbestos Emissions from Demolition/Renovation Activities, specifies work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM).

SCAQMD Rule 2202: On-Road Motor Vehicle Mitigation Options, is to provide employers with a menu of options to reduce mobile source emissions generated from employee commutes, to comply with federal and state Clean Air Act requirements, Health & Safety Code Section 40458, and Section 182(d)(1)(B) of the federal Clean Air Act. It applies to any employer who employs 250 or more employees on a full or part-time basis at a worksite for a consecutive six-month period calculated as a monthly average.

With the implementation of compliance with the SCAQMD Rules pursuant to **MM AQ-01** and abiding by construction procedures during Project construction pursuant to **MM AQ-02 and MM AQ-03**, as a result of the discretionary approval, the Project would have a less than significant impact with the conflict with or obstruct implementation of the applicable air quality plan. Therefore, no mitigation is required.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐

Response:

Less Than Significant Impact. SCAQMD recommends using two different methodologies to document cumulative Project impacts: (1) that Project specific air quality impacts be used to determine the potential cumulative impacts to regional air quality; and (2) that a Project's consistency with the current AQMP be used to determine its potential cumulative impacts. Sensitive receptors in the Local Vicinity will be subject to the same Project-specific air quality thresholds as this Project and would only be considered to contribute to a cumulative impact if individual Project emissions exceeded SCAQMD thresholds for construction and operation. For instance, even if this Project and the South of Iris Project were to be constructed and operated at the same time, there would not be a cumulative air quality impact as neither Project exceeds SCAQMD regional thresholds for construction or operation. No cumulative impacts would occur.

The Project area is not in attainment for Ozone, PM10, and PM2.5. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the South Coast Air Basin. Cumulative impacts will occur from increased traffic volumes from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. According to SCAQMD methodology,

projects that do not exceed the SCAQMD criteria or can be mitigated to less than significance are not cumulative significant and do not add to the overall cumulative impact. A significant impact may occur if a project would add a cumulatively considerable contribution of a federal or state non-attainment pollutant. As shown in *Table 8: Construction Related Regional Pollutant Emissions* and *Table 10: Local Construction Emissions at the Nearest Receptors* above, Project construction-source emissions would not exceed applicable regional thresholds of significance established by the South Coast Air Quality Management District (SCAQMD). For localized emissions, the Project will not exceed applicable Localized Significance Thresholds (LSTs) established by the SCAQMD.

The Project would not result in a long-term exposure of construction emissions. Construction-related particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds. The Project would comply with the CARB Air Toxics Control Measure limiting diesel powered equipment and vehicle idling to no more than 5 minutes at a location, and the CARB In-Use Off-Road Diesel Vehicle Regulation; compliance with these would minimize emissions of TACs during construction. The Project would also comply with the requirements of SCAQMD Rule 1403 if soils are tested and found to exceed hazardous materials thresholds. Therefore, the Project contribution to cumulative impacts on TACs during construction would be less than significant.

Modeling of air emissions associated with Project operations for criteria pollutants, NOx, ROG, CO, PM10, and PM2.5, show that the Project will not exceed the SCAQMD regional or local thresholds and Project Implementation would not be expected to result in ground level concentrations that exceed the NAAQS or CAAQS. Operation of the Project would not result in a cumulatively considerable net increase for non-attainment of criteria pollutants or ozone precursors. As a result, the Project would result in a less than significant cumulative impact for operational emissions. Therefore, no mitigation is required.

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

Response:

Less Than Significant Impact. Because regional and local emissions of criteria pollutants during construction of the Project would be below the applicable thresholds, it would not contribute to long-term health impacts related to nonattainment of the ambient air quality standards. Therefore, significant adverse acute health impacts as a result of Project construction are not anticipated. Therefore, no mitigation is required.

d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☐	☐	☒	☐

Response:

Less Than Significant Impact. Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are short-term in nature and the odor emissions are expected to cease upon the drying or hardening of the odor producing materials. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the proposed Project. Diesel exhaust and VOCs would be emitted during construction of the Project, which are objectionable to some; however, emissions would disperse rapidly from the Project Site and therefore should not reach an objectionable level at the nearest sensitive receptors. Therefore, no mitigation is required.

Sources:

1. **Appendix A**- Air Quality, Global Climate Change, and Energy Impact Analysis, Goya at Heritage Park, Ganddini, June 5th, 2023.
2. Moreno Valley General Plan, adopted July 11, 2006
   - Chapter 5 – Circulation Element
   - Chapter 6 – Safety Element – Section 6.6 – Air Quality
3. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
• Section 5.3 – Air Quality - Figure 5.3-1 – South Coast Air Basin • Appendix C – Air Quality Analysis, P&D Consultants, July 2003 4. 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 5. Moreno Valley Municipal Code Section 12.50.040 – Limitations on Engine Idling				

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☒	☐	☐

This section is based on the Habitat Assessment and Western Riverside County MSHCP Consistency Analysis for Goya at Heritage Park Project located in Moreno Valley, California, **Appendix B**. This report was conducted by ELMT Consulting (ELMT), dated May 19, 2023, and contains findings from a Habitat Assessment and Western Riverside County Multiple Habitat Conservation Plan (MSHCP) Consistency Analysis with the proposed Project. A field investigation was also completed on May 1st, 2023, by Project Biologist Jacob H. Llyod Davies to document baseline conditions and assess the potential for special-status[2] plant and wildlife species to occur within the proposed Project Site that could pose a constraint to implementation of the Project.

Standard field guides and texts were reviewed for specific habitat requirements of special-status and non-special-status biological resources, as well as the following resources:

- Environmental Protection Agency (EPA) Water Program "My Waters" data layers
- Google Earth Pro historic aerial imagery (1985-2021);
- United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS), Soil Survey[3];
- USFWS Critical Habitat designations for Threatened and Endangered Species;
- USFWS National Wetlands Inventory (NWI);
- Stephen's Kangaroo Rat Habitat Conservation Plan;
- Western Riverside County Regional Conservation Authority (RCA) MSHCP Information Map; and
- 2006 Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area.

Regulatory Setting

California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) provides for the protection of the environment within the State of California by establishing State policy to prevent significant, avoidable environmental damage to through the application of alternatives or mitigation measures for projects. Section 15380 of the CEQA Guidelines independently defines "endangered" and "rare" species separately from the definitions of the California Endangered Species Act (CESA). Under CEQA, "endangered" species of plants or animals are defined as those whose survival and reproduction in the wild are in immediate jeopardy, while "rare" species are defined as those in such low numbers that they could become endangered if their environment worsens.

[2] As used in this report, "special-status" refers to plant and wildlife species that are federally, State, and MSHCP listed, proposed, or candidates; plant species that have been designated with a California Native Plant Society Rare Plant Rank; wildlife species that are designated by the CDFW as fully protected, species of special concern, or watch list species; and specially protected natural vegetation communities as designated by the CDFW.

[3] A soil series is defined as a group of soils with similar profiles developed from similar parent materials under comparable climatic and vegetation conditions. These profiles include major horizons with similar thickness, arrangement, and other important characteristics, which may promote favorable conditions for certain biological resources.

Fish and Game Code

Fish and Game Code Sections 3503, 3503.5, 3511, and 3513 are applicable to natural resource management. For example, Section 3503 of the Code makes it unlawful to destroy any birds' nest or any birds' eggs that are protected under the MBTA. A consultation with CDFW may be required prior to the removal of any bird of prey nest that may occur on a project site. Section 3511 of the Fish and Game Code lists fully protected bird species, where the CDFW is unable to authorize the issuance of permits or licenses to take these species. Pertinent species that are fully protected by the State include the golden eagle (*Aquila chrysaetos*) and white-tailed kite (*Elanus leucurus*). Section 3513 of the Fish and Game Code makes it unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)

The MSHCP is a comprehensive, multi-jurisdictional HCP focusing on conservation of species and their associated habitats in western Riverside County. The goal of the MSHCP is to maintain biological and ecological diversity within a rapidly urbanizing region.

Response:

Less than Significant with Mitigation Incorporated. Prior to the field investigation, aerial photographs were reviewed in order to locate and inspect any potential natural corridors and linkages that may support the movement of wildlife through the area. In addition, a query of the California Department of Fish and Wildlife's (CDFW's) California Natural Diversity Database (CNDDB) and other electronic databases was conducted to locate the nearest recorded occurrences of special-status species and determine the distance from the Project. Preliminary research identified thirteen (13) special-status plant species, sixty-eight (68) special-status wildlife species, and one (1) special-status plant community that have the potential to occur within the Sunnymead quadrangle where the Project is located (See *Table 12: Potentially occurring Special-Status Biological Resources*, below). No special-status species were observed at the Project Site during the field investigation. The Project Site has low potential to support the burrowing owl (*Athene cunicularia*) and moderate potential to support the Cooper's Hawk (*Accipeter cooperil*) sharp-shinned hawk (Accipiter striatus), and California horned lark (Eremophila alpestris actia). As determined by the Project Biologists, the Project Site does not have the potential to support any of the other special-status wildlife species known to occur in the vicinity of the site and all of these are presumed absent at the Project Site. Proposed mitigation measures will reduce anticipated impacts on wildlife species to less than significant levels. The closest designated Critical Habitat is located within the Sunnymead quadrangle, approximately 5.9 miles southeast of the Project Site for spreading navarretia (*Navarretia fossalis*) and 6.2 miles southeast for thread-leaved brodiea (*Brodiaea filifolia*) along the San Jacinto River.

A review of the Western Riverside County Multi Species Habitat Conservation Plan (MSHCP) Information Map published by the Western Riverside County Regional Conservation Authority (RCA), determined that the Project Site is located within the Reche Canyon/ Badlands Area Plan of the MSHCP, but is not located within any designated Criteria Cells or conservation area. The Project Site is within the designated survey area for burrowing owls and within the Stephan's Kangaroo Rat Habitat Conservation Plan (SKR HCP). As a result, the Project applicant is required to pay the SKR HCP Mitigation fee prior to development of the Project Site, prior to the issuance of permits, see **SC BIO-01-Stephan's Kangaroo Rat**. Likewise, a burrowing owl survey must be conducted 30 days prior to the start of construction.

The CNDDB database was used, in conjunction with ArcGIS software, to locate the nearest recorded occurrences of special-status species and determine the distance from the Project. No native plant communities or natural communities of special concern were observed on or adjacent to the Project Site. The Project Site supports no plant communities and is mostly barren with the exception of a few non-native plant species present around the site boundaries. The site supports one (1) land cover type that would be classified as disturbed. Species observed along the northern, western, and southern boundaries of the Project Site include ripgut brome (Bromus diandrus), barley (Hordeum murinum), puncturevine (Tribulus terrestris), Mediterranean mustard (Hirschfeldia incana), Russian thistle (Salsola tragus), stinket (Oncosiphon pilulifer), and filaree (Erodium cicutarium). Disturbed areas occur throughout the site and are heavily

concentrated toward the center of the site. Less disturbed areas support all the aforementioned species, while the more disturbed areas central to the site are barren and support little-to no plant species.

The MSHCP does not identify any covered or special-status reptilian species as potentially occurring within the Project Site. No fish or hydrogeomorphic features (e.g., perennials creeks, lakes, reservoirs) were observed at the Project Site or within the Local Vicinity that would provide suitable habitat for amphibian species or fish species. The site provides a limited amount of habitat for reptile species adapted to a high degree of human disturbance. The only reptilian species observed during the field survey included common side blotched lizard (*Uta stansburiana elegans*) and western fence lizard (*Sceloporus occidentalis*). Additional reptilian species that could be expected to occur on-site include Great Basin fence lizard (*Sceloporus occidentalis longipes*) and San Diego alligator lizard (*Elgaria multicarinata webbii*).

Due to the disturbed nature of the Project Site, limiting foraging habitat is available for bird and mammalian species. During the field survey species that were identified included house finch (*Haemorhous mexicanus*), Say's phoebe (*Sayornis saya*), American kestrel (*Falco sparverius*), and mourning dove (*Zenaida macroura*). Additionally, a dead coyote (C*anis latrans*) was the only mammalian species identified at the Project Site. Other mammalian species that are expected to occur at the Project Site include opossum (*Didelphis virginiana*), ground squirrel (*Otospermophilus beecheyi*), and raccoon (*Procyon lotor*).

No active nests or birds displaying nesting behavior were observed during the field survey, which was conducted during breeding season. A systematic survey for burrows, including burrowing owl signs, was conducted by walking across all suitable habitats mapped within the Project Site on May 1st, 2023. Although subjected to routine disturbance, the ornamental vegetation found off-site along site boundaries has the potential to provide suitable nesting habitat for year-round and seasonal avian residents, as well as migrating songbirds that could occur in the area that area adapted to urban environments. One nest was observed offsite in eucalyptus trees adjacent to Goya Avenue on the northern site boundary. The nest did not appear to be active and no birds displaying nesting behavior were around the nest itself. Additionally, the disturbed portions of the site have the potential to support ground nesting birds such as killdeer. No raptors are expected to nest on-site due to lack of suitable nesting opportunities. Nesting birds are protected pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3513 prohibit the take, possession, or destruction of birds, their nests or eggs). For this reason, Mitigation Measure **MM BIO-02- Pre-construction Nesting Bird Survey** will be implemented prior to ground disturbing activities or any vegetation removal to ensure that no nesting birds during construction.

As a result, Project impacts are anticipated to be reduced to less than significant levels with the implementation of Standard Condition **SC MM BIO-01- Stephan's Kangaroo Rat** and Mitigation Measures **MM BIO-02- Pre-construction Nesting Bird Survey,** and **MM BIO-03- Burrowing Owl.**

SC BIO-01- Stephan's Kangaroo Rat: Since the Project Site is located within the Mitigation Fee Area of the Stephan's' Kangaroo Rat Habitat Conservation Plan (SKR HCP), the developer will be required to pay fair share SKR HCP Mitigation Fees prior to issuance of building permits and development of the Project pursuant to Moreno Valley Municipal Code Chapter 8.06, Threatened and Endangered Species.

MM BIO-02- Pre-construction Nesting Bird Survey: If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds and raptors should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction.

a) Construction should stay outside of a no-disturbance buffer. The size of the no disturbance buffer will be determined by the wildlife biologist.
b) Limits of construction will occur to avoid an active nest and will be established in the field via flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of next areas.

c) A biological monitor shall be present to delineate the boundaries of the buffer area and monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity.

MM BIO-03- Burrowing Owl: Prior to the issuance of building permits and Project construction and any ground disturbing activities, the City of Moreno Valley's City Planner and City Building and/or Grading Inspector shall verify that a 30-day pre-construction burrowing owl clearance survey shall be conducted and that the results of the survey are negative for burrowing owl presence at the Project Site.

With the implementation of **Standard Condition SC BIO-01,** and **Mitigation Measures MM BIO-02 and MM BIO-03** and as a result of the discretionary approval and the standard measures and procedures of the City's plan check and inspection processes, the Project would have a less than significant impact with 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.

TABLE 12: POTENTIALLY OCCURING SPECIAL STATUS BIOLOGICAL RESOURCES

Scientific Name Common Name	Status	Habitat	Covered by MSHCP	Observed On-site	Potential to Occur
WILDLIFE SPECIES					
Accipiter cooperii Cooper's hawk	Fed: None CA: WL	Generally found in forested areas up to 3,000 feet in elevation, especially near edges and rivers. Prefers hardwood stands and mature forests but can be found in urban and suburban areas where there are tall trees for nesting. Common in open areas during nesting season.	Yes	No	**Moderate.** Suitable foraging habitat is present on-site. This species is adapted to urban environments and occurs commonly. The Project Site does not provide suitable nesting opportunities.
Accipiter striatus Sharp-shinned hawk	Fed: None CA: WL	Found in pine, fir and aspen forests. They can be found hunting in forest interior and edges from sea level to near alpine areas. Can also be found in rural, suburban and agricultural areas, where they often hunt at bird feeders. Typically found in southern California in the winter months.	Yes	No	**Moderate.** Suitable foraging habitat is present on-site. This species does not exist in southern California. This species is adapted to urban environments and occurs commonly.
Agelaius tricolor tricolored blackbird	Fed: None CA: THR; SSC	Range is limited to the coastal areas of the Pacific coast of North America, from Northern California to upper Baja California. Can be found in a wide variety of habitats including annual grasslands, wet and dry vernal pools and other seasonal wetlands, agricultural fields, cattle feedlots, and dairies. Occasionally forage in riparian scrub habitats along marsh borders. Basic habitat requirements for breeding include open accessible water, protected nesting substrate (freshwater marsh dominated by cattails, willows, and bulrushes [*Schoenoplectus* sp.]), and either flooded or thorny or spiny vegetation and suitable foraging space providing adequate insect prey.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the Project Site.
Aimophila ruficeps canescens Southern California Rufous-crowned sparrow	Fed: None CA: WL	Typically found between 3,000 and 6,000 feet in elevation. Breed in sparsely vegetated scrubland on hillsides and canyons. Prefers coastal sage scrub dominated by California sagebrush (*Artemisia californica*), but they can also be found breeding in coastal bluff scrub, low-growing serpentine chaparral, and along the edges of tall chaparral habitats.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the Project Site.
Ammodramus Savannarum grasshopper sparrow	Fed: None CA: SSC	Occurs in grassland, upland meadow, pasture, hayfield, and old field habitats. Optimal habitat contains short- to medium-height bunch grasses interspersed with patches of bare ground, a shallow litter layer, scattered forbs, and a few shrubs. May inhabit thickets, weedy lawns, vegetated landfills, fence rows, open fields, or grasslands.	Yes (e)	No	**Presumed absent.** No suitable habitat is present within or adjacent to the Project Site.
Anniella stebbinsi southern California legless lizard	Fed: None CA: SSC	Occurs in sparsely vegetated habitat types including coastal sand dunes, chaparral, pine-oak woodland, desert scrub, open grassland, and riparian areas. Requires sandy or loose loamy substrates conducive to burrowing.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Aquila chrysaetos golden eagle	Fed: None CA: FP; WL	Occupies nearly all terrestrial habitats of the western states except densely forested areas. Favors secluded cliffs with overhanging ledges and large trees for nesting and cover. Hilly or mountainous country where takeoff and soaring are supported by updrafts is generally preferred to flat habitats. Deeply cut canyons rising to open mountain slopes and crags are ideal habitat.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Ardea alba great egret	Fed: None CA: None	Yearlong resident throughout California, except for the high mountains and deserts. Feeds and rests in fresh, and saline emergent wetlands, along the margins of estuaries, lakes, and slow-moving streams, on mudflats and salt ponds, and in irrigated croplands and pastures.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Ardea herodias great blue heron	Fed: None CA: None	Forages along streams, marshes, lakes, and meadows. Nests colonially in tall trees (typically Eucalyptus sp.), on cliffsides, or in isolated spots in marshes.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.

Scientific Name Common Name	Status	Habitat	Covered by MSHCP	Observed On-site	Potential to Occur
Artemisiospiza belli belli Bell's sparrow	Fed: None CA: WL	Generally, prefers semi-open habitats with evenly spaced shrubs 1– 2 meters in height. Dry chaparral and coastal sage scrub. Less common in tall dense, old chaparral.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Asio flammeus Short-eared owl	Fed: None CA: SSC	Suitable habitats include salt- and freshwater marshes, irrigated alfalfa or grain fields, and ungrazed grasslands and old pastures. Tule marsh or tall grasslands with cover 30 to 50 cm in height can support nesting pairs.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Asio otus long-eared owl	Fed: None CA: SSC	Hunts mostly at night over grasslands and other open habitats. Nesting occurs in dense trees such as oaks and willows where it occupies stick nests of other species, particularly raptors or corvids.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Aspidoscelis hyperythra orangethroat whiptail	Fed: None CA: WL	Semi-arid brushy areas typically with loose soil and rocks, including washes, streamsides, rocky hillsides, and coastal chaparral.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Aspidoscelis tigris stejnegeri coastal whiptail	Fed: None CA: SSC	Found in a variety of ecosystems, primarily hot and dry open areas with sparse foliage - chaparral, woodland, and riparian areas.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Athene cunicularia burrowing owl	Fed: None CA: SSC	Occurs in open, annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. Dependent upon fossorial mammals for burrows, most notable ground squirrels.	Yes (c)	No	**Low.** The site provides line-of sight opportunities favored by burrowing owls. However, no suitable burrows (>4 inches) are present, and the site is routinely disturbed.
Aythya americana redhead	Fed: None CA: SSC	Typically found in shallow freshwater lakes, ponds, and marshes.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Buteo regalis ferruginous hawk	Fed: None CA: WL	Occurs primarily in open grasslands and fields, but may be found in sagebrush flats, desert scrub, low foothills, or along the edges of pinyon-juniper woodland. Feeds primarily on small mammals and typically found in agricultural or open fields.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Buteo swainsoni Swainson's hawk	Fed: CA Cal: THR	Typical habitat is open desert, grassland, or cropland containing scattered, large trees or small groves. Breeds in stands with few trees in juniper-sage flats, riparian areas, and in oak savannah in the Central Valley. Forages in adjacent grassland or suitable grain or alfalfa fields or livestock pastures.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Calypte costae Costa's hummingbird	Fed: None CA: None	Desert and semi-desert, arid brushy foothills and chaparral. A desert hummingbird that breeds in the Sonoran and Mojave Deserts. Departs desert heat moving into chaparral, scrub, and woodland habitats.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Chaetodipus fallax fallax northwestern San Diego pocket mouse	Fed: None CA: SSC	Occurs in desert and coastal habitats in southern California, Mexico, and northern Baja California, from sea level to at least 1,400 meters. Found in a variety of temperate habitats ranging from chaparral and grasslands to scrub forests and deserts. Requires low growing vegetation or rocky outcroppings, as well as sandy soils for burrowing.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Chaetura vauxi Vaux's swift	Fed: None CA: SSC	Prefers redwood and Douglas-fir habitats with nest-sites in large hollow trees and snags, especially tall, burned-out snags. Fairly common migrant throughout most of the state in April and May, and August and September.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Circus hudsonius northern harrier	Fed: None CA: SSC	Frequents meadows, grasslands, open rangelands, desert sinks, fresh and saltwater emergent wetlands; seldom found in wooded areas. Mostly found in flat, or hummocky, open areas of tall, dense grasses moist or dry shrubs, and edges for nesting, cover, and feeding.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Coccyzus americanus occidentalis western yellow-billed	Fed: THR CA: END	Obligate riparian species with a primary habitat association of willow-cottonwood riparian forest. Nests are typically placed (72% of the time) in willows (*Salix* spp.), particularly in black willow (*S. gooddingii*), red willow (*S. laevigata*), and sandbar willow (*S. exigua*). This	Yes (a)	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.

Scientific Name Common Name	Status	Habitat	Covered by MSHCP	Observed On-site	Potential to Occur
cuckoo		species typically requires large blocks of intact riparian habitat, with anything less than 37 acres in size and 328 feet wide generally considered unsuitable. Breeding season home ranges can be as much as 100 acres per individual bird. Yellow-billed cuckoos are considered rare anywhere in southern California outside of the Colorado River.			
Coleonyx variegatus abbotti San Diego banded gecko	Fed: None CA: SSC	Occurs in coastal and cismontane southern California from interior Ventura County south, although it is absent from the extreme outer coast. It is uncommon in coastal scrub and chaparral, most often occurring in granite or rocky outcrops in these habitats.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Crotalus ruber red-diamond rattlesnake	Fed: None CA: SSC	It can be found in the desert, through dense chaparral in the foothills (it avoids the mountains above around 4,000 feet), to warm inland mesas and valleys, all the way to the cool ocean shore. It is most commonly associated with heavy brush with large rocks or boulders. Dense chaparral in the foothills, cactus or boulder associated coastal sage scrub, oak and pine woodlands, and desert slope scrub associations are known to carry populations of the northern red-diamond rattlesnake; however, chamise and red shank associations may offer better structural habitat for refuges and food resources for this species than other habitats.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Diadophis punctatus modestus San Bernardino ringneck snake	Fed: None CA: None	Common in open, relatively rocky areas within valley-foothill, mixed chaparral, and annual grass habitats.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Dipodomys merriami parvus San Bernardino kangaroo rat	Fed: END CA: CE; SSC	Primarily found in Riversidian alluvial fan sage scrub and sandy loam soils, alluvial fans and flood plains, and along washes with nearby sage scrub. May occur at lower densities in Riversidian upland sage scrub, chaparral and grassland in uplands and tributaries in proximity to Riversidian alluvial fan sage scrub habitats. Tend to avoid rocky substrates and prefer sandy loam substrates for digging of shallow burrows.	Yes (c)	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Dipodomys simulans Dulzura kangaroo rat	Fed: None CA: None	Typical habitat is open desert, grassland, or cropland containing scattered, large trees or small groves. Breeds in stands with few trees in juniper-sage flats, riparian areas, and in oak savannah in the Central Valley. Forages in adjacent grassland or suitable grain or alfalfa fields or livestock pastures.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Dipodomys stephensi Stephens' kangaroo rat	Fed: ENDCA: THR	Occur in arid and semi-arid habitats with some grass or brush. Prefer open habitats with less than 50% protective cover. Require soft, well-drained substrate for building burrows and are typically found in areas with sandy soil.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Egretta thula snowy egret	Fed: None CA: None	Widespread in California along shores of coastal estuaries, fresh and saline emergent wetlands, ponds, slow-moving rivers, irrigation ditches, and wet fields. In southern California, common yearlong in the Imperial Valley and along the Colorado River.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Elanus leucurus white-tailed kite	Fed: None CA: FP	Occurs in low elevation, open grasslands, savannah like habitats, agricultural areas, wetlands, and oak woodlands. Uses trees with dense canopies for cover.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Empidonax traillii willow flycatcher	Fed: None CA: END	A rare to locally uncommon, summer resident in wet meadow and montane riparian habitats (2,000 to 8,000 ft) in the Sierra Nevada and Cascade Range. Most often occurs in broad, open river valleys or large mountain meadows with lush growth of shrubby willows.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Empidonax traillii extimus southwestern willow flycatcher	Fed: END Fed: END	Occurs in riparian woodlands in southern California. Typically requires large areas of willow thickets in broad valleys, canyon bottoms, or around ponds and lakes. These areas typically have standing or running water or are at least moist.	Yes (a)	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.

Scientific Name Common Name	Status	Habitat	Covered by MSHCP	Observed On-site	Potential to Occur
Emys marmorata western pond turtle	Fed: None CA: SSC	Found in permanent and intermittent waters of rivers, creeks, small lakes and ponds, marshes, irrigation ditches and reservoirs with abundant vegetation and rocky or muddy bottoms. Turtles bask on land or near water on logs, branches or boulders.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Eremophila alpestris actia California horned lark	Fed: None CA: WL	Generally found in shortgrass prairies, grasslands, disturbed fields, or similar habitat types along the coast or in deserts. Trees and shrubs are usually scarce or absent. Generally rare in montane, coniferous, or chaparral habitats. Forms large flocks outside of the breeding season. Nests in hollows/scrapes on ground near hummocks or other raised earthen features.	Yes	No	**Moderate.** Suitable foraging habitat is present on-site. Minimal nesting habitat.
Eumops perotis californicus western mastiff bat	Fed: None CA: SSC	Primarily a cliff-dwelling species, roost generally under exfoliating rock slabs. Roosts are generally high above the ground, usually allowing a clear vertical drop of at least 3 meters below the entrance for flight. In California, it is most frequently encountered in broad open areas. Its foraging habitat includes dry desert washes, flood plains, chaparral, oak woodland, open ponderosa pine forest, grassland, and agricultural areas.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Falco columbarius merlin	Fed: None CA: WL	Nest in forested openings, edges, and along rivers across northern North America. Found in open forests, grasslands, and especially coastal areas with flocks of small songbirds or shorebirds.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Falco mexicanus prairie falcon	Fed: None CA: WL	Commonly occur in arid and semiarid shrubland and grassland community types. Also occasionally found in open parklands within coniferous forests. During the breeding season, they are found commonly in foothills and mountains which provide cliffs and escarpments suitable for nest sites.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Falco peregrinus anatum American peregrine falcon	Fed: DL CA: DL; FP	Uncommon winter resident of the inland region of southern California. Active nesting sites are known along the coast north of Santa Barbara, in the Sierra Nevada, and in other mountains of northern California. Breeds mostly in woodland, forest, and coastal habitats. Riparian areas and coastal and inland wetlands are important habitats yearlong, especially in nonbreeding seasons.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
aliaeetus leucocephalus bald eagle	Fed: DL CA: END; FP	Occur primarily at or near seacoasts, rivers, swamps, and large lakes. Need ample foraging opportunities, typically near a large water source.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Hydroprogne caspia Caspian tern	Fed: None CA: None	Occurs near large lakes, coastal waters, beaches, and bays. Found on both fresh and salt water, favoring protected waters such as bays and lagoons, rivers, not usually foraging over open sea. Nests on open ground on islands, coasts.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Icteria virens yellow-breasted chat	Fed: None CA: SSC	Primarily found in tall, dense, relatively wide riparian woodlands and thickets of willows, vine tangles, and dense brush with well-developed understories. Nesting areas are associated with streams, swampy ground, and the borders of small ponds. Breeding habitat must be dense to provide shade and concealment. It winters south the Central America.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Lanius ludovicianus loggerhead shrike	Fed: None CA: SSC	Often found in broken woodlands, shrublands, and other habitats. Prefers open country with scattered perches for hunting and fairly dense brush for nesting.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Larus californicus California gull	Fed: None CA: WL	Require isolated islands in rivers, reservoirs and natural lakes for nesting, where predations pressures from terrestrial mammals are diminished. Uses both fresh and saline aquatic habitats at variable elevations and degrees of aridity for nesting and for opportunistic foraging.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Lasiurus xanthinus western yellow bat	Fed: None CA: SSC	Roosts in palm trees in foothill riparian, desert wash, and palm oasis habitats with access to water for foraging.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.

Scientific Name Common Name	Status	Habitat	Covered by MSHCP	Observed On-site	Potential to Occur
Lepus californicus bennettii San Diego black-tailed jackrabbit	Fed: None CA: SSC	Occurs in diverse habitats, but primarily is found in arid regions supporting shortgrass habitats. Openness of open scrub habitat is preferred over dense chaparral.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Lynx rufus pallescens pallid bobcat	Fed: None CA: None	Found on the western edge of the great basin habitat in extreme northeast California. Live in a variety of habitats including forests, deserts, mountains, swamps and farmland.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Myotis ciliolabrum western small-footed myotis	Fed: None CA: None	Found in mesic and arid conifer forests associated with rock outcrops and talus, clay banks. Also occur in riparian woodland habitats. Hibernates in caves and mines. Common near sources of water with a large insect population	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Myotis yumanensis Yuma myotis	Fed: None CA: None	Resides in moist and dry forests, riparian zones, grasslands, shrubsteppe and deserts. Closely associated with rivers, streams, ponds and lakes. Generally found at lower elevations. Mating occurs in the fall.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Nannopterum auritum double-crested cormorant	Fed: None CA: None		Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Neotoma lepida intermedia San Diego desert woodrat	Fed: None CA: SSC	Occurs in coastal scrub communities between San Luis Obispo and San Diego Counties. Prefers moderate to dense canopies, and especially rocky outcrops.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Nyctinomops Femorosaccus pocketed free-tailed bat	Fed: None CA: SSC	Resides in crevices of rugged cliffs, high rocky outcrops and slopes. Found in a variety of plant associations, including desert shrub and pine-oak forests. Species may also roost in buildings, caves, and under roof tiles.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Numenius americanus long-billed curlew	Fed: None CA: WL	Preferred winter habitats include large coastal estuaries, upland herbaceous areas, and croplands. On estuaries, feeding occurs mostly on intertidal mudflats.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Nycticorax nycticorax black-crowned night heron	Fed: None CA: None	Fairly common, yearlong resident in lowlands and foothills throughout most of California, including the Salton Sea and Colorado River areas, and very common locally in large nesting colonies. Feeds along the margins of lacustrine, large riverine, and fresh and saline emergent habitats and rarely on kelp beds in marine sub tidal habitats. Nests and roosts in dense-foliaged trees and dense emergent wetlands.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Pandion haliaetus osprey	Fed: None CA: WL	Remain close to still or slow-moving bodies of water including oceans, rivers, lakes, mangroves, coastal wetlands, lagoons, reefs, estuaries and marshes. Generally, nest in high places, such as trees, power poles, or cliffs.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Pelecanus Erythrorhynchos American white pelican	Fed: None CA: SSC	Locally common winter resident of southern California. Typically forage in shallow inland waters, such as open areas in marshes and along lake or river edges. Also occur in shallow coastal marine habitats.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Perognathus longimembris brevinasus Los Angeles pocket mouse	Fed: None CA: SSC	Occurs in lower elevation grasslands and coastal sage scrub communities in and around the Los Angeles Basin. Prefers open ground with fine sandy soils. May not dig extensive burrows, but instead will seek refuge under weeds and dead leaves instead.	Yes (c)	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Phrynosoma blainvillii coast horned lizard	Fed: None CA: SSC	Occurs in a wide variety of vegetation types including coastal sage scrub, annual grassland, chaparral, oak woodland, riparian woodland and coniferous forest. In inland areas, this species is restricted to areas with pockets of open microhabitat, created by disturbance (i.e., fire, floods, roads, grazing, fire breaks). The key elements of such habitats are loose, fine soils with a high sand fraction; an abundance of native ants or other insects; and open areas with limited overstory for basking and low, but relatively dense shrubs for refuge.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.

Scientific Name **Common Name**	**Status**	**Habitat**	**Covered by MSHCP**	**Observed On-site**	**Potential to Occur**
Plegadis chihi white-faced ibis	Fed: None CA: WL	Prefers to feed in fresh emergent wetland, shallow lacustrine waters, muddy ground of wet meadows, and irrigated or flooded pastures and croplands. Nests in dense, fresh emergent wetland.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Polioptila californica californica coastal California gnatcatcher	Fed: THR CA: SSC	Obligate residents of sage scrub habitats that are dominated by California sagebrush (*Artemisia californica*). This species generally occurs below 750 feet elevation in coastal regions and below 1,500 feet inland. Ranges from the Ventura County, south to San Diego County and northern Baja California and it is less common in sage scrub with a high percentage of tall shrubs. Prefers habitat with more low-growing vegetation.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Salvadora hexalepis virgulteacoast patch-nosed snake	Fed: None CA: SSC	Found in brushy or shrubby vegetation along the coast and requires small mammal burrows for refuge and overwintering.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Setophaga petechia yellow warbler	Fed: None CA: SSC	Nests over all of California except the Central Valley, the Mojave Desert region, and high altitudes and the eastern side of the Sierra Nevada. Winters along the Colorado River and in parts of Imperial and Riverside Counties. Nests in riparian areas dominated by willows, cottonwoods, sycamores, or alders or in mature chaparral. May also use oaks, conifers, and urban areas near stream courses.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Spea hammondii western spadefoot	Fed: None CA: SSC	Prefers open areas with sandy or gravelly soils, in a variety of habitats including mixed woodlands, grasslands, coastal sage scrub, chaparral, sandy washed, lowlands, river floodplains, alluvial fans, playas, alkali flats, foothills, and mountains. Rainpools which do not contain bullfrogs, fish, or crayfish are necessary for breeding.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Sphyrapicus ruber red-breasted sapsucker	Fed: None CA: None	An uncommon to fairly common, yearlong or summer resident in openly wooded, mountainous parts of California. In southern California, an uncommon summer resident locally in the higher mountains. Preferred nesting habitats include montane riparian, aspen, montane hardwood-conifer, mixed conifer, and red fir, especially near meadows, clearings, lakes, and slow-moving streams.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Spinus lawrencei Lawrence's goldfinch	Fed: None CA: None	Open woodlands, chaparral, and weedy fields. Closely associated with oaks. Nests in open oak or other arid woodland and chaparral near water.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Taxidea taxus American badger	Fed: None CA: SSC	Primarily occupy grasslands, parklands, farms, tallgrass and shortgrass prairies, meadows, shrub steppe communities and other treeless areas with sandy loam soils where it can dig more easily for its prey. Occasionally found in open chaparral (with less than 50% plant cover) and riparian zones.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Vireo bellii pusillus least Bell's vireo	Fed: END CA: END	Primarily occupy Riverine riparian habitat that typically feature dense cover within 1 -2 meters of the ground and a dense, stratified canopy. Typically, it is associated with southern willow scrub, cottonwood-willow forest, mule fat scrub, sycamore alluvial woodlands, coast live oak riparian forest, arroyo willow riparian forest, or mesquite in desert localities. It uses habitat which is limited to the immediate vicinity of water courses, 2,000 feet elevation in the interior.	Yes (a)	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Xanthocephalus xanthocephalus yellow-headed blackbird	Fed: None CA: SSC	Uncommon yearlong resident of southern California throughout freshwater emergent wetlands, and moist, open areas along agricultural areas, and mudflats of lacustrine habitats. Prefers to nest in dense wetland vegetation characterized by cattails, tules, or other similar plant species along the border of lakes and ponds.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.

Scientific Name Common Name	Status	Habitat	Covered by MSHCP	Observed On-site	Potential to Occur
PLANT SPECIES					
Abronia villosa* var. *aurita chaparral sand-verbena	Fed: None CA: None CPNS: 1B.1	Grows in sandy soils in coastal sage scrub and in chaparral habitats. Grows in elevation from 262 to 5,249 feet. Blooming period ranges from January to September.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Artemisia palmeri San Diego sagewort	Fed: None CA: None CPNS: 4.2	Endemic to the coastal sage scrub and chaparral of coastal southern California and northern Baja, mainly in along coastal creeks and drainages and other small pockets that may receive extra moisture.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Calochortus plummerae Plummer's mariposa-lily	Fed: None CA: None CPNS: 4.2	Prefers openings in chaparral, foothill woodland, coastal sage scrub, valley foothill grasslands, cismontane woodland, lower montane coniferous forest and yellow pine forest. Often found on dry, rocky slopes and soils and brushy areas. Can be very common after a fire. Found at elevations ranging from 459 to 6,299 feet. Blooming period is from May to July.	Yes (e)	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Caulanthus simulans Payson's jewelflower	Fed: None CA: None CPNS: 4.2	Occurs on granitic sandy soils in chaparral and coastal scrub habitats. Found at elevations ranging from 295 to 7,218 feet. Blooming period is from February to June.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Centromadia pungens ssp. Laevis smooth tarplant	Fed: None CA: None CPNS: 1B.1	Found in alkaline soils within chenopod scrub, meadows and seeps, playas, riparian woodland, valley and foothill grassland habitats. Found at elevations ranging from 0 to 2,100 feet. Blooming period is from April to September.	Yes (d)	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Chorizanthe leptotheca Peninsular spineflower	Fed: None CA: None CPNS: 4.2	Found in granitic soils within chaparral, coast scrub, and lower montane coniferous forest habitats. Found at elevations ranging from 984 to 6,234 feet. Blooming period is from May to August.	Yes (e)	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Chorizanthe parryi* var. *parryi Parry's spineflower	Fed: None CA: None CPNS: 1B.1	Occurs on sandy and/or rocky soils in chaparral, coastal sage scrub, and sandy openings within alluvial washes and margins. Found at elevations ranging from 951 to 3,773 feet. Blooming period is from April to June.	Yes (e)	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Chorizanthe xanti var. Leucotheca white-bracted spineflower	Fed: None CA: None CPNS: 1B.2	Occurs in alluvial fans of coastal scrub communities and in Mojavean desert scrub, saltbush, or pinyon-juniper and pine-oak woodland communities at elevations of 985 to 3,935 feet. Grows in sandy and gravelly soils. Blooms from April to June.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Deinandra paniculata paniculate tarplant	Fed: None CA:: None CNPS: 4.2	Typically found in vernally mesic, sometimes sandy soils in coastal scrub, valley and foothill grasslands, and vernal pools. Found at elevations ranging from 82 to 3,084 feet. Blooming period is from April to November.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Juglans californica southern California black walnut	Fed: None CA: None CNPS: 1B.2	Occurs in alluvial soils in chaparral, cismontane woodland, coastal scrub, and riparian woodlands. From 15 to 5,875 feet in elevation. Blooming period is from May to June.	Yes	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Lasthenia glabrata* ssp. *coulteri Coulter's goldfields	Fed: None CA: None CNPS: 1B.1	Prefers playas, vernal pools, and coastal salt marshes and swamps. Found at elevations ranging from 3 to 4,003 feet. Blooming period is from February to June.	Yes (d)	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Lepidium virginicum var Robinsonii Robinson's pepper-grass	Fed: None CA: None CNPS: 4.3	Dry soils on chaparral and coastal sage scrub. Found at elevations ranging from 3 to 2,904 feet. Blooming period is from January to July.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
Symphyotrichum Defoliatum San Bernadino aster	Fed: None CA: None CNPS: 1B.2	Found in the San Bernardino and San Gabriel mountains of the Transverse Ranges, and from part of the Peninsular Ranges to the south. Grows in freshwater wetland, coastal sage scrub, and southern oak woodland communities, but can be found in meadows, grasslands and in disturbed areas at around 4,500 feet. Blooms from July to November.	No	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.

Scientific Name **Common Name**	**Status**	**Habitat**	**Covered by MSHCP**	**Observed On-site**	**Potential to Occur**
CDFW SENSITIVE HABITATS					
Southern Sycamore Alder Riparian Woodland	CDFW Sensitive Habitat	Characterized as a tall deciduous streamside woodland that is dominated by western sycamore and occasional white alders. These woodland stands seldom form closed canopies and may even appear as trees scattered in a shrubby thicket.	NA	No	**Absent**

Source: (ELMT, 2023). See **Appendix B**
Notes:
**Species having low to moderate potential to occur at the Project Site are grey filled.

U.S. Fish and Wildlife Service (Fed) -Federal
END- Federal Endangered
THR- Federal Threatened

California Department of Fish and Wildlife (CA) - California
END- California Endangered
THR- California Threatened
Candidate- Candidate for listing
under the California Endangered Species Act
FP- California Fully Protected
SSC- Species of Special Concern
WL- Watch List

California Native Plant Society (CNPS)
California Rare Plant Rank
1B Plants Rare, Threatened, or Endangered
in California and Elsewhere
2B Plants Rare, Threatened, or Endangered
in California, But More Common
Elsewhere
3 Plants About Which More Information
is Needed – A Review List
4 Plants of Limited Distribution – A
Watch List

CNPS Threat Ranks
0.1- Seriously threatened in California
0.2- Moderately threatened in California
0.3- Not very threatened in California

Western Riverside County MSHCP
Yes- Fully covered.
No- Not covered.
Yes (a)- May require surveys under
MSHCP Section 6.1.2
Yes (b)- May require surveys under
MSHCP Section 6.1.3
Yes (c)- May require surveys under
MSHCP Section 6.3.2
Yes (d)- May require surveys within
Criteria Areas under MSHCP
Section 6.3.2
Yes (e)- Conditionally covered pending the achievement of species-specific conservation measures.

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 Impact. See Response IV, a). The Project Site does not contain riparian habitat or sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Services. The proposed Project does not anticipate impacts to riparian/ riverine habitat and a DBSP will not be required for the loss of riparian/ riverine habitat from the development of the proposed Project, since the Project Site does not contain riparian trees, shrubs, persistent emergent plants, or emergent mosses and lichens suitable in riparian/ riverine and/or wetlands. The Project will implement water quality BMPs to effectively reduce indirect impacts on habitat during construction and long-term from erosion on downstream waterbodies.

Water quality best management practices will be incorporated into the Project to reduce potentially significant impacts. Mitigation in the form of fees will reduce cumulative impacts on potential habitat for Stephan's Kangaroo Rat (SKR), an endangered species, to less than significant. Preconstruction surveys for burrowing owl and migratory birds and raptors will reduce cumulative impacts on birds and raptors to less than significance. Therefore, no mitigation is required.

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. See Response IV, a) and b). There are three key agencies that regulate activities within inland streams, wetlands, and riparian areas in California. The American Corps of Engineers (ACOE) Regulatory Branch regulates discharge of dredge or fill materials into "waters of the United States" pursuant to Section 404 of the Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. Of the State agencies, the CDFW regulates alterations to streambed and bank under Fish and Wildlife Code Sections 1600 et seq., and the Regional Board regulates discharges into surface waters pursuant to Section 401 of the CWA and the California Porter-Cologne Water Quality Control Act.

No jurisdictional drainage and/or wetland features were observed on the Project Site during the field investigation. Further, no blueline streams have been recorded on the project site. As such, development of the project will not result in impacts to Corps, Regional Board, or CDFW jurisdiction and regulatory approvals will not be required.

For the reasons stated above, the Project will have no impact such as direct removal, filing, hydrological interruption, or other means. Therefore, no mitigation is needed.

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:

No Impact. Habitat linkages provide connections between larger habitat areas that are separated by development. Wildlife corridors are similar to linkages but provide specific opportunities for animals to disperse or migrate between areas. A corridor can be defined as a linear landscape feature of sufficient width to allow animal movement between two comparatively undisturbed habitat fragments. Adequate cover is essential for a corridor to function as a wildlife movement area. It is possible for a habitat corridor to be adequate for one species yet still inadequate for others. Wildlife corridors are features that allow for the dispersal, seasonal migration, breeding, and foraging of a variety of wildlife

species. Additionally, open space can provide a buffer against both human disturbance and natural fluctuations in resources.

The Project Site has not been identified as occurring in a wildlife corridor or linkage. The Project will be confined to existing areas that have been heavily disturbed and are isolated from regional wildlife corridors and linkages. In addition, there are no riparian corridors, creeks, or useful patches of steppingstone habitat (natural areas) within or connecting the site to a recognized wildlife corridor or linkage. As such, implementation of the Project is not expected to impact wildlife movement opportunities. Therefore, impacts to wildlife corridors or linkages are not expected to occur. Therefore, no mitigation is needed.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Response:

No Impact See Response IV, a) and b). Moreno Valley's Tree Preservation Ordinance is not applicable to the Project Site. Therefore, no mitigation is needed.

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:

No Impact. Since the City is a permittee under the MSHCP and the Project is not specifically identified as a Covered Activity under Section 7.1 under the MSHCP, public and private development outside of Criteria Area and Public/ Quasi-Public (PQP) Lands are permitted under the MSHCP, subject to consistency with MSHCP policies that apply to area outside of Criteria Areas. Therefore, to achieve coverage the Project must be consistent with the following policies of the MSHCP within *Table 13: Project Consistency with the Western Riverside Multiple Species Habitat Conservation Plan. Therefore, no mitigation is needed.*

TABLE 13: PROJECT CONSISTENCY WITH THE WESTERN RIVERSIDE MULTIPLE SPECIES HABITAT CONSERVATION PLAN

The policies for the protection of species associated with Riparian/Riverine areas and vernal pools as set forth in Section 6.1.2 of the MSHCP.	No jurisdictional drainages, riparian/riverine and/or wetland features were observed within the project site during the field investigation. Development of the Project will not result in impacts to riparian/riverine habitats and a DBESP will not be required for the loss of riparian/riverine habitat from development of the proposed project. The MSHCP lists two general classes of soils known to be associated with listed and special-status plant species: clay soils and Traver-Domino Willow association soils. The specific clay soils known to be associated with listed and special-status species within the MSHCP plan area include Bosanko, Auld, Altamont, and Porterville series soils, whereas Traver-Domino Willows association includes saline-alkali soils largely located along floodplain areas of the San Jacinto River and Salt Creek. Without the appropriate soils to create the impermeable restrictive layer, none of the special-status plant or wildlife species associated with vernal pools can occur on the Project Site. None of these soils have been documented within the Project Site. A review of recent and historic aerial photographs (1985- 2021) of the Project Site did not provide visual evidence of an astatic or vernal pool conditions within the Project Site. Four types of vernal pool fair shrimp are known in four locations of Western Riverside County MSHCP: Skunk Hollow, the Santa Rosa Plateau, Salt Creek, and the vicinity of the Pechanga Indian Reservation. Since observations during field investigations conclude that no indication of vernal pool or suitable fair shrimp habitat are occurring within the proposed Project Site. The Project is consistent with Section 6.1.2 of the MSHCP.
The policies for the protection of Narrow Endemic Plant	Based on the RCA MSHCP Information Map query and review of the MSHCP, it was determined that the Project Site is not located within the designated survey area for Narrow Endemic Plant Species. Through the field investigation, it was determined that the Project

Species as set forth in Section 6.1.3 of the MSHCP.	Site does not provide suitable habitat for any of the Narrow Endemic Plant Species listed under Section 6.1.3 of the MSHCP, and, therefore, the Project is consistent with Section 6.1.3 of the MSHCP. No additional surveys or analysis are required.
Guidelines pertaining to the Urban/Wildlands Interface intended to address indirect effects associated with locating Development in proximity to the MSHCP Conservation Area as detailed in Section 6.1.4 of the MSHCP.	The Urban/Wildlife Interface Guidelines are intended to ensure that indirect Project-related impacts to the MSHCP Conservation Area, including drainage, toxics, lighting, noise, invasive plant species, barriers, and grading/land development, are avoided or minimized. The Project Site is not located within or immediately adjacent to any Criteria Cells, corridors, or linkages. The urban/Wildlands Interface Guidelines do not apply to this Project, and, therefore, the Project is consistent with Section 6.1.4 of the MSHCP.
The requirements for conducting additional surveys as set forth in Section 6.3.2 of the MSHCP.	The query of the RCA MSHCP Information Map and review of the MSHCP determined that the Project Site is located within the designated survey area for burrowing owl as depicted in Figure 6-4 within Section 6.3.2 of the MSHCP. No other special-status wildlife species surveys were identified. Burrowing owl is currently designated as a California Species of Special Concern. Under the MSHCP, burrowing owl is considered an adequately conserved covered species that may still require focused surveys in certain areas as designated in Figure 6-4 of the MSHCP. The Project Site occurs within the MSHCP burrowing owl survey area and a habitat assessment was conducted for the species to ensure compliance with MSHCP guidelines for the species. In accordance with the MSHCP Burrowing Owl Survey Instructions (2006), survey protocol consists of two steps, Step I – Habitat Assessment and Step II – Locating Burrows and Burrowing Owls. Despite a systematic search of the Project Site, no burrowing owls or signs (i.e., pellets, feathers, castings, or whitewash) were observed during the field investigation. The majority of the Project Site is unvegetated, which allows for minimal line-of-sight observation favored by burrowing owls, and several small mammal burrows that have the potential to provide suitable burrowing owl nesting habitat (>4 inches in diameter) were observed within the boundaries of the site. However, the site is surrounded by tall trees and poles that provide perching opportunities for large raptors (i.e., red-tailed hawk) that can prey on burrowing owls. Based on this information, and as a result of current and historic on-site disturbances, and surrounding development, it was determined that burrowing owls do not have potential to occur on-site, and no focused surveys are recommended. Being that no appropriate burrows or burrowing owl habitat was found, Part B Focused Burrowing Owl surveys were not required. Therefore, the Project is consistent with Section 6.3.2. However, out of an abundance of caution a pre-construction burrowing owl clearance survey shall be conducted prior to ground disturbing activities pursuant to Mitigation Measure **MM BIO-03- Burrowing Owl**.
A Habitat Evaluation Acquisition Negotiation Strategy (HANS) as set forth in Section 6.1.1 of the MSHCP.	The Project Site is not located within any MSHCP designated Criteria Cells; therefore, a HANS is not required or applicable to the proposed Project.

Source: (ELMT, 2023)
Note: See **Appendix B**

Sources:

1. **Appendix B**- Habitat Assessment and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis, ELMT Consulting, dated May 19th, 2023.
2. Moreno Valley General Plan, adopted July 11, 2006
   - Chapter 7 – Conservation Element – Section 7.1 – Biological Resources
3. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
   - Section 5.9 – Biological Resources
     - Figure 5.9-1 – Planning Area Biological Geographic Sections
     - Figure 5.9-2 – Planning Area Vegetation Community
     - Figure 5.9-3 – Project Site Location within the MSHCP Area
     - Figure 5.9-4 – Reche Canyon/Badlands Area Plan
   - Appendix E – Biological Resources Study, Appendix E
4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
   - Section 9.17.030 G – Heritage Trees
5. Moreno Valley Municipal Code Chapter 8.60 – Threatened and Endangered Species
6. Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), http://www.wrc-rca.org/about-rca/multiple-species-habitat-conservation-plan/
7. Stephens' Kangaroo Rat Habitat Conservation Plan (SKRHCP), Governing Documents | RCHCA, CA

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☒	☐

Response:

Responses in this section are based on a Cultural Resources Assessment received on April 10th, 2023 (See **Appendix C**). Conclusions and recommendations are based on research, a cultural resources records search, a Sacred Lands File search, and an intensive-level pedestrian cultural resources field survey conducted in August 2022 and March 2023 David Brunzell M.A., RPA, acted as Principal Investigator and compiled the technical report with contributions from BCR Consulting Archaeological Crew Chief Nicholas Shepetuk, B.A. BCR Consulting Staff Archaeologist Timothy Blood, M.A., conducted the field survey. Eastern Information Center (EIC) staff completed the records search. The Native American Heritage Commission completed the Sacred Lands File search. The Western Science Center completed the paleontological overview.

Regulatory Setting

CEQA
California Environmental Quality Act (CEQA) applied to all discretionary projects undertaken or subject to approval by the state's public agencies (California Code of Regulations 14(3), Section 15002(i)). California Code of Regulations §15064.5 defines a "historical resource" as a resource that meets one or more of the following criteria:

- Listed in, or eligible for listing in, the California Register of Historical Resources (California Register)
- Listed in a local register of historical resources (as defined at Cal. Public Res. Code § 5020.1(k))
- Identified as significant in a historical resource survey meeting the requirements of § 5024.1(g) of the Cal. Public Res. Code
- Determined to be a historical resource by a project's lead agency (Cal. Code Regs. tit. 14(3), § 15064.5(a))

California Register program encourages public recognition and protection of resources or architectural, historic, archeological, and cultural significance, identifies historical resources for state and local planning purposes, determined eligibility for state historical preservation grant funding and affords certain protections under CEQA. Criteria for designation include the following:

- Events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- The lives of persons important in our past.
- The distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- Resources which have yielded, or may be likely yield, information important in prehistory or history.

In addition to meeting one or more criteria of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain as scholarly perspective on the event or individuals associated with the resources" has occurred (CCR 4852[d][2]).

Less than Significant Impact. Historically, southern California was divided into three periods: the Spanish or Mission Period from 1769 to 1821, the Mexican or Rancho Period (1821 to 1848), and the American Period (1848 to present). Throughout these time periods, multiple groups of people migrated and settled to this area resulting in economic and ethnic diversification and growth. Due to the historic presence of human activity within the Southern California region the likelihood of discovering cultural resources is high. Therefore, the State of California and the City of Moreno Valley have recognized the importance for preserving culturally significant resources prior to the development process.

Historic aerial site photos and assessor documents from the United States Department of Agriculture indicate that the Project Site was designated agricultural land prior to 1938 until the late 1980s/ early 1990s (USDA 1938, 1967, 1978, 1985, 1994).

Upon review of the records search conducted for the Project Site, cultural resources previously recorded within Riverside County indicate that historic agricultural and residential land uses are locally common. Discoveries include prehistoric use of bedrock for milling stations and lithic scatters and fire affected rock in this general area, resources that are commonly associated with vegetal processing, chipped stone tool manufacture, trade, and cooking. A cultural resource records search was conducted by the EIC at the University of California Riverside for the Project Site. The search included a review of all prerecorded historic-period and prehistoric cultural resources, as well as a review of known cultural resources surveys and excavation reports generated from projects located within one half-mile of the Project Site. The resource records search revealed that nine cultural resource studies have taken place resulting in the recording of three cultural resources within the research radius (See *Table 14: Cultural Resources Summary*). However, none of these studies have been previously identified within the Project Site's boundaries.

TABLE 14: CULTURAL RESOURCES SUMMARY

Primary No.	Period	Approximate Distance from Project Site/ Description
PP-33-23936	Historic	0.6-Miles N/ Farm, Ranch
PP-33-28072	Historic	0.35-Miles WNW/ Privy, Dump, Trash Scatter
PP-33-28073	Historic	0.5-Miles WNW/ Privy, Dump, Trash Scatter

BCR Consulting archeologists performed an initial field survey in August 2022 and an additional survey in March 2023. During the field survey, BCR Consulting archeologists carefully inspected the Project Site for evidence of cultural resources, using the methods described above. Ground visibility was 100 percent within the Project Site boundaries. Evidence of mechanical clearing and discing for weed abatement were prevalent and confer low sensitivity for significant buried resources within the Project Site. No cultural resources of any kind (including historic-period or prehistoric archeological resources or historic-period built environmental resources) were identified within the Project Site.

The Project's Local Vicinity presents similar existing conditions. North of the proposed Project Location, at the location for South of Iris (See *Table 5: Moreno Valley Cumulative Projects*), a cultural resources investigation was performed. Historic structures of significance pursuant to Section 15064.5 were not found onsite. In addition, cultural resources eligible for the California Register of Historic Resources were not present. Therefore, cumulative impacts to the substantial adverse change in significance of a historical resources is not anticipated.

For the reasons stated above, impacts to the substantial adverse change in significance of a historical resources are less than significant. Therefore, no mitigation is required.

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

Response:

Less than Significant with Mitigation Incorporated. Reference Section V, Response a). Public Resources Section identifies historically significant archaeological resources and Native American burials in archaeological sites, in addition to historic structures, as important cultural resources requiring protection from disturbance, vandalism, or inadvertent destruction, all of which are considered potentially significant impacts.

While the records search and field survey did not identify cultural resources within the Project Site and the Project Site has been previously disturbed, ground disturbing activities proposed by the Project have the potential to discover buried deposits not observed on the surface. Since the Project proposes to excavate and disturb the Project Site beyond levels of previous disturbance, Mitigation Measures **MM CUL-01- Archeological Monitoring**, **MM CUL-02- Cultural Resources, MM CUL-03: Cultural Resource Monitoring Plan (CRMP), MM CUL-04: Cultural Resource**

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

Disposition, MM CUL-05: Archaeological Resources, MM CUL-06: Inadvertent Finds, and **MM CUL-7: Archeology Report- Phase III and IV** will be implemented to ensure the construction crew are informed of standard procedures in the event construction results in a prehistoric or historic cultural deposits. Mitigation Measures similar to those proposed by the Project will be implemented during the construction of adjacent projects included within *Table 5: Moreno Valley Cumulative Projects*. Disruptions to archeological resources pursuant to Section 15064.5 will be monitored and mitigated according to City standards and enforceable Mitigation Measures.

With the implementation of **Mitigation Measures MM CUL-01 through MM CUL-07** and as a result of the discretionary approval and the standard measures and procedures of the City's plan check and inspection processes, the Project would have a less than significant impact with a substantial adverse change in the significance of a historical resource.

MM CUL-01: Archeological Monitoring. Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all ground-disturbing activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Tribe(s) including Pechanga Band of Indians, Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians), the contractor, and the City, shall develop a Cultural Resources Monitoring Plan (CRMP) as defined in CR-3. The Project archeologist shall attend the pre-grading meeting with the City, the construction manager and any contractors, and Consulting Tribal representatives; 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 CUL-02: Native American Monitoring. Prior to the issuance of a grading permit(s), the Developer shall secure agreements with the Pechanga Band of Indians, Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, and Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians), for tribal monitoring. The Developer is also required to provide a minimum of 30 days' advance notice to the tribes of all ground disturbing 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 CUL-03: 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:

d. Project description and location
e. Project grading and development scheduling;
f. 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, human remains/cremations, sacred and ceremonial items, 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.
g. Contact information of relevant individuals for the Project;

MM CUL-04: Cultural Resource Disposition. In the event that Native American cultural resources are discovered during the course of ground disturbing activities (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 Mitigation Measure **MM CUL-03**. 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 **MM CUL-03**. 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 CUL-05: Archaeological Resources. 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 and/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 CUL-06: 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 a treatment plan has been prepared and approved by all Consulting Parties, then work may resume after the treatment plan has been completed. 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 Department Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in **MM CUL-03: Cultural Resource Monitoring Plan (CRMP)** 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 and Consulting Tribes for their review and approval prior to implementation of the said plan.

MM CUL-07: 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).

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of formally dedicated cemeteries?	☐	☒	☐	☐

Response:

Less than Significant with Mitigation Incorporated. See Section V, Response a) and b). According to the records search and review of aerial photos, the previous land uses for the Project Site were for agriculture, not a cemetery. As a result, the likelihood of discovering human remains at the Project Site is relatively low. However, despite the previous land use, the proposed Project will require ground disturbances to the soils below depths previously unearthed. Therefore, the potential to uncover human remains is possible.

In the unlikely event that human remains are discovered, Mitigation Measures **MM CUL-08: Human Remains** and **MM CUL-09: Non-Disclosure of Reburial Locations** are proposed and shall be implemented by the Project contractor to result in less than significant impact.

MM CUL-08: Human Remains. If human remains and/or cremations are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin.

E. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected; project personnel/observers will be restricted. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98.

F. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.

G. The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98

H. **No photographs are to be taken except by the coroner, with written approval by the consulting Tribe[s].**

MM CUL-09: 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).

With the implementation of **Mitigation Measure MM CUL-08: Human Remains** and **MM CUL-09: Non-Disclosure of Reburial Locations** as a result of the discretionary approval and the standard measures and procedures of the City's plan check and inspection processes, the Project would have a less than significant impact with a disturbance of any human remains, including those interred outside of formally dedicated cemeteries.

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

Sources:

1. **Appendix C**- Phase 1 Cultural Resources Assessment, 13.75 Acres South of Goya Project, City of Moreno Valley, prepared by BCR Consulting, April 10th, 2022.
2. Moreno Valley General Plan, adopted July 11, 2006
   - Chapter 7 – Conservation Element – Section 7.2 – Cultural and Historical Resources
3. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
   - 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.
4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
5. Moreno Valley Municipal Code Title 7 – Cultural Preservation
6. 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.*)

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. ENERGY – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐

Response:

Less than Significant Impact. In the southern portion of Moreno Valley, electrical services are provided by Moreno Valley Electrical Utility (MVU), which is regulated by the California Public Utilities Commission (CPUC). Electric power is provided to more than 6,500 customers, within a service area of approximately 33.48 square miles (Moreno Valley Public Work Department 2023). Electricity within the Local Vicinity is distributed by SCE from Maxwell Substation, approximately 4.9 miles north of the Project Site, Alessandro Substation, approximately 2.4 miles northeast of the Project Site, and Bunker Substation, approximately 5.1 miles southeast of the Project Site. From these distribution centers (Substations), electricity is "stepped down" and transmitted through a "33 Kilovolt (KV) transmission line for distribution to its customers through a local service network emanating from these substations" (MoVal GP EIR 2006). As of 2018, electricity demand within Moreno Valley totaled 391,975,510 kWh. According to the 2021 General Plan buildout, electricity demand is anticipated to increase by 16.6 percent (457,231,019 kWh) (MoVal GP EIR 2020).

The Project proposes to implement 131 clustered, detached single-family residential homes on a 13.73- acre site. Electricity demand is anticipated to increase due to the implementation of the Project, especially during construction activities and throughout the lifetime of the development. However, due to the scale and key sustainable design features of the proposed Project, temporary and permanent changes in electricity demand are not anticipated to possess cumulative impact beyond what has been considered and approved by the City of Moreno Valley, SCAG Regional Plans, and the City's Housing Element. The Project will incorporate California Code of Regulations, Title 24, also referred to as California Building Code (CBC). Title 24 of the CBC will be implemented in the Project to remain compliant with California's energy and Greenhouse Gas Emissions reduction goals outlined in Assembly Bill (AB) 32. AB 32 has adopted regulations that enhance the State's energy efficiency, water efficiency, and conservation, material conservations, and resource efficiency throughout construction processes. Moreno Valley has adopted the California Building Code, 2019 Edition within Chapter 8.38- California Green Building Code of the Municipal Code. Through the standard application of the City's plan check and inspection process for implementing Chapter 8.38 of the City's Municipal Codes is anticipated to reduce impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction and operation to less than significant levels.

Project Construction Energy Demand

Based on modeling, the total power cost of the on-site electricity usage during the construction of the proposed Project is estimated to be approximately $15,104.83. The total electricity usage from Project construction related activities is estimated to be approximately 56,446 kWh.

Fuel consumed by construction equipment would be the primary energy resource expended over the course of Project construction. Fuel consumed by construction equipment was evaluated with the following assumptions:

- Construction schedule of 24 months
- All construction equipment was assumed to run on diesel fuel
- Typical daily use of 8 hours, with some equipment operating from ~6-7 hours
- Aggregate fuel consumption rate for all equipment was estimated at 18.5 hp-hr/gallon (from CARB's 2017
- Emissions Factors Tables and fuel consumption rate factors as shown in Table D-21 of the Moyer
- Guidelines: (https://www.arb.ca.gov/msprog/moyer/guidelines/2017gl/2017_gl_appendix_d.pdf).
- Diesel fuel would be the responsibility of the equipment operators/contractors and would be sources within the region.
- Project construction represents a "single event" for diesel fuel demand and would not require on-going or permanent commitment of diesel fuel resources during long term operation.

Modeling form CalEEMod for the air and greenhouse gas analysis, indicates that Project construction phase will consume electricity and fossil fuels as a single energy demand, that is, once construction is completed their use would cease. Project construction is anticipated to consume an estimated 61,379 gallons of diesel fuel; an estimated 15,253 gallons of fuel would be consumed for construction worker trips; an estimated 9,495 gallons of fuel would be consumed for vendor and hauling trips.

During Project construction, the Project will utilize contractors in compliance with applicable CARB regulation regarding retrofitting, repowering, or replacement of diesel off-road construction equipment. Additionally, the Project will comply with California Air Resources Board's (CARB) In-Use Off-Road Diesel-Fueled Fleets Regulation. CARB's regulation, limits idling to 5 minutes for off-road diesel vehicles 25 horsepower or greater and requires the use of energy efficient equipment complying with Best Available Control Technology requirements during construction to promote energy efficiency. Site inspections conducted by the City's Building Department will implement compliance with CARB's standards and will result in less than significant impacts during Project construction.

Therefore, as the Project's construction is required to comply with CARB regulations and does not include the need of construction processes that would require the use of equipment that is more energy efficient, the proposed Project annual construction related fuel consumption would not be considered significant.

Operational Energy Demand

Based on CalEEMod output and the Project's trip generation and VMT, the proposed Project anticipated an estimated 293,505 gallons of fuel would be consumed per year for the operation of the proposed Project. Since trip generation and VMT generated by the proposed Project are consistent with other similar single-family residential uses of similar scale and configuration as reflected respectively in the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition, 2021). That is, the proposed Project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips and VMT, nor associated excess and wasteful vehicle energy consumption. The Project is proposed in response to housing requirements placed on the City of Moreno Valley by the state and will implement sustainable design features that offset planned growth outlined in the City's General Plan. Furthermore, the state of California consumed approximately 4.2 billion gallons of diesel and 15.1 billion gallons of gasoline in 2015.[4] Therefore, the increase in fuel consumption from the proposed Project is insignificant in comparison to the State's demand. Project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

Building operation and site maintenance (including landscape maintenance) would result in the consumption of electricity (provided by Moreno Valley Electric) and natural gas (provided by Southern California Gas Company). The annual natural gas and electricity demands were provided per the CalEEMod output from the air quality and greenhouse gas analyses is approximately 1,223,441 kWh per year.

Due to compliance with California's Building Energy Efficiency Standards and CAL Green Building Standards (California Code of Regulations Title 24, Part 6 and 11), long-term energy consumption at the Project Site will promote environmental sustainability, reduce energy costs and consumption, and enhance the quality of life for future residences. The Project's design guidelines propose key sustainability building features, which are consistent with local building codes and reduce potentially significant long-term energy consumption:

Key sustainable design features:

1. ***Passive Solar Design***: Properly designed window location, glazing type and shading, thermal mass location and type to optimize energy efficiency.

[4] https://www.energy.ca.gov/data-reports/energy-almanac/transportation-energy/california-gasoline-data-facts-and-statistics
https://www.energy.ca.gov/data-reports/energy-almanac/transportation-energy/diesel-fuel-data-facts-and-statistics

a. On sloped roofs, install solar panels at locations that optimize functionality. The panels' size, shape, and placement must be carefully considered as part of the overall building design composition.
b. Solar panels should be mounted as close to the roof place as practical.
c. Group solar panels together, so they are less visually distracting. Avoid single-panel arrays.
d. Use panels with non-reflective coatings to minimize glare. Exposed frames and components should have a non-reflective surface.

2. ***Optimize Building Energy Performance Features***: Thermal envelope, low U-value windows, high Solar Reflectance Index (SRI) roofs, efficient heating, cooling, and lighting devices and systems.
    a. Careful consideration should be given to building envelopes and building placement to protect privacy, views, and the neighborhood's visual quality and maximize the build's solar access where feasible and reasonable.

3. ***Renewable Energy Sources***: Installed connections for photovoltaics and solar water heating systems.

4. ***Water efficient Fixtures and Appliances***.

5. ***Electric Vehicle Charging***: An electric vehicle charging station in the garage of each home.

6. ***Sustainable Materials***: Recycled, rapidly renewable, regionally or locally manufactured materials.

7. ***Construction Waste Management***.

Furthermore, the proposed Project energy demands in total would be comparable to other residential Projects of similar scale and configuration. Therefore, the Project facilities' energy demands, and energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

As a result of the above reasons, potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation is anticipated to be less than significant. Therefore, no mitigation measures are needed.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Response:

Regulatory Setting

State of California Energy Plan

The CEC is responsible for preparing the State Energy Plan, which identifies emerging trends related to energy supply, demand, conservation, public health and safety, and the maintenance of a healthy economy. The Plan calls for the state to assist in the transformation of the transportation system to improve air quality, reduce congestion, and increase the efficient use of fuel supplies with the least environmental and energy costs. To further this policy, the plan identifies a number of strategies, including assistance to public agencies and fleet operators and encouragement of urban designs that reduce vehicle miles traveled and accommodate pedestrian and bicycle access.

Pavley (AB1493) Regulations

California Assembly Bill 1493 enacted on July 22, 2002, required CARB to develop and adopt regulations that reduce GHGs emitted by passenger vehicles and light duty trucks. In 2005, the CARB submitted a "waiver" request to the EPA from a portion of the federal Clean Air Act in order to allow the State to set more stringent tailpipe emission standards for CO2 and other GHG emissions from passenger vehicles and light duty trucks. On December 19, 2007, the EPA announced that it denied the "waiver" request. On January 21, 2009, CARB submitted a letter to the EPA administrator regarding the State's request to reconsider the waiver denial. The EPA approved the waiver on June 30, 2009.

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

Less than Significant Impact. See Response VI, a). Project plans indicate consistency with local and state plans for sustainability. Regarding Project consistency with federal transportation regulations, the Project site is located in an already developed area. Access to/from the Project site is from existing roads. These roads are already in place so the Project would not interfere with, nor otherwise obstruct intermodal transportation plans or Projects that may be proposed pursuant to the ISTEA because SCAG is not planning for intermodal facilities in the Project area.

Regarding the State's Energy Plan and compliance with Title 24 CCR energy efficiency standards, the applicant is required to comply with the California Green Building Standard Code requirements for energy efficient buildings and appliances as well as utility energy efficiency programs implemented by Moreno Valley Electric and Southern California Gas Company.

As stated within the City's General Plan, "changing land use designations and focusing development in Concept Areas" Regarding Pavley (AB 1493) regulations, an individual Project does not have the ability to comply or conflict with these regulations because they are intended for agencies and their adoption of procedures and protocols for reporting and certifying GHG emission reductions from mobile sources.

Regarding the State's Renewable Energy Portfolio Standards, the Project would be required to meet or exceed the energy standards established in the California Green Building Standards Code, Title 24, Part 11 (CALGreen). CALGreen Standards require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials.

As mentioned above, through the standard application of the City's plan check and inspection processes the Project will result in compliance with state and local building standards that incorporate energy efficiency requirements. In addition, the Project will be compliant with City Resolution 2013-26, which is intended to promote efficiency in energy use by implementing higher density housing near existing to emerging employment and shopping centers where services are within walking distances to residential neighborhoods. The Project will implement CALGREEN green building standards.

As stated within the City's General Plan, "changing land use designations and focusing development in Concept Areas" will "reduce VMT when compared to buildout of the existing General Plan" (MoVal 2040 GP EIR). The proposed Project is adjacent to a General Plan Concept Area located along Perris Boulevard, a mixed-use corridor. The Concept Area contains diverse uses within walkable distances to adjacent residential tracts. Since the proposed Project along with the South of Iris Project, a cumulative Project, are in proximity to the Perris Boulevard Concept Area, the Projects cumulative impacts are less than significant. In addition, the Projects align with City goals since VMT will be reduced due to the proximity of the Perris Boulevard Concept Area.

For the reasons above, impacts are anticipated to be less than significant. Therefore, no mitigation is required.

Sources:

1. CALGREEN, the Green Building Code, Part 11, Title 24, California Code of Regulations https://up.codes/viewer/california/ca-green-code-2019
2. Moreno Valley General Plan, adopted July 11, 2006
   - Chapter 7 – Conservation Element – Section 7.6 – Energy Resources
3. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
   - Chapter 5.13 – Public Services and Utilities – Energy
4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
5. Title 8 – Building and Construction of the Moreno Valley Municipal Code, Chapter 8.38 California Green Building Code Ord. 962 § 5.11, 2019.

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

The responses in this section are based on the Geotechnical Engineering Investigation Report and Addendum dated September 14, 2022, and February 23, 2023, which were prepared for the Project by Krazan Geotechnical Engineering (KGE, 2023). The recommendations contained in this report include results of field and laboratory testing (See **Figure 12: Boring Locations**), engineering analysis, and review of conceptual plans for the proposed Project by Greenberg Farrow. The report can be found as **Appendix D**. Reponses related to paleontological resources in this section are based on the information provided by Western Science Center on September 1, 2022 (See **Appendix C**).

Response:

Less than Significant Impact. Moreno Valley is located within the eastern portion of the Transverse Ranges of Geomorphic Province (California Geologic Survey Note 36). The Geomorphic Province includes the Perris Block, which is a large granite rock mass bounded by the San Jacinto Fault, Elsinore Fault, and Santa Ana River (MoVal GP 2006). The City is also within the northern portion of the Peninsular Ranges Physiographic Province of California, a 930-miles segment of mountain ranges spanning from Southern California to the southern edge of the Baja California Peninsula. The Peninsular Ranges are separated by northwest trending valleys and subparallel faults branching from the San Andreas Fault. Locally, the Project Site is located within the Inland Valley, bound by the Bernasconi Hills in the southwest, north by the Box Spring Mountains, and southeast by the Santa Ana Mountains. The Inland Valley is dominated by faults and adjacent anticlinal uplifts.

Major faults zones near the City of Moreno Valley include the San Jacinto Fault Zone, Elsinore Fault Zone, and San Andreas Fault Zone. The greatest concern to the City and Project Site is the San Jacinto Fault Zone, which borders the eastern outer limits of the City and is approximately 6.6 miles northeast of the Project Site. The San Jacinto Fault Zone is comprised of several parallel faults that when combined make up the Fault Zone. The three branches of this fault zone include Casa Loma Fault, Claremont Fault, and Farm Road Fault. The San Jacinto Fault Zone is the closest to the City, approximately 6.6 miles, and has been determined as the most active seismically within the Southern California region. The Elsinore Fault Zone is approximately 15.8 miles southwest of the Project Site, and the San Andreas Fault Zone is approximately 30.1 miles north of the Project Site. Due to the proximity of Fault Zones Elsinore and San Andreas pose the greatest risk at the Project Site, however, there is nothing unique about the Project Site making risk here substantially greater or different from other nearby locations. Potential impacts from these fault zones are not anticipated to significantly affect the Project due to the required incorporation of California's seismic construction requirements into construction plans for the Project. The standard application of the City's plan check and inspection process ensures that projects are designed and constructed according to applicable seismic safety standards based on Project location and soils pursuant to the California Building Code.

According to the Department of Conservation Geologic Hazards Data and Maps (See https://maps.conservation.ca.gov/geologichazards/), the Project Site is not within an Alquist-Priolo Earthquake Fault Zone. Defined by the California Department of Conservation, an Alquist-Priolo Earthquake Fault Zone is a "regulatory zone surrounding the surface traces of active faults in California" where there is increased potential for surface rupture. Under the Alquist-Priolo Geologic Hazards Zones Act established in March 1973, structures meant for human occupancy located in an Alquist-Priolo Earthquake Fault Zone are prohibited across traces of active faults and require a minimum distance of a 50-foot setback from the fault. Project impacts associated with fault rupture on the Project Site are not anticipated because review of the Earthquake Zones of Required Investigation (EQZApp) prepared by the California Geologic Survey indicates that no earthquake fault zones are located on or projected to cross the Project

Site (KGE, 2023). The nearest zoned fault is a portion of the San Jacinto Fault Zone, located approximately 6.6 miles from the Project Site.

Prior to issuance of building and grading permits, the City of Moreno Valley will review and approve construction plans for the Project for conformance with seismic safety standards of the California Building Code; in addition, the City will perform regular inspections during Project construction to ensure compliance with seismic safety standards. The City's standard plan check and inspection process for compliance with the California Building Code is considered full mitigation of potential impacts. This includes the risk of loss, injury, or death, which are not anticipated to differ substantively from what is expected to occur at other properties in the Local Vicinity. As a result, Project-specific impacts would be less than significant.

The City of Moreno Valley has prepared and regularly updates a Local Hazard Mitigation Plan and an Emergency Operations Plan, which include mitigation and emergency response strategies for the City during and after an earthquake. The City's standard plan check and inspection process for the Project will ensure compliance with these plans; therefore, cumulatively considerable impacts from projects in proximity to the proposed Project are not anticipated.

The standard application of the City of Moreno Valley's plan check process for compliance with the California Building Code is sufficient to mitigate Project and cumulative impacts associated with rupture of a known earthquake fault to less than significant levels. Therefore, no mitigation is required.

ii) Strong seismic ground shaking?	☐	☒	☐	☐

Response:

Less than Significant with Mitigation Incorporated. Reference Section VII, Response a) i). Seismicity is related to the abrupt release of accumulated strain energy in the rock materials of the earth's crust in a given geographical area. The degree is seismic risk is often determined or estimated by the seismic record in any given region.

Due to San Andreas, Elsinore, and San Jacinto Faults running through and outside City Limits and historic records of seismic activity in Moreno Valley documented in the City's Local Hazard Mitigation Plan, there is high potential for seismicity and seismic ground shaking at the Project Site. Temporary construction and permanent occupancy will increase the level of activity, population, and extent of land improvements at the Project Site that will be subject to strong seismic ground shaking likely to occur during the life of the Project. The San Andreas Fault, approximately 30.1 miles northeast, has a probable magnitude of 6.8 to 8; the Elsinore Fault is approximately 15.8 miles southwest of the Project Site, with a probable magnitude of 6.5 to 7.5. In the City, the San Jacinto Fault traverses the northeastern corner of Moreno Valley and is approximately 6.6 miles from the Project Site with a probable magnitude of 6.5 to 7.5. (See https://scedc.caltech.edu/earthquake/elsinore.html).

The City's plan check and inspection process will verify Project consistency between Moreno Valley's probable seismicity and seismic ground shaking, seismic parameters and Project compliance with the 2019 California Building Code (CBC) prior to issuance of building permits and during Project implementation; therefore, significant impacts from strong seismic ground shaking are not anticipated.

Verification of safety standards during construction will occur during the standard application of the City's process for grading and building permit issuance, which includes plan check and inspections. Recommendations of the geotechnical engineer have been included as mitigation measures for the Project. The City's plan check and inspection process will verify implementation of the geotechnical engineer's recommendations. as well as Project compliance with CBC. The contractor/builder is required to implement CAL/OSHA standards for worker safety during construction, to reduce risk associated with strong seismic ground shaking at the Project Site to less than significant levels. Compliance with CAL/OSHA standards during construction for safety will be verified throughout construction inspections. On-site

inspections during construction activities will ensure that worker safety is maintained, and requirements are implemented according to OSHA standards.

Recommendations from the geotechnical engineering reports will be incorporated into Project Plans, Specifications, and Estimates as verified by the City's Engineer and the Building Official during Plan Check; implementation of these recommendations will be verified during construction inspections performed by the City. Geotechnical recommendations are included in **Appendix D** and summarized in this section as **GEO-01 through GEO-10.**

For this reason, impacts related to strong seismic ground shaking will be less than significant with mitigation incorporated.

MM GEO-01: Fill Materials-

E. During earthwork, identify locations of fill soils that have not been properly compacted and certified and excavate and recompact these areas. Prior to backfilling, the bottom of the excavation should be observed by the Project Geotechnical Engineer to verify no additional removal or recompacting is required.
F. During earthwork, the contractor shall verify that fill soils are placed in lifts approximately 6 inches thick according to the geotechnical engineer's recommendations, moisture-conditioned to a minimum of 2 percent above optimum moisture-content and compacted to achieve at least 95 percent maximum density based on ASTM Test Method D1557.
G. During earthwork, the contractor shall verify that Imported Fill should consist of a well-graded, slightly cohesive, fine silty sand or sandy silt, with relatively impervious characteristics when compacted. This material should be approved by the Soils Engineer prior to use and should typically possess the following characteristics:
    a. ***Percentage Passing No. 200 Sieve***= 20 to 50

    b. ***Plasticity Index***= 10 maximum

    c. ***UBC Standard 29-2 Expansion Index***= 15 maximum

H. During earthwork the contractor shall work with the soils engineer to verify suitability of soils for structure foundations. The soils engineer has the option of rejecting any compacted material regardless of the degree of compaction if that material is considered to be unstable or if future instability is suspected.

MM GEO-02: Minimize Post-construction Soil Movement- In order to reduce post-construction soil movement and provide uniform support for the buildings, proposed parking, driver areas, and other foundations, the Project contractor in coordination with the Project Geotechnical Engineer and City's Engineer should abide by the following during Project construction and ground disturbing activities:

D. Overexcavation and recompaction within the proposed building footprint areas should be performed to a minimum depth of at least five (5) feet below existing grades or two (2) feet below the bottom of the proposed foundation bearing grades. In addition, any fill soil present in the building area should be removed and re-placed as compacted Engineered Fill. The overexcavation and recompaction should also extend laterally five feet (5') beyond edges of the proposed footings or building limits.

E. Overexcavation and recompaction of the near surface soil in the proposed parking area should be performed to a minimum depth of at least twelve (12) inches below existing grades or proposed subgrade, whichever is deeper. The actual depth of the overexcavation and recompaction should be determined by the geotechnical engineer or authorized representative for the geotechnical engineer during construction. The overexcavation and recompaction should also extend laterally at least three (3) feet beyond edges of the proposed paving

limits or to the property boundary. Any undocumented fill encountered during grading should be removed and replaced with Engineered Fill.

F. Overexcavation and recompaction of the soil in proposed street improvements and driveway approaches should be performed to a minimum depth of at least eighteen (18) inches below existing grades or proposed subgrade, whichever is deeper. The actual depth of the overexcavation and recompaction should be determined by the geotechnical engineer or authorized representative for the geotechnical engineer during construction. The overexcavation and recompaction should also extend laterally at least three (3) feet beyond edges of the proposed paving limits or to the property boundary. Any undocumented fill encountered during grading should be removed and replaced with Engineered Fill.

MM GEO-03: Concrete Slabs-on-grade- Unless designed by the project structural engineer, concrete slabs-on-grade should be verified by the City Inspector, ongoing during construction, as a minimum of five (5) inches thick and reinforced per the geotechnical engineer's recommendations, that the concrete slab be reinforced to reduce crack separation and possible vertical offset at the cracks with at least No. 3 reinforcing bars placed on 18-inch centers. Thicker floor slabs with increased concrete strength and reinforcement should be designed wherever heavy concentrated loads, heavy equipment, or machinery will be placed.

MM GEO-04: Winterization- The Contractor shall winterize the Project Site prior to the start of and throughout the rainy season (generally October 15th to April 15th) to prevent upper soils from becoming very moist during the winter months due to rain and the absorptive characteristics of the soils. Winterization shall consist of placement of materials on aggregate base and protecting (elevating and covering) exposed soils during the construction phase.

MM GEO-05: Traffic Indices- Prior to issuance of the final tract map and permits, the City Engineer and/or Building Official shall verify that street improvement plans and construction drawings for the Project show the correct numeric value for the recommended Traffic Index for pavement. Installation per this standard shall be field verified by the City Inspector The following table shows the recommended pavement sections for various traffic indices:

Traffic Index	Asphaltic Concrete	Class II Aggregate Base*	Compacted Subgrade**
4.0	2.0"	4.0"	18.0"
4.5	2.5"	4.0"	18.0"
5.0	2.5"	4.0"	18.0"
5.5	3.0"	4.0"	18.0"
6.0	3.0"	4.0"	18.0"
6.5	3.5"	4.0"	18.0"
7.0	4.0"	4.0"	18.0"
7.5	4.0"	4.0"	18.0"

The recommended Traffic Index applied to the Project shall be verified by the geotechnical engineer prior to paving. If a higher Traffic Index is required, this shall be obtained from the geotechnical engineer.

The following recommendations are for light-duty and heavy-duty Portland Cement Concrete pavement sections.

Portland Cement Pavement

Light Duty			
Traffic Index	Portland Cement Concrete***	Class II Aggregate Base*	Compacted Subgrade**
4.5	5.0”	--	12.0”
Heavy Duty			
Traffic Index	Portland Cement Concrete***	Class II Aggregate Base*	Compacted Subgrade**
7.0	6.5”	--	12.0”

Source: (Krazan & Associates, 2023)
Note: * 95% compaction based on ASTM Test Method D1557 or CAL 216
**95% compaction based on ASTM Test Method D1557 or CAL 216
***Minimum compressive strength of 3,000 psi

MM GEO-06: Infiltration Systems- Prior to issuance of the final tract map and permits, the City Engineer and the Building Official shall verify that plans show appropriate setbacks for infiltration systems. City inspections shall confirm implementation as follows: It is recommended that the location of the infiltration systems not be closer than ten feet (10’) as measured laterally from the edge of the adjacent property line, ten feet (10’) from the outside edge of any foundation and five (5’) from the edge of any right-of way to the outside edges of the infiltration system.

If the infiltration location is within ten feet (10’) of the proposed foundation, it is recommended that this infiltration system should be impervious from the finished ground surface to a depth that will achieve a diagonal distance of a minimum of ten feet (10’) below the bottom of the closest footing in the project.

MM GEO-07: Foundations (Conventional Final Foundation Systems): Prior to issuance of permits, the City Engineer and Building Official shall verify that plans show compliance with the following foundation requirements:

During construction, the Contractor, geotechnical engineer, and City Inspector shall verify that proposed structures are supported property on a shallow foundation system bearing a minimum of three (3) feet of Engineered Fill.

Spread and continuous footings can be designed for the following maximum allowable soil bearing pressures:

1. ***Dead Load Only***- 2,000 psf Allowable Loading

2. ***Dead-Plus-Live Load***- 2,600 Allowable Loading

3. ***Total Load, including wind or seismic loads***- 3,500 psf Allowable Loading

The footings should be a minimum depth of 18 inches below pad subgrade (soil grade) or adjacent exterior grade, which is lower. Footings should have a minimum width of 15 inches, regardless of load.

MM GEO-08: Floor Slabs and Exterior Flatwork: Prior to issuance of permits, the City Engineer and Building Official shall verify that plans show compliance with the following floor slab and flatwork requirements:

During construction, the Contractor, geotechnical engineer, and City Inspector shall verify that proposed structures are properly supported as follows:

E. concrete slab-on-grade floors should be underlain by a water vapor retarder. The water vapor retarder should be installed in accordance with accepted engineering practices. The water vapor retarder should consist of a vapor retarder sheeting underlain by a minimum of 3 inches of compacted, clean, gravel of ¾-inch maximum size.
F. To aid in concrete curing an optional 2 to 4 inches of granular fill may be placed on top of the vapor retarder. The granular fill should consist of damp clean sand with at least 10 to 30 percent of the sand passing the 100 sieves.
G. It is recommended that the concrete slab be reinforced to reduce crack separation and possible vertical offset at the cracks; at least No. 3 reinforcing bars on 18-inch centers, be used for this purpose. Exterior finish grades should be a minimum of 2 percent away from all interior slab areas to preclude ponding of water adjacent to structures.
H. It is recommended that the utility trenches within the structure be compacted, as specified in our report, to reduce the transmission of moisture through the utility trench backfill. Special attention to the immediate drainage and irrigation around the building is recommended.

MM GEO-09: Lateral Earth Pressures and Retaining Walls- Prior to issuance of permits the City shall verify that plans show walls retaining horizontal backfill and capable of deflecting a minimum of 0.1 percent of its height at the top may be designed using an equivalent fluid active pressure of 39 pounds per square foot per foot of depth. Walls incapable of this deflection or are fully constrained walls against deflection may be designed for an equivalent fluid at-rest pressure of 59 pounds per square foot per foot of depth.

During grading and backfilling operation adjacent to any walls, the contractor/builder and city inspector shall verify that heavy equipment is not allowed to operate within a lateral distance of 5 feet from the wall, or within a lateral distance equal to the wall height, whichever is greater, to avoid developing excessing lateral pressures.

MM GEO-10: Testing and Inspection- Throughout construction the Contractor/Builder and City Inspector shall verify that the geotechnical engineer or his authorized representative are present at the site during the earthwork activities to confirm that actual subsurface conditions are consistent with the exploratory fieldwork and that proper compaction and testing are performed for structure foundations. Earthwork construction is dependent upon compaction testing and stability of the material and it is the duty of the City Inspector to ensure that proper compaction and testing are performed during construction.

With the implementation of **Mitigation Measures GEO-01 through GEO-10** and as a result of the discretionary approval and the standard measures and procedures of the City's plan check and inspection processes, the Project would have a less than significant impact with strong seismic ground shaking.

iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐

Response:

Less than Significant Impact. Reference Section VII, Response a) i) and ii). Liquefaction is the phenomenon where soils behave similarly to fluid when put under high-intensity ground shaking. This can occur under the following conditions "(1) shallow groundwater; (2) low-density non-cohesive (granular) soils; and (3) high-intensity ground motion" (MoVal 2040 Project EIR). During events like seismic-related ground shaking, soil below the groundwater table can also experience liquefaction, which is the loss of bearing capacity for structures. However, liquefaction is not considered to be a widespread local hazard in Moreno Valley because groundwater levels are far below the surface. Areas where potential liquefaction are prone to occur, currently exist near the March Air Research Base, Lake Perris Recreation Area, and north of the Project Site in a residential community adjacent to Perris Boulevard (See Figure 13: Geologic Faults and Liquefaction, MoVal EOP 2009). These potential liquefaction sites are not in close proximity to the Project.

The geotechnical report for the Project indicates that the Project Site is not located in an area designated by the State

of California as a liquefaction hazard zone. Furthermore, the Riverside County GIS Map for Liquefaction identifies the subject site in an area designated as a low Liquefaction Potential Hazard Zone. According to Moreno Valley's 2021 General Plan EIR and Riverside County's GIS liquefaction map, the Project Site is within an area with low to moderate liquefaction susceptibility (See Figure 4.7-2 Liquefaction, MoVal GP EIR 2021).

To evaluate soil characteristics and the susceptibility of liquefaction specifically at the Project Site, eighteen (18) boring samples (B-1 to B-18) were taken at depths of approximately 10 to 50 feet below existing site ground surface and ten (10) borings (IT-1 to IT-10) were advanced to depths of five to twelve feet for the purpose of infiltration testing in a lab. In addition, one bulk subgrade sample was obtained from the site for laboratory R-Value testing (See **Figure 12: Boring Locations**). Analysis of the samples included evaluating soil type, groundwater depth, relative density, initial confining pressure, and intensity and duration of ground shaking. Subsurface soil conditions consisted of dense to very dense soil and groundwater at depths exceeding 50 feet below ground surface. Upon review of the following conditions relevant to determining liquefaction at the Project Site, the Project Geotechnical Engineer determined that the Project Site was not considered to be prone to liquefaction. Fill material was not found in the borings and is not anticipated at the Project Site.

As a result, the Project is anticipated to have less than significant impact from seismic-related ground failure, including liquefaction. Therefore, no mitigation is required.

Legend

- APPROXIMATE INFILTRATION TEST LOCATION
- APPROXIMATE BORING LOCATION
- APPROXIMATE R-VALUE LOCATION

City of Moreno Valley
Goya at Heritage Park

Figure 12. Boring Locations

Source: Krazan & Associates, Inc.

N

Not to Scale

ARDURRA

iv) Landslides?	☐	☐	☐	☒

Response:

No Impact. Landslide vulnerability within City Limits is given a severity rating of 2 (MoVal Local Hazard Mitigation Plan 2017). This means that there is a 1% to 10% likelihood of a landslide occurring within the next year and limited potential is anticipated. Limited damage includes possible injury and/or illness, shutdown of critical facilities (transportation routes, electrical, various pipelines, etc.). Between 2005 and 2015, three landslides occurred within Moreno Valley's City Limits. None of which occurred at or near the Project Site.

Since the Project Site is relatively flat, there is no potential for landslides at this location. According to Moreno Valley's 2021 General Plan EIR, Figure 4.7-3 Landslides and the Department of Conservation's Landslide Inventory, the Project Site is not within an area susceptible to landslides. The Project Site has been assigned a landslide susceptibility rating of 0 (No Risk) in accordance with the California Geological Survey. The Project Site is relatively flat with a slight natural slope north to south and site plans indicate that no significant slopes are proposed as part of the development. The Project proposes to incorporate mitigation measures into the design and construction of the anticipated development for soils stability during construction and long-term. Landslides, rockfalls, slope instability, and debris flow are not anticipated to pose a hazard to the subject site. Therefore, no mitigation is needed.

b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐

Response:

Less than Significant with Mitigation Incorporated. See Section VII, Response a) i) through iii). During grading and earthworks for Project construction, topsoil over the entire Project Site will be disturbed and will become temporarily susceptible to erosion, especially during high winds and rains. To minimize potentially significant impacts, Best Management Practices from the Storm Water Pollution Prevention Plan and Fugitive Dust Emissions Control Plan will implement temporary erosion control measures during construction; and Water Quality Management Plan for the Project will be implemented permanently to reduce erosion. Upon completion of Project improvements, landscaping will be installed which will stabilize surfaces disturbed during construction. As a result, substantial erosion or the loss of topsoil will be mitigated to less than significant levels with the incorporation of Mitigation Measures **MM GEO-01: Fill Materials through MM GEO-10: Testing and Inspection.** In addition to **MM GEO-11: Site Preparation** and **MM GEO-12: Drainage and Landscape** required Fugitive Dust Control Plan, SWPPP, and Water Quality Management Plan for the Project.

MM GEO-11: Site Preparation- During all construction activities, the Builder/Contractor and City Inspector shall verify that:

d) General site clearing should include removal of vegetation; existing utilities; structures including foundations; existing stockpiled soil; trees and associated root systems; rubble; rubbish; and any loose and/or saturated materials.
e) Site stripping should extend to a minimum depth of 2 to 4 inches, or until all organics in excess of 3 percent by volume are removed. Deeper stripping may be required in localized areas.
These materials will not be suitable for use and should not be used as Engineered Fill. However, stripped topsoil may be stockpiled and reused in landscape or non-structural areas.

MM GEO-12: Permanent Drainage and Landscape- Prior to final tract map approval and issuance of permits, the City Engineer, Planning Department and Building Official shall verify that plans for construction and the CC&Rs for the Project include the following specifications for establishing and maintaining proper drainage in perpetuity. The City Inspector and Contractor shall be responsible for implementing these throughout construction. Long-term maintenance of items a) through h) below shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.:

I. Ground surface adjacent to foundations shall be sloped a minimum of 5 percent for a minimum distance of 10 feet away from structures, or to an approved alternative means of drainage conveyance.

J. Swales used for conveyance of drainage and located within 10 feet of foundations shall be sloped a minimum of 2 percent. Impervious surfaces, such as pavement and exterior concrete flatwork, within 10 feet of building foundations should be sloped a minimum of 2 percent away from the structure.
K. Drainage gradients shall be maintained to carry all surface water to collection facilities and off-site. These grades should be maintained for the life of the project.
L. Slots or weep holes should be placed in drop inlets or other surface drainage devices in pavement areas to allow free drainage of adjoining base course materials.
M. Cutoff walls should be installed at pavement edges adjacent to vehicular traffic areas; these walls should extend to a minimum depth of 12 inches below pavement subgrades to limit the amount of seepage water that can infiltrate the pavements. Where cutoff walls are undesirable subgrade drains can be constructed to transport excess water away from planters to drainage interceptors. If cutoff walls can be successfully used at the site, construction of subgrade drains is considered unnecessary.
N. Drainage pipes should be placed with perforations down and should discharge in a non-erosive manner away from foundations and other improvements. The pipes should be placed no higher than 6 inches above the heel of the wall, in the center line of the drainage blanket and should have a minimum diameter of four inches.
O. Collector pipes may be either slotted or perforated. Slots should be no wider than ⅛ inch in diameter, while perforations should be no more than ¼ inch in diameter. If retaining walls are less than 6 feet in height, the perforated pipe may be omitted in lieu of weep holes on 4 feet maximum spacing.

P. The weep holes should consist of 4-inch diameter holes (concrete walls) or unmortared head joints (masonry walls) and not be higher than 18 inches above the lowest adjacent grade. Two 8-inch square overlapping patches of geotextile fabric (conforming to CalTrans Standard Specifications for “edge drains”) should be affixed to the rear wall opening of each weep hole to retard soil piping.

With the implementation of **Mitigation Measures GEO-01 through GEO-12** and as a result of the discretionary approval and the standard measures and procedures of the City’s plan check and inspection processes, the Project would have a less than significant impact with a substantial soil erosion or loss of topsoil.

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 with Mitigation Incorporated. The Project Site contains silty sand (SM) with an R-Value of 50 at Equilibrium. Sample soil cores from site borings were tested in accordance with the State of California Materials Manual Test Designation 301 and indicated that soils at the Project Site have good subgrade support characteristics under dynamic traffic loads. However, since excavation and earthworks are proposed during Project implementation, soil has the potential to become unstable during recompaction, As a result of this, the Project will implement mitigation measures **MM GEO-01: Fill Materials through MM GEO-10: Testing and Inspection** to reduce potentially significant impacts that would result in on- or off-site lateral spreading, subsidence, liquefaction or collapse.

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 with Mitigation Incorporated. See Response IV, a) through c). Expansive soils undergo volume changes, or shrinkage and swelling as soil moisture changes. When expansive soils dry, the soil shrinks; when moisture is reintroduced into the soil, the soil swells. Laboratory testing identified the near-surface silty sand at the Project Site as having low expansion potential. Therefore, soil at the Project Site is not considered expansive. The reference to Table 18-1-B of the Uniform Building Code pertains to criteria for geotechnical and structural considerations in the selection, design, and installation of foundation systems. Design for reducing risk due to expansive soils is not needed for the Project and less than significant impacts are anticipated related to direct or indirect risks of life or property due to expansive soils. However, in order to maintain low expansive potential at the Project Site, the Geotechnical

Engineer recommends fill materials with low shrink-swell properties. Pursuant to mitigation measure **MM GEO-01: Fill Materials**, imported fill should consist of a well-graded slightly cohesive, fine silty sand or sandy silt with UBC Standard 29-2 Expansion Index with a maximum of 15.

As a result of the implementation of mitigation measures above, the Project will not increase exposure to expansive soils and the Project would not increase exposure to expansive soil hazards.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

Response:

No Impact. The Project does not propose to implement a septic tank or alternative wastewater disposal system. Wastewater services will be handled by the Eastern Municipal Water District (EMWD). Currently, at the Project Site, there are no existing septic tanks or alternative wastewater disposal systems. Therefore, no impacts are anticipated.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Response:

The response is based on the Cultural Resources Assessment performed by BCR Consulting dated September 28, 2022. The report contains research conducted by the Western Science Center Museum, dated September 1, 2022, analyzing the Project's paleontological resources. This report is attached as **Appendix C**.

Regulatory Setting

CEQA

California Environmental Quality Act (CEQA) provides guidance relative to significant impacts on paleontological resources, indicating that a project will have a significant impact on paleontological resources if it disturbs or destroys a unique paleontological resources or site, or unique geologic feature. Section 5097.7 of California Public Resources Code specifies that any unauthorized removal of paleontological remains is a misdemeanor. Further, California Penal Code Section 622.5 sets penalties for damage or removal of paleontological resources. CEQA documentation prepared for projects are required to analyze paleontological resources as a condition of the CEQA process to disclose potential impacts.

Less than Significant with Mitigation Incorporated. According to the City of Moreno Valley's General Plan (Figure 5.10-3 Paleontological Resource Sensitive Areas), a majority of the Moreno Valley is within areas of low potential for paleontological resources. Conversely, along the City's northeastern City Limits (approximately 7 miles from the Project Site), areas are determined to have high potential. However, the Project Site and Local Vicinity are within areas of low potential.

Research conducted by the Western Science Center Museum, indicated the Project Site is underlain with alluvial sand and gravel deposits from the Holocene epoch (Dibblee and Minch, 2003). Holocene alluvial units are considered to be of high preservation value; however, the discovery of fossil materials due to relatively modern associated date of deposits is unlikely. If the proposed Project required disturbance of substantial depth for Project implementation, the likelihood of reaching Pleistocene alluvial sediments would increase. However, excavation activity associated with development of the Project Area is unlikely to be paleontologically sensitive. The Western Center does not have localities within the Project Area or within 1 mile radius.

The Project anticipates the unlikely presence of fossil material at the site. However, the potential for discovery is still present; therefore, caution during development beyond depths dating to the earliest parts of the Holocene or Late Pleistocene period since these depths have the potential to be scientifically significant. Additionally, in accordance with the City's General Plan, the proposed Project will implement Mitigation Measure **MM PALEO-01: Paleontological Monitor** during earthworks and Project construction.

MM PALEO-01: Paleontological Monitor- Prior to the start of Project construction, a qualified paleontological monitor shall be retained by the Project developer and be present during grading in project areas where paleontological resources are likely to reside within the underlying geologic formations. In addition, the paleontological monitor shall be present during earthwork activities that expose soils beyond depths of previous disturbance.

With the implementation of **Mitigation Measure PALEO-01** and as a result of the discretionary approval and the standard measures and procedures of the City's plan check and inspection processes, the Project would have a less than significant impact with a unique paleontological resource or site or unique geologic feature.

Sources:

1. **Appendix C**- Phase 1 Cultural Resources Assessment, Goya at Heritage Park, City of Moreno Valley, California, BCR Consulting, dated September 28th, 2022.
2. **Appendix D**- Geotechnical Engineering Investigation Report, Krazen and Associates Inc. Geotechnical Engineering Division, dated September 14th, 2022.
3. **Appendix D**- Update to Geotechnical Engineering Investigation Report, Krazen and Associates Inc., Geotechnical Engineering Division, dated February 23rd, 2023.
4. Moreno Valley General Plan, adopted July 11, 2006
   - Chapter 6 – Safety Element – Section 6.5 – Geologic Hazards
     - Figure 6-3 – Geologic Faults & Liquefaction
   - Chapter 7 – Conservation Element – Section 7.4 -- Soils
5. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
   - Section 5.6 – Geology and Soils
     - Figure 5.6-1 – Geology
     - Figure 5.6-2 – Seismic Hazards
6. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
7. Moreno Valley Municipal Code Chapter 8.21 – Grading Regulations
8. 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
9. 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
10. Final Environmental Impact Report, City of Moreno Valley, adopted 2021.
    - Section 4.7: Geology and Soils
      - Figure 4.7-2 Liquefaction
      - Table 4.7-1, Liquefaction Susceptibility Classification Acreages

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS – Would the Project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

Response:

Section VIII- Greenhouse Gas Emissions is based on the Air Quality, Global Climate Change, and Energy Impact Analysis Report **(Appendix A**) written by Ganddini on June 5, 2023. The report was preformed to address the possibility of regional/local global climate change impacts for Project air emissions.

Regulatory Setting

South Coast Air Quality Management District (SCAQMD)

The Air Resources Board (ARB) recommended approaches for setting interim significance thresholds (California Air Resources Board 2008b), in which a draft industrial Project threshold suggests that non-transportation related emissions under 7,000 MTCO2e per year would be less than significant; however, the ARB has not approved those thresholds and has not published anything since then. The SCAQMD is in the process of developing significance GHGs thresholds for local lead agency consideration ("SCAQMD draft local agency threshold"); however, the SCAQMD Board has not approved the thresholds as of the date of the Notice of Preparation. The current draft thresholds consist of the following tiered approach:

- Tier 1 consists of evaluating whether or not the Project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the Project is consistent with a GHG reduction plan. If a project is consistent with a qualifying local GHG reduction plan, it does not have significant GHG emissions.
- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project's construction emissions are averaged over 30 years and are added to a project's operational emissions. If a project's emissions are under one of the following screening thresholds, then the project is less than significant:
    - All land use types: 3,000 MTCO2e per year
    - Based on land use type: residential: 3,500 MTCO2e per year; commercial: 1,400 MTCO2e per year; or mixed use: 3,000 MTCO2e per year.
    - Based on land type: Industrial (where SCAQMD is the lead agency), 10,000 MTCO2e per year.
- Tier 4 has the following options:
    - Option 1: Reduce emissions from business as usual (BAU) by a certain percentage; this percentage is currently undefined.
    - Option 2: Early implementation of applicable AB 32 Scoping Plan measures.
    - Option 3, 2020 target for service populations (SP), which includes residents and employees: 4.8 MTCO2e/SP/year for projects and 6.6 MTCO2e/SP/year for plans;
    - Option 3, 2035 target: 3.0 MTCO2e/SP/year for projects and 4.1 MTCO2e/SP/year for plans.
- Tier 5 involves mitigation offsets to achieve target significance threshold.

City of Moreno Valley Climate Action Plan

The City of Moreno Valley Climate Action Plan (CAP) was recently adopted on June 15, 2021. The CAP has been designed to reinforce the City's commitment to reducing greenhouse gas (GHG) emissions and demonstrate how the City will comply with State of California's GHG emission reduction standards. The CAP reflects guidelines established in the 2017 Scoping Plan prepared by the California Air Resources Board (CARB). The GHG emission targets proposed for the Moreno Valley CAP are based on the goals established by EO S-3-15 and SB 32, following the CAP guidelines established in the 2017 Scoping Plan.

The CAP reflects guidelines established in the 2017 Scoping Plan prepared by the California Air Resources Board (CARB). The Scoping Plan, designed to implement the State's not-to-exceed GHG emission targets set in Executive Order S-3-15 and Senate Bill 32, recommends that local governments target 6.0 metric tons carbon dioxide equivalent

(MTCO2e) per capita per year in 2030 and 2.0 MTCO2e per capita per year in 2050 in their CAPs. The proposed 2040 target of 4.0 MTCO2e per capita per year is determined using a linear trajectory in emissions reduction between 2030 and 2050.

Less than Significant Impact. Greenhouse Gas Emissions are primarily produced through anthropogenic activities and include Carbon Dioxide (CO2), Methane (CH4), Ozone, water vapor, Nitrous Oxide (N2O), and Chlorofluorocarbons (CFCs). GHGs that exceed the natural ambient concentrations are responsible for the enhancement of the Greenhouse Gas Effect, which traps heat in Earth's atmosphere and leads to continental warming of the Earth's climate. In addition, exposure to GHGs and pollution in the atmosphere has resulted in approximately 3,300 premature deaths, $1.2-1.8 billion in health impacts, and $1.9-11.2 billion in damages using social cost of carbon (CARB Climate Change Scoping Plan 2019). For this reason, California lawmakers have created reduction measures to achieve a 40 percent in 1990 GHG levels by the year 2030 to avoid worst impacts related to environmental and public health concerns.

Currently, sectors within California that release GHG emissions include industrial, transportation, electricity generation, agriculture, commercial, and residential. However, the transportation sector emits more GHGs than any other sector. Within the State of California, 41 percent of the States GHG emissions are produced solely by the transportation sector. The sector in close second is energy generation.

To determine the significance of GHG produced by the Project, analysis was conducted in accordance with the City CAP GHG threshold of 6.0 metric tons carbon dioxide equivalent (MTCO2e) per capita per year in 2030. CalEEMod Version 2022.1.1.13 was used to calculate the GHG emissions from the proposed Project. As mentioned within Section XIV- Population and Housing, per the City of Moreno Valley Housing Element 2021-2029 (adopted June 15, 2021), the average persons per household in 2020 was 3.85 residents. Therefore, at 131 dwelling units, the service population of the proposed Project is anticipated to be approximately 504 residents. This population value was used to calculate the emissions per capita for comparison against the CAP's per capita GHG 2030 emissions target. *Table 15: Project-Related Greenhouse Gas Emissions* show the total for proposed Project's emissions would be 2,976 MTCO2e per year, which results in emissions of 5.91 MTCO2e per service population per year.

TABLE 15: PROJECT-RELATED GREENHOUSE GAS EMISSIONS

Category	Greenhouse Gas Emissions (Metric Tons/ Year)				
	Bio-CO2	**NonBio-CO2**	**CH4**	**N2O**	**CO2e**
Maximum Annual Operations	12.40	2,877.00	2,889.00	1.37	2,961.00
Construction[1]	0.00	15.05	15.05	0.00	15.22
Total Emissions	12.40	2,892.05	2,904.05	1.37	2,976.22
Total Emissions per capita (service population) per year[1,2]					5.91
Exceeds CAP 2030 Per Capita Emissions Target of 6.0 MTCO2e per year?					No

Source: CalEEMod Version 2022.1.1.13 for Opening Year 2027.
Notes: See **Appendix A**. (Air Quality, Global Climate Change, and Energy Impact Analysis, Ganddini, 2023)
(1) Construction GHG emissions CO2e based on a 30-year amortization rate. Construction emissions include emissions from both the proposed Project and off-site improvements.
(2) Per the City of Moreno Valley Housing Element 2021-2029 (adopted June 15, 2021), the average persons per household in 2020 was 3.85 residents. Therefore, at 131 dwelling units, the service population of the proposed Project is anticipated to be approximately 504 residents.

Since the Project is to be operational in 2027 and does not exceed the Scoping Plan's 6.0 MTCO2e per year 2030 threshold, operation of the proposed Project would not create a significant cumulative impact to global climate change. Therefore, less than significant impacts from the generation of greenhouse gas emissions, either directly or indirectly, are anticipated. No mitigation is required.

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

Response:

Less than Significant Impact. See Response VII, a). The proposed Project has the potential to conflict with any applicable plan, policy, or regulation of an agency adopted of reducing the emissions of greenhouse gases. The applicable plan for the proposed Project is the City of Moreno Valley Climate Action Plan (CAP), adopted in 2021. The City's Climate Action Plan includes GHG reduction measures designated to reduce emissions in sectors including transportation, industrial, residential, commercial, off-road equipment, public services, public lighting, and natural resources. As shown in *Table 16: Project Consistency with Applicable GHG Reduction Plans and Policies* below, the Project will implement Moreno Valley's CAP reduction measures applicable to muti-family residential development by participating in Moreno Valley's Utility direct install program and maintaining compliance with mandatory standards set forth by California Building Standards Code. In addition, *Table 16: Project Consistency with Applicable GHG Reduction Plans and Policies* outlines the Project's consistency with applicable strategies within the CARB Climate Change Scoping Plan, adopted in 2008.

TABLE 16: PROJECT CONSISTENCY WITH APPLICABLE GHG REDUCTION PLANS AND POLICIES

City of Moreno Valley CAP	
Applicable CAP Reduction Measures	**Project Compliance with Measure**
Transportation	
TR-5: Implement trip reduction programs in new residential, commercial, and mixed-use developments.	No Conflict. The proposed Project is a single-family residential development in close proximity to existing commercial, residential, and school uses. The Project Site is also within 0.34 miles of existing Riverside Transit Agency stops.
TR-6: Advocate for transit service improvements by area transit providers with an emphasis on coordinating public transit schedules and connections and for subsidies for a higher level of transit service and/or more transit passes for residents and/or employees.	No Conflict. The proposed residential Project is located in close proximity to existing Riverside Transit Agency bus stops, with stops located approximately 0.34 miles southeast of the Project Site.
TR-7: Secure funding to install electric vehicle recharging stations or other alternative fuel vehicle support infrastructure in existing public and private parking lots.	No Conflict. The proposed Project is a single-family residential Project which includes 73 guest parking spaces and 262 garage/assigned parking spaces. There is not an existing public or private parking lot.
TR-9: Consider requiring new multi-family residential and mixed-use development to reduce the need for external trips by providing useful services/facilities on-site such as an ATM, vehicle refueling, electric vehicle infrastructure, and shopping.	No Conflict. The Project is a single-family residential use; however, it does include a tot lot and dog park. The Project is also in close proximity to existing commercial and school uses.
Residential	
R-1: Provide incentives such as streamlined permitting or bonus density for new multi-family buildings and re-roofing projects to install "cool" roofs consistent with the current California Green Building Code (CALGreen) standards for commercial and industrial buildings.	No Conflict. The proposed Project is required to comply with the current version of the California Green Building Code (CALGreen).
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.	No Conflict. If required by the City, the proposed Project would work with MVU to install interior real-time energy smart meters.
R-7: Develop and implement program to incentivize multi-family residential efficiency audits and participation in Moreno Valley Utility direct install program with the goal of a 50 percent energy reduction in 30 percent of the projected amount of multi-family homes citywide by 2035.	No conflict. The Project is a single-family residential Project. However, if required by the City, the proposed Project would participate in the Moreno Valley Utility direct install program. Furthermore, the California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, which are mandatory in the 2022 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants.

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Off-Road Equipment				
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. ***-Partner with the SCAQMD to establish a voluntary exchange*** ***program for residential electric lawnmowers and backpack style leaf blowers.*** ***-Require new buildings to provide electrical outlets in an accessible location to facilitate use of electric-powered lawn and garden equipment.*** ***-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.***	No Conflict. The proposed residential Project will include landscaping per the City's guidelines as stated in either their General Plan and/or Municipal Code.			
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. ***-Require provision of clear signage reminding construction workers to limit idling.*** ***-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.***	No Conflict. The proposed Project is required to comply with SCAQMD requirements for idling.			
Natural Resources				
NC-1: Require new landscaping to be climate appropriate.	No Conflict. The proposed residential Project will include landscaping per the City's guidelines as stated in either their General Plan and/or Municipal Code.			
CARB Scoping Plan Policies and Measures (2008)				
2008 Scoping Plan Measures to Reduce GHG Emissions	**Project Compliance with Measure**			
California Light-Duty Vehicle Greenhouse Gas Standards – Implement adopted standards and planned second phase of the program. Align zero emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals.	No Conflict. These are CARB enforced standards; vehicles that access the Project (that are required to comply with the standards) will comply with the strategy.			
Energy Efficiency – Maximize energy efficiency building and appliance standards; pursue additional efficiency including new technologies, policy, and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California.	No Conflict. The Project will be compliant with the current Title 24 standards.			
Low Carbon Fuel Standard – Develop and adopt the Low Carbon Fuel Standard.	No Conflict. These are CARB enforced standards; vehicles that access the Project (that are required to comply with the standards) will comply with the strategy.			
Vehicle Efficiency Measures – Implement light-duty vehicle efficiency measures.	No Conflict. These are CARB enforced standards; vehicles that access the Project (that are required to comply with the standards) will comply with the strategy.			
Medium/Heavy-Duty Vehicles – Adopt medium and heavy-duty vehicle efficiency measures.	No Conflict. These are CARB enforced standards; vehicles that access the Project (that are required to comply with the standards) will comply with the strategy.			

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Green Building Strategy – Expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings.	No Conflict. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, which are mandatory in the 2022 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants.			
High Global Warming Potential Gases – Adopt measures to reduce high global warming potential gases.	No Conflict. CARB identified five measures that reduce HFC emissions from vehicular and commercial refrigeration systems; vehicles that access the Project (that are required to comply with the measures) will comply with the strategy.			
Recycling and Waste – Reduce methane emissions at landfills. Increase waste diversion, composting, and commercial recycling. Move toward zero waste.	No Conflict. The state is currently developing a regulation to reduce methane emissions from municipal solid waste landfills. The Project will be required to comply with City programs, such as City's recycling and waste reduction program, which comply with the 75 percent reduction required per AB 341.			
Water – Continue efficiency programs and use cleaner energy sources to move and treat water.	No Conflict. The Project will comply with all applicable City ordinances and CALGreen requirements.			
CARB Scoping Plan Policies and Measures (2017)				
2017 Scoping Plan Recommended Actions to Reduce Greenhouse Gas Emissions	**Project Compliance with Recommended Action**			
Implement Mobile Source Strategy: Further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean Car regulations.	No Conflict. These are CARB enforced standards; vehicles that access the Project (that are required to comply with the standards) will comply with the strategy.			
Implement Mobile Source Strategy: At least 1.5 million zero emission and plug-in hybrid light-duty electric vehicles by 2025 and at least 4.2 million zero emission and plug-in hybrid light-duty electric vehicles by 2030.	No Conflict. These are CARB enforced standards; vehicles that access the Project (that are required to comply with the standards) will comply with the strategy.			
Implement Mobile Source Strategy: Innovative Clean Transit: Transition to a suite of to-be-determined innovative clean transit options. Assumed 20 percent of new urban buses purchased beginning in 2018 will be zero emission buses with the penetration of zero-emission technology ramped up to 100 percent of new sales in 2030. Also, new natural gas buses, starting in 2018, and diesel buses, starting in 2020, meet the optional heavy-duty low-NOX standard.	No Conflict. These are CARB enforced standards; vehicles that access the Project (that are required to comply with the standards) will comply with the strategy.			
CARB Scoping Plan Policies and Measures (2022)				
2022 Scoping Plan Key Actions and Recommendations	**Project Compliance with Recommended Actions**			
100 percent of light-duty vehicle sales are ZEVs by 2035.	Not Applicable. This action is in regard to vehicle sales, with an aim to have 100 percent of light-duty vehicle sales be ZEVs by 2035. The proposed Project is a residential use and would not interfere with such policymaking.			
VMT per capita reduced 25 percent below 2019 levels by 2030 and 30 percent below 2019 levels by 2045.	No Conflict. The Project would not result in an unmitigated impact to VMT. The Project is a residential use in close proximity to existing public transit, including the bus transit Route 19, and existing residential and commercial uses. Therefore, the Project would be anticipated to contribute to a reduction in VMT per capita.			
All electric appliances in new construction beginning 2026 (residential) and 2029 (commercial).	No Conflict. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, which are mandatory in the 2022 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements),			

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

	water conservation, material conservation, and internal air contaminants.
For existing residential buildings, 80 percent of appliance sales are electric by 2030 and 100 percent of appliance sales are electric by 2035 (appliances replaced at end of life). **For existing commercial buildings, 80 percent of appliance sales are electric by 2030 and 100 percent of appliance sales are electric by 2045 (appliances replaced at end of life)**	Not Applicable. This action is in regard to appliance sales and the proposed Project is a hotel use with rooftop restaurant and would not interfere with such policymaking. Furthermore, although this action is not necessarily applicable on a Project-specific basis, the proposed Project is subject to the California Green Building Standards Code (proposed Part 11, Title 24) which was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, which are mandatory in the 2022 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants.

Source: City of Moreno Valley Climate Action Plan, June 2021; CARB Scoping Plan (2008, 2017, and 2022)
Note: See **Appendix A**. (Air Quality, Global Climate Change, and Energy Impact Analysis, Ganddini, 2023)

As mentioned in Response a) of this section, the Project is to be operational in 2027 and does not exceed the Scoping Plan's 6.0 MTCO2e per year 2030 threshold. As the CAP's 2040 per capita threshold is based on a linear trajectory of the 2030 and 2050 Scoping Plan thresholds, the Project's emissions would not be anticipated to exceed the CAP's 2040 reduction target. Therefore, the Project is consistent with the goals of the City of Moreno Valley CAP and would result in less than significant impact. No mitigation is required.

As a result of the Project's consistency with the City of Moreno Valley Energy Efficiency and Climate Action Strategy, City of Moreno Valley CAP, and the CARB Scoping Plan, the Project would not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. Given this consistency, it is concluded that the Project's incremental contribution to greenhouse gas emissions and their effects on climate change would not be cumulatively considerable.

Sources:

1. **Appendix A** – Goya at Heritage Park, Air Quality, Global Climate Change and Energy Impact Analysis, City of Moreno Valley, dated June 5th, 2023, Ganddini.
2. Moreno Valley General Plan, adopted July 11, 2006
3. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
5. 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

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 with Mitigation Incorporated. Due to the natural conditions and human activities within the City of Moreno Valley, potentially significant hazards range from earthquakes, floods, hazardous waste spills, air crash potential near military and civilian March Air Reserve Base, and fires (MoVal GP EIR 2006). Hazardous materials are transported for use and disposal frequently within City Limits due to activities at March Air Reserve Base, approximately 2 miles west of the Project Site. The hazardous materials are a product of activities like manufacturing, service industries, various small businesses, schools, etc. The transport of these hazardous materials occurs on local roadways and neighboring highways including I-215 and SR-60. Frequent accidental spills are largely attributed to the regularity of transport along local roadways and the region's high susceptibility to earthquakes. In addition, unsanctioned dumping occurs regularly on vacant lots. The Project Site is east of March Reserve Air Force Base, and it is not anticipated that spills related to the transport, use, or disposal of hazardous materials from March Air Reserve Base or additional sources will occur at the Project Site once the Project is completed.

Export materials generated during construction of the Project and disposed of offsite will be tested for hazardous substances by the contractor pursuant to DTSC protocol and disposed of at a disposal site that is licensed to accept the types and quantities of materials being exposed. In the event of an accidental spill, federal, state and local agencies have established procedures and regulations to ensure adequate responsiveness, proper management, remediation, and preventative measures are in place. Federal and State agencies regulating hazardous materials include the Environmental Protection Agency (EPA) and CalEPA are responsible for oversight and regulation of various type of hazardous materials with chemicals that pose as a risk to the environment and public health. CalEPA consists of the California Air Resources Board (CARB), the Department of Pesticide Regulation (DPR), the Department of Resources Recycling and Recovery (CalRecycle), the Department of Toxic Substances Control (DTSC), the Office of Environmental Health Hazard Assessment (OEHHA), and the State Water Resources Control Board (SWRCB). Regulations enforced by these Federal and State agencies will be implemented by the contractor during construction and are intended to minimize exposure to these chemicals and limit production of hazardous materials. For example, EPA has established a "Cradle-to Grave- System" that is utilized during all processes from hazardous waste generation to disposal. Currently within City Limits, the EPA works with approximately 40 businesses to ensure the appropriate handling/ generation of hazardous waste. Additionally, CalEPA oversees remediation of air, water, and soil pollution in accordance with environmental protection laws including the Clean Air Act, Clean Water Act, Porter Cologne Water Quality Act, Resource Conservation and Recovery Act, Title 22 of the California Code of Regulations, Health and Safety Code, and the California Occupational Safety and Health Act of 1973. The California Hazardous Waste Control Law regulates the use, handling, and storage of hazardous materials within the state. Locally, regulations from this law are enforced by local fire departments via the City's Hazardous Materials Response Team and County of Riverside Health Services Agency, Department of Environmental Health, Hazardous Materials Divisions (DEH). At the local-level, regulation for transport, use, and disposal of hazardous materials at the Project Site is enforced primarily through worker safety requirements of the California Divisions of Occupational Safety and Health (CAL-OSHA) as well as permits issued by South Coast Air Quality Management District (SCAQMD), Santa Ana Regional Water Quality Control Board (SWQCB), City of Moreno Valley Fire Department, and Riverside County Department of Environmental Health and Hazardous Materials Branch.

On GeoTracker, a website maintained by the State Water Quality Control Board and EnviroStor website maintained by DTSC, documentation of hazardous materials pollution and remediation throughout the City of Moreno Valley is readily available. The City's Fire Department provides a hazardous materials response team within City Limits. In addition, the City Fire Department is involved in the city's plan check and inspection process to ensure compliance with hazardous materials management pursuant to the Hazardous Waste Control Law as discussed within this section. The closest Fire Departments to the Project Site include Station 65, approximately 1.4 miles north of the Project Site, and Station 91, approximately 2.3 miles east of the Project Site. Fire stations close to the Project Site will provide emergency

response according to the City's response phase during emergencies where hazardous materials pose a risk to the environmental and public health. Both stations provide emergency response to incidents related to medical emergencies, motor vehicle accidents, rescue calls, fires, and hazardous materials. Abiding by the federal, state, and local level regulations and with local agency monitoring and inspections pertaining to hazardous materials will reduce risk of exposure to hazardous materials to the public during construction and long-term. Through the City's plan check process, review of the Project's design will be evaluated for consistency with emergency response programs by the City's planning, building, fire, and police departments. As a result, the conversion of the Project Site to residential land use at 9.56 DU/AC will be consistent with established safety regulations. Additionally, compliance will remain throughout the grading and building inspection process to ensure proper implementation of safety, contingency, and emergency response during construction.

Badlands Landfill, approximately 10.2 miles northeast of the Project Site, will be serving the Project Site and require proof of materials content to verify that the type and quality of materials they accept meets their license requirements of hazardous materials. Through the Badlands Landfill Permanent Household Hazard Waste Collection Facilities are offered throughout the County.

Near the Project Site, a number of Military Clean Up Sites are west of the Project Site, primarily along the eastern perimeter of March Air Reserve. The closest active Clean Up Site to the Project Site, according to GeoTracker and EnviStor is a LUST (Leaking Underground Storage Tank) Clean Up Site at Shell along Perris Boulevard approximately 0.7 miles northeast of the Project Site (15980 Perris Blvd. Moreno Valley, CA 92551). Information provided by the Santa Ana RWQCB indicates that gasoline is the contaminate of concern. Thirteen (13) groundwater monitoring wells are monitored quarterly, while thirty-six (36) are monitored semi-annually. Site cleanup for soil and groundwater contamination was initially recorded in 2003 and compliance monitoring still occurs onsite.

Cleanup sites associated with the March Air Reserve Base located southwest, west, and northwest of the Project Site are still active; however, due topographic gradient sloping from north to south, there open cases are not anticipated to pose a hazardous materials risk at the Project Site. Most of the Clean Up Sites have been closed and are no longer active, according to the GeoTracker Website. (See https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=moreno+valley). There are no active or past cleanup sites at the Project Site; however, the Project Site contains two monitoring wells, RBEMW03A and RBEMW03B, within the planned street right-of-way for Goya Avenue, along the south side center line of Goya Avenue in the public right-of-way, bordering the northern perimeter of the Project Site. The monitoring wells are utilized by MARB for a long-term study of groundwater plumes from the Military Base. The wells are part of the United State Air Force Superfund Clean-Up Site overseen by the DTSC, RWQCB, and EPA. The monitoring wells are 195 (RBEMW03A) and 151 (RBEMW03B) feet below the ground surface level primarily within the lower alluvial hydrostratigraphic. In a report published in 2011 on behalf of the Air Force for Engineering and the Environment, the wells detected less than 1 microgram per liter (µg/L) of Tetrachloroethylene (PCE), which indicates that the Project Site is outside the PCE Plume Outline >5 and > 10 µg/L, which is below the California Waterboard's Maximum Contaminant Levels (MCL) for TCE in groundwater water. According to an Annual Operations, Maintenance, and Monitoring Report conducted in 2020, none of the solvent chemicals sampled for were detected and well, RBEMW03A, was removed from the solvent (VOC) sampling program. RBEMW03B was last sampled in 2012 and none of the chemicals were detected. Ongoing annual monitoring occurs at the Project Site under the provision of the March Air Reserve Base; therefore, continual access to the monitoring wells is required with the implementation of the Project and throughout Project construction. During Project implementation and construction processes, the Project contractor is responsible for protecting the monitoring wells. As a result, mitigation measure HAZ-01 will be applied during Project construction to reduce potentially significant impacts on the monitoring wells to a less than significant level. As determined by the official from MARB, the groundwater monitoring wells will be protected in place during Project construction and remain operational throughout the life of the Project. This determination was based on traffic calculation along Goya Avenue conducted by the Project's Traffic Engineer. Goya Avenue is a local street and future cumulative traffic levels on this street are anticipated to remain low with future buildout of the General Plan land use in the study area; therefore, they will remain in place and be incorporated into off-site improvements along Goya Avenue.

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

Potential sources of contamination at the Project Site are related to illegal dumping and construction activities from the installation of the monitoring wells at the Project Site and past agricultural land uses. Remnants of construction materials at the Project related to the installation of the monitoring wells were not present at the site. According to representatives from March Air Force Base, hazardous materials like sealants are avoided during the installation of wells since it has the potential to contaminate the groundwater. Therefore, hazardous waste related to the implementation of the monitoring wells is not anticipated to be found during earthworks and geotechnical analysis. Contaminates due to agricultural land uses are anticipated to be found, which consist of pesticides, petroleum products, polychlorinated biphenyls (pcbs), radon, asbestos, lead, chromated copper arsenate, and creosote primarily utilized prior to 1960. Past agricultural practices involved the use of these hazardous materials that were applied to crops and ancillary farming structures. Historic aerials do not show prior development at the Project Site; therefore, hazardous building materials utilities prior to 1980 are not anticipated to be found on the Project Site. Yet, levels of arsenic, chromium, and pesticides could plausibly remain in soils from past farming practices up until 2002 (Reference Section II: Agriculture and Forestry Resources, Response a).

Hazardous materials have the potential to be generated with developments of any kind. As a result, it is best to anticipate the impact from construction and materials used throughout the lifetime of the Project to avoid significant risk to the security of the environment and public health. Therefore, during Project construction while the anticipated use of hazardous materials including pre-formed building materials, plywood, carpet, tile, paints, coatings, sealants, and insulation are being used, best management practices will be in place to reduce potentially significant impacts including the protection and worker safety during construction, which is the responsibility of the Project contractor. Review and approval of all construction activities under the City's plan check, inspection, and permit processes will help to ensure that regulations alleviate adverse impacts from past and current use of hazardous materials at the Project Site. Through the standard application of the City's plan check and inspection processes for building and grading permits, verification of compliance will occur. Plans will be review by the following agencies prior to the issuance of permits to ensure best management practices are being taken in regard to potentially hazardous materials: City of Moreno Valley, Riverside County, and the South Coast Air Quality Management District. Additionally, through these processes, a review and approval of a manifest of potentially hazardous materials for the Project will be evaluated for compliance with applicable regulations by the City Fire Department for proper handling, storage, and worker safety.

Best management practices will continue to be used during the Project's lifetime, since residential land use involved the use of cleaners, solvents, and fertilizers that can be considered hazardous. Yet, since the Project Site is already designated for residential use according to the City's Land Use Map, the activities that will have the potential to create hazards for people or the environment through routine transport, use, or disposal of hazardous materials, does not differ substantively from what is anticipated to occur. However, to ensure the proper handling of hazardous materials, prior to the sale of each individual lot, education materials and implementation responsibility is to be transferred to the new homeowner and participation in a community homeowners association is required. The implementation of rules which include the handling, use and disposal of typical household hazardous materials via the HOA and approved water quality management plan, will ensure compliance with long-term management of potentially hazardous materials released at the Project Site. In addition, the Project will adhere to state, federal, regional, and local plans and regulations to ensure the Project does not result in potentially significant impacts related to the use, transport, or disposal of hazardous materials.

As a result, the standard application of the City's plan check and inspection processes and mitigation measure **MM HAZ-01- Groundwater Monitoring Wells**, will reduce potentially significant impacts from the Project to less than significant.

MM HAZ-01- Groundwater Monitoring Wells: During Project construction, the Project contractor shall protect existing groundwater monitoring wells by creating a buffer zone that includes placing k-rails around the perimeter of the wells. In addition, it is required by March Air Force Base that a 10-foot buffer be maintained between the areas where heavy equipment is in use in relation to the wells.

With the implementation of **Mitigation Measure HAZ-01** and as a result of the discretionary approval and the standard

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
measures and procedures of the City's plan check and inspection processes, the Project would have a less than significant impact with a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.				
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 Impact. See Response IX, a). According to historic aerials, the Project Site was utilized for agricultural purposes until 1978. For this reason, hazardous materials including pesticides have the potential to be released into the air during Project construction. In addition, project construction involves the use of potentially hazardous materials. During grading and construction, the contractor must comply with regulations for minimizing emissions of dust and airborne toxins. Project compliance with these regulations is verified by the City Engineer and Building Official prior to issuance of a grading permit. Implementation of effective dust suppression measures are verified during City inspections during construction. Proper handling, storage, containment, and disposal of potentially hazardous materials is monitored through city inspections. Therefore, the standard application of the City's plan check and inspection process ensures the handling, use, or disposal of potentially hazardous materials during Project construction is regulated. Therefore, compliance with the City's Municipal Code via the plan check and inspection processes, will ensure less than significant impacts result from Project construction.

Long-term the Project is anticipated to generate hazardous materials that will increase potential upsets or accidents during transport from the Project Site. However, as mentioned in Section IX, a), the Project will implement rules from the HOA and a water quality basin to ensure hazardous materials do not affect the public or the environment. In addition, the HOA will require the property owners of each individual lot to comply with the Water Quality Management Plan (WQMP) requirements for proper handling, storage, and disposal of typical household materials. Upon the sale of the property, the property owner will sign a statement of compliance acknowledging the responsibilities required to comply with the WQMP. The Homeowner's Association and the City or County have the responsibility of enforcing WQMP requirements in perpetuity if for some reason these requirements are not being adhered to by the resident owner.

According to Moreno Valley's General Plan and Local Hazard Mitigation Plan, the Project is not within a high-risk area for wildland fire, flooding, or earthquakes. Areas categorized as high-risk are located near City Limits, at the base of the Box Spring Mountains, over two miles north, east, and southeast near Lake Perris State Recreation Area. Special study areas like the Alquist-Priolo Earthquake Zones, FEMA Flood Zone, dam inundation, or high-risk fire zone do not apply to the Project Site. As a result, existing conditions do not make the public or the environment more or less susceptible to risk. To assist in preparation of emergency responsiveness, the City of Moreno Valley, in coordination with Riverside County, has prepared a multi-hazard mitigation plan. Emergency plans are also provided within the City's Emergency Operations Plan (EOP), which consists of threat assessments and individualized planning scenarios to enhance preparedness for fifteen hazards that pose a threat to federal, state, and local homeland security. Actions towards preparation include educating the public on disaster assistance programs and providing training for preparations that can be taken in the event of a disaster.

In the event of an emergency at the Project Site, local emergency response units like Moreno Valley Fire Department, CAL FIRE/ Riverside County Fire Department, and Riverside County's Department of Environmental Health are readily equipped to answer emergency calls from potential hazards within City Limits. Fire stations close to the Project Site is Station 65, Kennedy Park, approximately 1.4 miles north along Indian Street and Fire Station 91, College Park, approximately 2.3 miles east of the Project Site. Station 65 is equipped with two trucks that are available in case of emergency, a fire engine company, and aerial ladder truck company. Relocation of this station is being planned, according to the Strategic Plan adopted by Moreno Valley's Fire Department. The fire station will move slightly northwest to service future development. However, proposed stations including Industrial Station and Redlands Boulevard Fire Station, will serve the east and southeastern portions of the City, which includes the Project Site. The

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

Industrial Station will be approximately 2 miles from the Project Site. Currently, the relocation of the station is on hold due to lack of funding for the City's Capital Improvement Projects. At Station 91, also known as College Park, which was opened in 2003 is a three-bay fire station. Project plans indicate the Project is generally consistent with plans and programs for buildout of the City. Therefore, fire stations close to the Project Site will provide adequate emergency services to the Project in the event of an emergency.

For the reasons above, less than significant impacts are anticipated. Therefore, no mitigation is required.

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 Impact with Mitigation Incorporated. See Response IX, a) through b). The Project Site is within the Val Verdes Unified School District. Both Rainbow Ridge Elementary School (15950 Indian St, Moreno Valley, CA 92551) and March Middle School (15800 Indian St, Moreno Valley, CA 92551) are within one-quarter mile of the Project Site, approximately 0.2 miles (1,056 feet) directly north of the Project Site along Indian Street. The average number of students that attend both elementary and middle school per year is 1,552 students. In order to protect the health and safety of students during Project construction from hazardous risks, the Project will coordinate with Val Verdes Unified School District and implement mitigation measures, **HAZ-02: Coordination with Val Verde School District** and **HAZ-03: Hazardous Materials Manifest and Plan**.

The Project will undergo the standard application of the City's Municipal Code through the plan check, permit issuance, and inspections. The standard application of the City's Municipal Code will ensure best management practices and regulations regarding the transport, handling, and storage of hazardous materials is implemented to reduce the potential for release that would impact these schools to less than significant levels. As a result, the implementation of mitigation measures and compliance with the standard application of the City's plan check and inspection process for the Project will sufficiently reduce impacts on nearby schools from potentially hazardous materials. As mentioned within Section XVII, Transportation, a traffic control plan will be implemented during Project construction to always maintain access to emergency response and evacuation routes. Therefore, for reasons stated above, the impacts are considered less than significant with mitigation incorporated.

MM HAZ-02- Coordination with Val Verde School District: Prior to start of construction for the Project, the Contractor shall provide the construction schedule to the Val Verde School District. The contractor shall coordinate with the school district on an ongoing basis during construction and shall keep records of this coordination at the Project Site for review by the grading and building inspectors.

MM HAZ-03- Hazardous Materials Manifest and Plan: Prior to issuance of permits, the contractor shall provide a manifest of construction materials and a plan for proper handling, disposal, contingency, and emergency response to the Building Official and fire department for verification of adequate contingency measures in regard to potentially hazardous materials used, stored and handled onsite during construction. Contractor compliance shall be monitored throughout construction.

With the implementation of **Mitigation Measures HAZ-02 and HAZ-03** and as a result of the discretionary approval and the standard measures and procedures of the City's plan check and inspection processes, the Project would have a less than significant impact with a significant emission of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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. Government Code section 65962.5 is an updated list of Hazardous Waste and Substances, also referred to as the Cortese List. The California Department of Toxic Substances Control publishes this list as the EnviroStor Website, which can be found at https://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&reporttype=CORTESE&site_type=CSITES,OPEN,FUDS,CLOSE&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST

When the Project Site/Facility was searched on the EnviroStor website, the Project Site was not found to be included on the Cortese List of sites that have known or potential contamination and is not located where facilities permitted to treat, store, or dispose of hazardous waste. Therefore, no impacts are anticipated from the Project in regard to Government Code section 65962.5. As a result, mitigation measures are not required.

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 Impact. See Response IX, a) through d). March Air Reserve Base is the closest airport to the Project Site, approximately 2 miles west of the Project Site. According to 2006 General Plan EIR Figure 5.5-3- City Areas Affected by Aircraft Hazard Zones, the Project Site is not within Accident Potential Zone (APZ) I or II or Clear Zones (CZ), which are considered to be significant areas prone to aircraft hazards that warrant special attention. Since the Project Site is not within areas for potential air crash hazards, the Project is compliant with General Plan policies and goals. Particularly, Policy 6.16.4 within the Safety Element (MoVal GEP EIR 2006), which states the following (Reference *Table 17: Project Consistency with the City's General Plan Safety Element*):

Policy 6.16.4: Within the safety zones (e.g., Air Crash Hazard Zones and Clear Zones) shown in Figure 6-5, residential uses shall not be permitted, and business uses shall be restricted to low intensity uses as defined in the March Air Reserve Base Air Installation Compatible Use Zone Report, as amended from time to time.

In addition, the Project Site is within Airport Compatibility Zones E and D (See Figure 4.9-2 Airport Compatibility Zones, MoVal GP EIR 2040). Descriptions of each zone indicate that noise noises are anticipated to be moderate to low, mostly within and beyond the 55 CNEL contour. Risk levels within these zones are also moderate to low. Risk concerns are primarily related to very-high-density activities in a confined area; however, the Project proposes low-density residential structures, with heights consistent with the City's development standards. The Project will increase the population and level of activity at the Project Site beyond existing zoning due to the proposed increase in density from R5 to RS-10, resulting in 63 additional dwelling units under the PUD. However, most of the Project Site is outside of the occasionally used flight corridor and is consistent with height requirements set by the City's Municipal Code development standards.

The proposed structures will not exceed 35-feet tall, which is the current allowable two-story height for R5 and RS-10 developments. Since the height will not change with the increase in density, height requirements proposed with the Project are consistent for developments with densities under existing zoning for R5 and the proposed RS-10 zoning. According to the March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan adopted in 2014, Zones D and E do not have restrictions on density/ intensity requirements for residential development. As a result, proposed the change from R5 to R-10 will not impact the airport policies and compatibility maps. Since the Project is compatible with

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

development standards, it is not anticipated that risks associated with the establishment of tall structures around airports will increase potential risks to the public or property. Therefore, concerns for risk are not high since the Project conveys compatibility with the designated land use.

For the reasons above, no impacts from the Project are anticipated and no mitigation measures are needed.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☒	☒	☐

Response:

Less than Significant Impact. See Response IX, a) through e). Moreno Valley has adopted the Emergency Operation Plan (2009) and Local Hazard Mitigation Plan (LHMP revised in 2017) to effectively plan for potential hazards within City Limits that include, floods, earthquakes, wildland and urban fires, landslides, and extreme weather events. This is especially important for portions of Moreno Valley within areas of high-risk for experiencing hazards that include faults, ruptures, flooding, and wildfires. Generally, high-risk areas are concentrated in the north and northeastern part of the City and the Project Site is in the southwestern part of the City.

The City's LHMP was designed to evaluate the probability of a particular risk/ hazard and establish mitigation to combat hazardous risks to the public and the environment. Within this planning document, a map of emergency evacuation routes is included (See Map S-6: Emergency Evacuation Risk Assessment GP 2040). The closest evacuation paths from the Project Site are south and east along Indian Street north of the Project Site and along Perris Boulevard leading away from the City (approximately 2-4 miles from evacuation gateways outside of Moreno Valley City Limits). Along evacuation routes, technology and design strategies are used to ensure traffic flows are at optimal rates during potential evacuations. Strategies include painted medians instead of raised medians and remote control of traffic signals via the City's Traffic Management Center (TMC).

The proposed Project does not propose to develop infrastructure that will obstruct current evacuation routes near the Project Site (via Indian Street and Perris Boulevard). In fact, the Project incorporates street improvements along Indian Street and Goya Avenue, in addition to, the paved extension of the westerly end of Goya Avenue from Indian Street. Proposed improvements are anticipated to provide increased access throughout residential communities and improve circulation within the Local Vicinity. The standard application of the City's development review and plan check processes will ensure that short-term construction of the Project will not impact evacuation routes and requires an Encroachment Permit and Traffic Control Plan for construction of the Project. The Project's impact on local roadways was determined to be less than significant, reference Section XVII, Response a) through d) for more information.

During Project construction, temporary impacts to local roadways due to construction and slower moving trucks and equipment in public right-of-way will be managed according to the City's Municipal Code. The City's Land Development Division will have to approve a traffic control plan that will be implemented by the Project contractor in connection with an Encroachment Permit issued by the City Engineer prior to construction. The traffic control plan will include measures such as temporary signage, detours, and flagging to safely route traffic during construction so that traffic delays are less than significant regarding emergency response and evacuation.

Additionally, goals and objectives in the City's General Plan assist with mitigation efforts to reduce losses form potential hazards identified within City Limits. Since the Project displays compliance with the 2006 General Plan and 2021 General Plan Update policies and goals contained in the Safety Element, less than significant impact from potential hazards is anticipated (See *Table 17: Project Consistency with the City's General Plan Safety Element* below).

TABLE 17: PROJECT CONSISTENCY WITH THE CITY'S GENERAL PLAN SAFETY ELEMENT

2006 General Plan	2021 General Plan	Project Consistency
	Goal: S-1: Protect life and property form natural and human made hazards.	As mentioned within Section IX, response b), the Project Site is not located within zones susceptible to Alquist-Priolo Earthquake Faults, high/serve Wildfires, landslides, or tsunamis. The planned development of 131 units of single-family residential developments have been designed under the purview of several Moreno Valley departments including Fire, Police, Planning, Transportation, Special Districts, and the Electrical utility. Standard application of the plan check and inspection process will ensure future residences protection and safety from natural, and human made hazards.
	Policy S.1-1: Continue to restrict the development of habitable structures within Alquist-Priolo Earthquake Fault Zones consistent with State law.	As noted in Section IX, response b), the Project is not located within Alquist- Priolo Earthquake Fault Zones. The nearest fault zone is a portion of the San Jacinto Fault Zone, located 9.1 miles northeast of the Project Site.
Policy 6.1.1 Reduce fault rupture and liquefaction hazards through the identification and recognition of potentially hazardous conditions and areas as they relate to the San Jacinto fault zone and the high and very high liquefaction hazard zones. During the review of future development projects, the City shall require geologic studies and mitigation for fault rupture hazards in accordance with the Alquist-Priolo Special Study Zones Act. Additionally, future geotechnical studies shall contain calculations for seismic settlement on all alluvial sites identified as having high or very high liquefaction potential. Should the calculations show a potential for liquefaction, appropriate mitigation shall be identified and implemented.		Reference Section VII, Responses a) through f), which contains information from the geotechnical investigation conducted by Krazan and Associates, Inc. dated February 2023. Within the report, the Project Site has been identified as having Low Liquefaction Potential in accordance with the County of Riverside Liquefaction Susceptibility Map.
	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.	The Project Site is not located in a high wildfire risk area. Refer to Section XX, Response a) and Figure 4.18-1 of the 2021 General Plan EIR. The CALFIRE Fire Threat Areas are along the north, northeast, and southeast edge of City Limits.
Policy 6.16.4: Within the safety zones (e.g., Air Crash Hazard Zones and Clear Zones) shown in Figure 6-5, residential uses shall not be		Reference Section IX, response e). The Project Site is not within APZ or CZ; the proposed Project displays compliance with designated land uses and the Airport Land Use Compatibility Plan (ALUCP).

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
permitted, and business uses shall be restricted to low intensity uses as defined in the March Air Reserve Base Air Installation Compatible Use Zone Report, as amended from time to time.					
	S.1.34 Regulate development on sites with known contamination of soil or groundwater to ensure that construction workers, future occupants, adjacent residents, and the 4.0 Environmental Analysis 4.9 Hazards and Hazardous Materials MoVal 2040 Project EIR Page 4.9-16 environment are adequately protected from hazards associated with contamination.		As mentioned within Section IX, response a), the Project will remain compliant with state, federal, regional, and local regulations regarding the transport, removal, storage, and use, etc. of hazardous materials		
	Policy S.1-35. Consistent with State regulations, proper storage and disposal of hazardous materials to reduce the likelihood of leakage, explosions, or fire, and to properly contain potential spills from leaving the site.		During Project construction, diesel-fueled equipment will be stored onsite; the potential for leakage or explosions due to Project construction will be regulated by the City Fire Department and the Project contractor. Therefore, State regulations and appropriate Cal/OSHA standards and CARB requirements for equipment use will be enforced. Long-term, the Project Site has the potential to generate and dispose of hazardous materials from household items. For this reason, the PUD proposes to enforce CC&R requirements through the establishment of an HOA, which tenants, property owners, and residences are legally obligated to remain compliant with.		
	S.2-A Where possible, avoid the installation of raised and planted medians in areas shown on Map S-6. The use of painted medians in these areas will allow for reversible lanes that create additional outbound capacity to facilitate emergency evacuation.		Site plans indicate that the Project does not propose to install raised medians as a street improvement. Street improvements include paving the westerly assess of Goya Avenue from Indian and creating a pedestrian walkway and bike lane along Indian Street and Goya Avenue. In addition to off-site improvements along Goya Avenue and Indian Street, the backbone circulation system will incorporate a layered network approach. This form of vehicular access is preferred by the City of Moreno Valley, as indicated within the 2021 General Plan Update. See Section XVII, Transportation, for more information.		

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

Sources:

2) City of Moreno Valley General Plan 2006 (superseded) adopted July 11th, 2006.
1. Chapter 9: Goals, Objectives, Policies, and Programs
3) City of Moreno Valley General Plan 2040, adopted June 15, 2021
1. Safety Element
4) City of Moreno Valley 2017 Local Hazard Mitigation Plan
5) City of Moreno Valley Emergency Operation Plan 2019

For the reasons stated above, the Project will not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan and impacts are considered 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. See Response IX, a) through f). The Project Site is within an urbanized area of the City with surrounding land uses being primarily residential and industrial developments. At the Project Site, land is vacant and underutilized. According to CALFIRE Fire Hazard Severity Zone Viewer (FHSV), the Project Site is not within a Very High, High or Moderate Fire Hazard Severity Zone. Areas at "High Risk" for wildland fires according to Map S-5: Fire Hazard Severity Zones in Moreno Valley's General Plan, include Lake Perris Recreation Area, approximately 3.5 miles east and outline City Limits from the Box Spring mountains in the north to the Badlands in the east. Due to the proximity of these high-risk zones for wildland fires to the Project Site being over two miles away, the Project would not be subject directly to risk from wildland fires. Likewise, during high wind conditions, the location of the Project Site is not likely to contribute to the spread of a fire. As a result of Project location within City Limits and relative to fire-prone areas, direct exposure to wildland fires is not anticipated to significantly change with the increased density of the Project. Therefore risk to people or structures and result in loss, injury, or death from Project implementation is expected to be similar to what can be expected with the full buildout of the existing General Plan and zoning.

Although the Project Site is not directly impacted by fire-prone areas, best management practices and preventative mitigation will be implemented by CALFIRE and the Homeowner's Association. CALFIRE requires that homeowners within the clear vegetation between 30 to 100 feet around their homes, since "Riverside County is statistically one of the most active wildfire counties in the state" (MoVal EOP 2009, Threat Assessment 3).

For the reasons above, Project impacts related to wildland fire hazards are less than significant.

Sources:

1. Moreno Valley General Plan, adopted July 11, 2006
   - Chapter 6 – Safety Element – Section 6.2.8 – Wildland Urban Interface
   - Chapter 6 – Safety Element – Section 6.9 – Hazardous Materials
   - Chapter 6 – Safety Element – Section 6.10 – Air Crash Hazards
     - Figure 6-5 – Air Crash Hazards
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
   - Section 5.5 – Hazards and Hazardous Materials
     - Figure 5.5-1 – Hazardous Materials Sites
     - Figure 5.5-2 – Floodplains and High Fire Hazard Areas
     - Figure 5.5-3 – City Areas Affected by Aircraft Hazard Zones
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
4. 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)
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 5 – Wildland and Urban Fires
     - Figure 5-2 – Moreno Valley High Fire Area Map 2016

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

- Chapter 12 – Dam Failure/Inundation
  - Figure 12-2 Moreno Valley Evacuation Routes Map 2015
- Chapter 13 – Pipeline
  - Figure 13-1 – Moreno Valley Pipeline Map 2016
- Chapter 14 – Transportation
  - Figure 14-1.1 – Moreno Valley Air Crash Hazard Area Map 2016
- Chapter 16 – Hazardous Materials Accident
  - Moreno Valley Hazardous Materials Site Locations Map 2016

6. 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
     - Figure 17 – Air Crash Hazards
7. Final 2010-2011 Annual Monitoring Report, Long Term Groundwater Monitoring Programs- Title Thru Sec. 4, MARB 2011 BW AMR (ca.gov)

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

The responses within this section are based on the Grading Plan (See **Figure 13: Grading Plan**) and the Preliminary Water Quality Management Plan found in **Appendix E** (Greenberg Farrow, 3/13/2023) and Preliminary Drainage and Hydrology Report found in **Appendix F** (Greenberg Farrow, 2023).

Regulatory Framework:

The Clean Water Act

The Clean Water Act (CWA) is enforced by the U.S. EPA with the intent to maintain water quality, "to restore and maintain the chemical, physical, and biological integrity of the Nation's waters". EPA relies on other federal agencies (e.g., Army Corps of Engineers) and state agencies (e.g., California Water Quality Control Board/Regional Water Quality Control Boards) and tribal regulatory partners to: "implement pollution control programs such as [National Pollutant Discharge Elimination System Permit Program, which sets and maintains] standards [and tracks progress for storm water discharges and surface water quality]" (33 U.S.C Sec. 1251, 1972). Implementation of the CWA involves monitoring, treatment, and pollution source controls to protect human health and the environment. The CWA provides an important legal foundation for regional and local agency efforts in California to reduce pollutant discharges in waterways, protect drinking water and maintain beneficial uses of receiving water bodies. Regulated waterways under the CWA include lakes, streams, creeks, rivers as well as groundwater recharge basins. The CWA contains several provisions protecting water quality, including the following Sections: 303(c)(2)(B) establishing numeric thresholds for aquatic life and human health, 303(d) publishing a list of impaired water bodies and establishing Total Maximum Daily Loads (TMDLs) thresholds for pollution in receiving waters, 305(b) State Water Resources Control Board monitoring and reporting requirements, 401 for water quality certification for dischargers and for discretionary projects, 402(p) special standards for municipal storm water discharges and Municipal NPDES Storm Water Permits, and 404 regulating discharge of dredge and fill within Waters of the United States, and 307(a) requiring toxics and effluent pretreatment prior to discharge.

National Pollutant Discharge Elimination System MS4 Permit

The National Pollutant Discharge Elimination System (NPDES) is a permit program administered under the authority of the CWA for regulation of pollution levels discharged into surface waters. NPDES permitting, administration, and enforcement is delegated to state and local agencies with oversight by the U.S. Environmental Protection Agency. The NPDES stormwater permit program provides a framework for controlling the types and levels of pollution discharged into surface runoff and receiving waters. NPDES is administered by Regional Water Quality Control Boards in cooperation with tribal entities and local agencies, such as individual counties and cities. NPDES is a management tool for regulating municipal, industrial and construction pollution in surface waters. The City of Moreno Valley is a co permittee under Order R8-2010-0033 (MS4 Permit) for the Riverside County Flood Control District.

The NPDES General Construction Permit applies to projects that plan to disturb one acre or more of land during construction. The City of Moreno Valley is responsible for reviewing plans on individual construction projects for compliance with the requirements of this permit and extending permit coverage on a case-by-case basis. NPDES compliance typically consists of a Storm Water Pollution Prevention Plan documenting how temporary erosion control, materials containment, and housekeeping at construction sites will be implemented to prevent pollution from construction activities from entering surface water via dust, direct contact, or runoff during construction. Best Management Practices (BMPs) are typically applied to activities with potential to emit dust or toxics, generate debris, and disturb stable ground surfaces such as grading, demolition, materials hauling, clearing, and building. This permit is intended to control pollution by requiring preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) listing appropriate Best Management Practices (BMPs) which are suited to the Project for reducing or

preventing erosion, siltation, debris, and chemicals from entering surface water during construction. The SWPPP is incorporated into the City of Moreno Valley's standard grading and building permit review process for discretionary approval and inspections for compliance. The implementation of the SWPPP starts with the commencement of construction and continues through the competition of construction.

The long-term enforcement under the MS4 Permit in Moreno Valley is achieved with an approved Water Quality Management Plan (WQMP) for new individual developments exceeding 10,000 square feet in area or otherwise based on the type and scope of development/redevelopment. Development projects are assessed for coverage under the City's MS4 Permit, Order R8-2010-0033, during the City's standard process for plan check and inspection on discretionary approvals. Project Specific WQMPs must specify BMP type, location, method of implementation and a maintenance plan for structural and non-structural BMPs implemented over the life of a project. BMPs are designed to limit pollution according to project-related activities, impairment of receiving waters, and project details such as proposed location, topography, area of impervious surfaces, proposed drainage patterns and anticipated activities. Implementation of pollutant source control with new development provides a plan to eliminate unfiltered discharge of surface water into the municipal storm drain system and to maximize infiltration at the Project Site. The landowner is responsible for proper implementation of permanent water quality BMPs, such as retention and filtering of runoff prior to discharge into the City's storm drain system and educational materials provided to residents on proper handling, storage, use, and disposal of cleaners and paints, animal waste, and refuse as well as maintenance such as regular sweeping of impervious surfaces, cleaning inlets and changing water quality filters to properly protect water quality in surface runoff over the long-term. WQMP implementation is enforced in perpetuity and non-compliance is punishable with substantial fines.

Federal Emergency Management Agency

The Federal Emergency Management Agency (FEMA) is a Federal agency that oversees floodplains and the National Flood Insurance Program (NFIP), adopted under the National Flood Insurance Act of 1968. FEMA provides flood management protections set forth by their adopted standards. In addition, FEMA has developed the National Flood Hazard Layer (NFHL) to assist local jurisdictions with flood potential on the identification of land uses at risk. The Project Site is not within a FEMA floodplain.

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Act protects the waters of the state and the use and enjoyment of the people. The Act regulates activities that foreseeably degrade water quality in both surface water and groundwater within the state, to attain the highest reasonable water quality. The Porter-Cologne Water Quality Act is administered at a regional level, within the framework of the State Water Resources Control Board (SWRCB) and nine Regional Water Quality Control Boards (RWQCB) across the state of California. Under the Act, each RWQBC must formulate and adopt their own water quality control plan that establishes water quality objectives to ensure the reasonable protection of beneficial uses and prevention of nuisance (CA.gov 2023).

Santa Ana Regional Water Quality Control Board

The State Water Resources Control Board was created in 1967 to ensure the highest reasonable quality for the waters of the State, while achieving optimal balance of beneficial uses (RWQCB- SAR, 2017). The Santa Ana Regional Water Control Board (RWQCB) designates beneficial uses of water bodies to be protected, tests and reports on impairments, and establishes water quality objectives through the adoption of the Santa Ana River Basin Water Quality Control Plan (MoVal FEIR GP). The RWQCB enforces water quality standards through Regional Board Order No. R8-2010-0033 Template revised June 30, 2016. The template is used to complete the WQMP for each discretionary project. Review and approval by the permittee, City of Moreno Valley, constitutes coverage under the National Pollutant Discharge Elimination System (NPDES MS4 Permit).

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

Response:

Less than Significant with Mitigation Incorporated. The Project Site and Local Vicinity are within the Santa Ana River Watershed, in the San Jacinto Valley Hydrologic Unit, Perris Hydrologic Area and Perris Valley Hydrologic Sub Area. Surface water quality for the Project falls under the jurisdiction of the Regional Water Quality Control Board, Santa Ana Region (RWQCB-SAR). The Santa Ana RWQCB is responsible for maintaining water quality standards for groundwater and surface water resources in this region. The agency regulates water quality under the Porter Cologne Water Act, which allows the RWQCB to enforce the Clean Water Act (CWA) to adopt water quality control plans and establish regulations.

Management of the San Jacinto Groundwater Basin is under the Eastern Municipal Water District (EMWD) Board of Directors. The EMWD is responsible for implementing regulations under the Sustainable Groundwater Management Act, to ensure groundwater sustainably and overdraft prevention.

The proposed Project will remain compliant with regulations under the jurisdiction of the EPA and State Water Resources Control Board (SWRCB). Since the CWA is enforced primarily by the County and City of Moreno Valley, the Project will comply with water quality standards by controlling pollution generated by the Project at the Project Site according to methods outlined in an approved SWPPP and WQMP. The Project will obtain necessary permits and approvals for Project construction and long-term operation in perpetuity established under the NPDES MS4 Permit, Order R8-2010-0033, issued to the Riverside County Flood Control and Water Conservation District (RCFCWCD) and City of Moreno Valley, as a co-permittee.

Existing conditions at the Project Site indicate natural infiltration and natural storm water surface flows occur during storm events in a northeast to southwest direction. Surface flows currently consist of unfiltered discharge into the municipal storm drain system located west of the Project Site along the eastern boundary of the northbound travel lane of Indian Street. At this location, the City's storm drain system consists of a concrete lined v-ditch that flows in a southerly direction and discharges into a catch basin located below ground surface within the public right-of-way west of the southwest property corner of the Project Site. The storm drain eventually flows south to the San Jacinto River into Canyon Lake, discharging into Lake Elsinore, the Santa Ana River, and eventually to the Pacific Ocean. *Table 18: Identification of Receiving Waters* below, outlines the name and status of receiving waters that could be impacted by the Project are listed on the 303 (d) list.

TABLE 18: IDENTIFCATION OF RECEIVING WATERS

Receiving Waters	EPA Approved 303 (d) List Impairments	Designated Beneficial Uses
Perris North	None	AGR[1], IND[3], PROC[5], MUN[4]
San Jacinto River Reach 3	None	AGR, GWR[2], MUN, REC1[7], REC2, WARM[8], WILD[9]
San Jacinto River Reach 2/ Canyon Lake (Railroad Canyon Reservoir)	Nutrients	NONE
San Jacinto River Reach 3	None	AGR, GWR, MUN, REC1, REC2, WARM, WILD
Lake Elsinore	DDT, Nutrients, Organic Enrichments/ Low Dissolved Oxygen, PBCs, Toxicity	MUN, REC1, REC2, WARM WILD
Temescal Wash	None	AGR, GWR, MUN, REC1, REC2, WARM, WILD, RARE
Santa Ana Reach 2	Indicator Bacteria	AGR, GWR, MUN, REC1, REC2, WARM, WILD, RARE[6]
Santa Ana Reach 1	None	N/A
Pacific Ocean	DDT, Nutrients, Organic Enrichment/ Low Dissolved Oxygen, PCBs, Toxicity	N/A

Source: (Project WQMP, Greenberg Farrow, 2023)

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

Note: The Project Site is located in the San Jacinto River Watershed basin. It's ultimate end point of runoff is at Lake Elsinore and settles and remains in Lake Elsinore. However, there are extremely rare instances in case of emergencies, there is an overflow/ highpoint a quarter way up in Temescal Canyon that spills into the Santa Ana River. Which connects to the Pacific.

(1) AGR= Agricultural Supply- uses of water for farming, horticulture, or ranching, including but not limited to, irrigation, stock watering, or support of vegetation for range grazing (CA Waterboards).
(2) GWR= Groundwater Recharge- use of water for natural or artificial recharge of groundwater for purposes of future extraction maintenance of water quality, or halting saltwater intrusion into freshwater aquifers (CA Waterboards).
(3) IND= Industrial Service Supply- use of water for industrial activities that do not depend primarily on water quality, including, but not limited to, mining, cooling water supply, hydraulic conveyance, gravel washing, fire protection, and oil well repressurization (CA Waterboards).
(4) MUN= Municipal and Domestic Supply- use of water for community, military, or individual water supply systems, including, but not limited to, drinking water supply (CA Waterboards).
(5) PROC= Industrial Process Supply- use of water for industrial activities that depend primarily on water quality (CA Waterboards).
(6) RARE= Preservation of Rare and Endangered Species- uses of water that support habitat necessary for survival and successful maintenance of plant or animal species established under state and/or federal law as rare, threatened, or endangered (CA Waterboards).
(7) REC1= Water Contact Recreation- uses of water for recreational activities involving body contact with water where ingestion of water is reasonably possible (CA Waterboards); REC2= Noncontact Water Recreation- use of water for recreational activities involving proximity to water, but not normally involving contact with water where water ingestion is reasonably possible (CA Waterboards).
(8) WARM= Warm Freshwater Habitat- uses of water that supports warm water ecosystems including, but not limited to, preservation or enhancement of aquatic habitats, vegetation, fish, or wildlife, including invertebrates (CA Waterboards).
(9) WILD= Wildlife Habitat- uses of water that supports wildlife habitats, including, but not limited to, the preservation and enhancement of vegetation and prey species used by wildlife, such as waterfowl (CA Waterboards).

The Project Site contributes to accumulated pollutant impairments reported within downstream receiving waters including Lake Elsinore, Santa Ana River, and the Pacific Ocean. The State's 303(d) list indicates Lake Elsinore, and the Pacific Ocean are impaired for DDT, Nutrients, Organic Enrichment/Low Dissolved Oxygen, PCB's and Toxicity. Santa Ana River Reach 2 is impaired for indicator bacteria. Since the Project Site is vacant, it provides some onsite filtration; however, unfiltered surface flows discharging directly into storm drains carry soil, debris, waste and potentially toxics from unsanctioned dumping and previous agriculture which are typically found in of urban runoff from vacant parcels in the City of Moreno Valley without filtration systems or approved water quality plans.

To reduce pollution in surface waters from existing conditions and to comply with City and County water quality management plans, the Project proposes to incorporate permanent design features which minimize impervious surfaces and direct surface flows from impervious areas into onsite landscaping and a series of onsite inlets which discharge into the bioretention basin for water quality that is proposed at the southwest corner of the Project Site. Plans show the bioretention basin for the Project has a capacity that exceeds precipitation volume from 100-year storm events and is a vegetated, 24,700 sq. ft., and 6-foot-deep basin. This design will allow settling of pollution, infiltration, and filtered surface flows discharged into the City's storm drain from the Project Site that will not exceed volumes under existing baseline conditions. As shown in **Figure 13: Grading Plan**, grading is proposed to match the natural contours of the Project Site and topography of the surrounding parcels and will allow for storm water to naturally flow toward and collect in the bioretention basin. Therefore, minimizing changes to topography and quantity of imported soil needed for development; surface flows will be directed into landscaped areas and inlets, collected in the bioretention basin proposed with the Project. Therefore, surface water from the Project will contribute to groundwater recharge and filter discharge into the City's storm drain system. The bioretention basin has been adequately sized for 100-year stormwater volumes, pursuant to City Engineering Standards. The bioretention basin is designed to decrease the degradation of surface water from urban runoff and pollution generated from the Project. This includes the incorporation of a proprietary Flogard+Plus filter.

In addition to design features, the City and County's NPDES MS4 permit process will ensure construction activities including grading, excavation, and other earthworks do not result in substantial degradation to surface waters. Pursuant to the NPDES MS4 permit, the Project will implement erosion, dust, and pollution control BMPs during construction with specification and notes incorporated into grading and construction plans. The City's standard application of plan check and inspection will ensure BMPs are implemented and included on Project plans. Proposed BMPs are consistent with the City's Standard Engineering plans found in Section 3: Flood and Erosion Control for storm water pollution prevention and include silt fencing and sandbags, soil stabilizers for erosion control during grading and construction to protect water quality. Moreno Valley's Municipal Code recognizes these BMPs as Standard Plans and Notes for uniform

design and erosion control during construction. These standards are meant to reduce construction-phase pollution in urban runoff.

Plans show a total of approximately 8.37 acres of impervious surfaces are proposed with the Project. Increased area of impervious surfaces and Project-related activities could substantially increase volume, rate of urban runoff exceeding design capacity of the City's storm drain. Likewise, pollution entering surface waters would increase from the conditions of the existing undeveloped Project Site. In the absence of structural water quality BMPs proposed with the Project, such as the bioretention basin, significant impacts from the Project would occur. Project design will direct flows into landscaped areas and the onsite system of inlets that discharge to the bioretention basin, shown in **Figure 13: Grading Plan.** The bioretention basin will retain runoff and allow settling of silt and debris so that filtered discharge from the Project enters the City's storm drain at a rate and volume comparable to existing conditions. Therefore, less than significant impacts are anticipated from the Project related to permanently increased pollution in urban runoff. The Project is anticipated to be compliant with the City's MS4 Permit.

The Preliminary WQMP for the Project identifies pollutants of concern typically generated by residential land use and proposes permanent structural and nonstructural BMPs that will be implemented with the Project to reduce impacts to less than significant levels. Examples of structural BMPs include the onsite inlets and the bioretention basin to filter bacteria, metals, nutrients, pesticides, toxic organic compounds, sediments, trash and debris, and oil and grease from Project runoff prior to discharge offsite. Structural BMPs must be maintained with regular monitoring and cleaning. Nonstructural BMPs that will reduce source pollutants and maintain water quality in accordance with City and County objectives include periodic repaint or replacement of inlet markers, education materials provided to residents on the proper use, handling and storage of household cleaners and pesticides, regular sweeping of impervious surfaces, and proper disposal of pet waste. CC&Rs and the HOA will include a program of regular maintenance of structural BMPs and systematic implementation of non-structural BMPs which will be enforced in perpetuity through the standard application of the City's water quality management process, conditions of approval for discretionary permits issued by the City, and the CC&Rs and HOA pursuant to **MM HYDRO-01: Water Quality Best Management Practices**. Compliance records are subject to inspection by the City and RWQCB. The City's Codes and Ordinances require an approved/ signed WQMP for each owner of record so that the current landowner is aware of the BMPs for the Project Site and these BMPs implemented in perpetuity by the owner.

For the reasons above, the Project will have less than significant impacts related to violations of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality with the implementation of **MM HYDRO-01- Water Quality Best Management Practices**.

MM HYDRO-01- Water Quality Best Management Practices: Upon Project implementation, the maintenance of water quality is the responsibility of the property owner, which was disclosed within a statement of compliance prior to the purchase from the builder. The Homeowners Association (HOA) and City or County are responsible for enforcing the Water Quality Management Plan if the resident is not adhering to the following WQMP best management practices and requirements:

Treatment Control BMP:

2. A Flogard +Plus CB insert filter shall be used as a treatment control to provide proprietary treatment mechanisms to treat potential pollutants in runoff. The Flogard +Plus CB insert has a removal efficiency of approximately 80% and removes proprietary pollutants of concern including sediment, gross solids, trash, and petroleum hydrocarbons.

Permanent Structural Source Control BMPs:

11. At the location of drainage inlets, install storm drain markers "Only Rain Down the Drain/ Drains to Lake".
12. Implement a landscaping plan that will achieve the following:
    a. Preserve existing native trees, shrubs, and groundcover to the maximum extent possible.

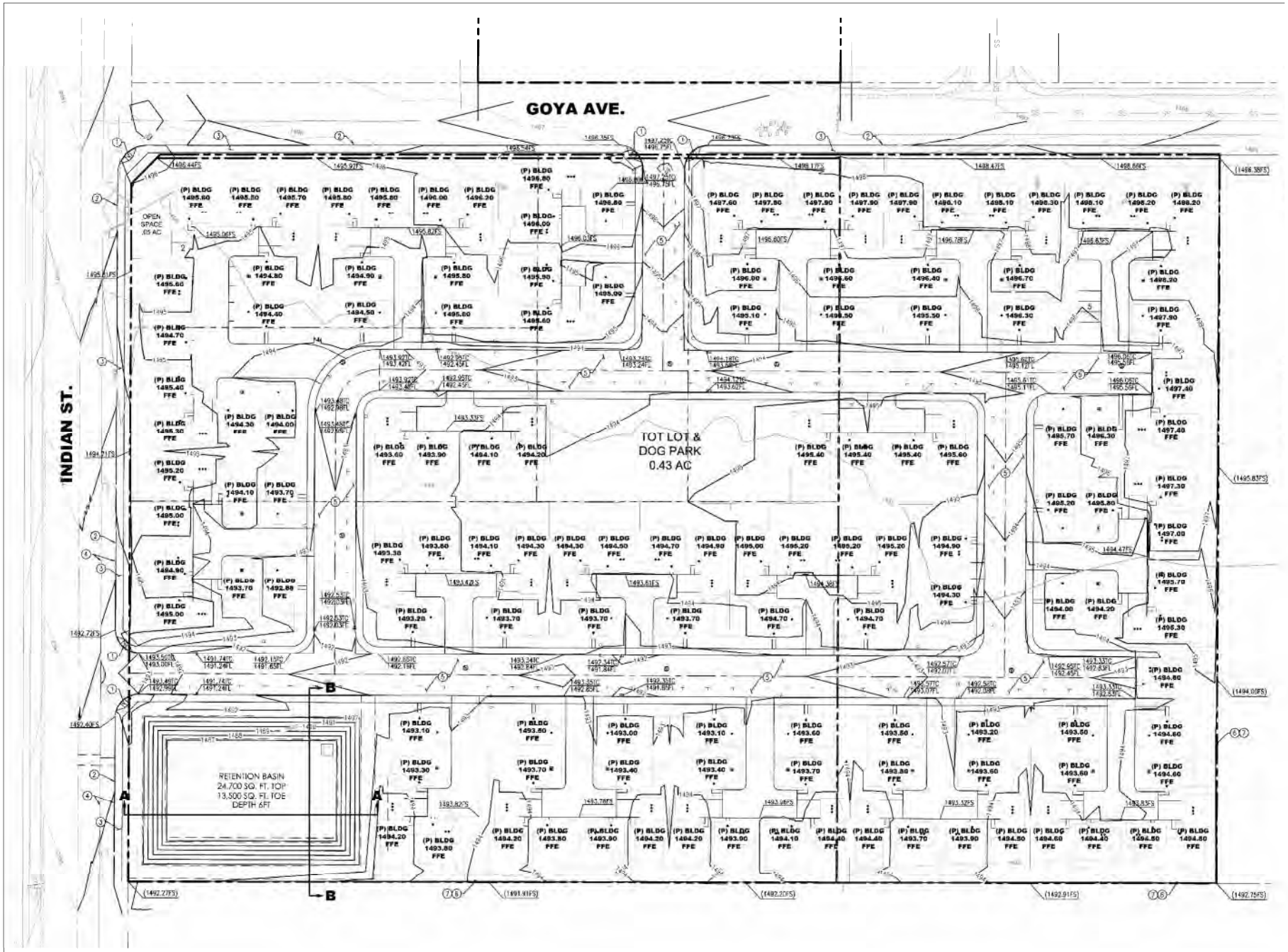
b. Design landscaping to minimize irrigation and runoff, to promote surface infiltration and runoff where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.
c. Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions.
d. Consider using pest-resistant plants, especially adjacent to hardscape.
e. To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.

13. HOA CC&Rs shall outline where site refuse and recycled materials will be handled and stored for pickup. If dumpsters or other receptables are outdoors, state how the designated area will be covered, graded, and paved to prevent run-on and show locations of berms to prevent runoff from the area. Signs will be posted on or near dumpsters stating “Do not dump hazardous materials here" or similar.
14. Cover outdoor storage areas; grade and berm outdoor storage areas to prevent run-on or run-off from area.
15. Storage of non-hazardous liquids shall be covered by a roof and/or drain to the sanitary sewer system, and be contained by berms, dikes, liners, or vaults.
16. Storage of hazardous materials and waste must be in compliance with the local hazardous materials ordinance and a Hazardous Materials Management Plan for the site.
17. A detailed description of materials stored within storage area and structural features shall be provided by the Property owner to prevent pollutants from entering storm drains.
18. Provide a means to drain fire sprinkler test water to the sanitary sewer.
19. Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment.
20. Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.

Operational Source Control BMPs:

7. Maintain and periodically repaint or replace inlet markings.
8. Provide stormwater pollutant prevention information to new site owners, lessees, or operators.
9. Maintain landscaping using minimum or no pesticides.
10. Provide an adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered.
11. Prohibit/ Prevent dumping of liquid of hazardous wastes. Post “no hazardous materials” signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site.
12. Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect wash water containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.

With the implementation of **Mitigation Measure HYDRO-01** and as a result of the discretionary approval and the standard measures and procedures of the City’s plan check and inspection processes, the Project would have a less than significant impact with any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.



LEGEND

- (P) PROPERTY LINE
- (E) PROPERTY LINE
- (P) BUILDING
- (P) CURB & GUTTER
- (P) PARKING STALL
- (P) TOE
- (P) GRADE BREAK/RIDGE LINE
- (P) STORM DRAIN MANHOLE
- (P) STORM DRAIN GRATE INLET STRUCTURES
- (P) RETENTION BASIN
- (P) LIGHT POLE
- (E) MONITORING WELLS

City of Moreno Valley
Goya at Heritage Park

Figure 13. Grading Plan

Source: Greenberg Farrow

N

Not to Scale

ARDURRA

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 Impact. See Section X, Response a). The Project Site has been approved for development with detached single-family residences under existing General Plan and Zoning designations. This location consists of vacant land with gently sloping topography. Surface flows are from the northeast to the southwest at approximately 0.8 percent grade. Existing topography of the Project Site directs surface flows generally to the southwest into a catch basin within the City's storm drain system located along the western boundary of the Project Site. Due to existing gentle slopes and the exposed surface consisting of weeds, grasses, and soils, the Project Site provides some infiltration during and after storms and likely contributes to water quality concerns from unfiltered surface flows. Existing precipitation at the Project Site is documented at 0.47 inches per hour according to 2-hour weather data compiled by National Oceanic and Atmospheric Administration and utilized by Riverside County Flood Control District for facilities planning. The infiltration testing results for the Project Site document infiltration rates at a maximum 1.08 inches per hour at 5 feet below ground surface and 0.55 inches per hour at 12 feet below ground surface (Greenberg Farrow, 2023). Groundwater was not encountered during soils sampling at the Project Site; and groundwater is estimated to be at depths greater than 50 feet below existing ground surface. Along the southern perimeter of the Goya Avenue right-of-way, along the northern boundary of the Project, there are two groundwater monitoring wells managed by March Air Reserve Base (MARB) and owned by the Department of Defense. These are used to monitor groundwater quality by MARB. The monitoring wells are within the planned right-of-way for Goya Avenue north of the Project. As advised by officials from MARB, groundwater monitoring wells will be protected in place during construction and over the long term, see Section IX. Hazards and Hazardous Materials for more information. Therefore, no impact is anticipated to groundwater monitoring.

Based on soils testing, groundwater is not expected to be encountered during construction of the Project; therefore, no direct impacts on groundwater are expected. Project plans indicate existing site surfaces of unconsolidated soils will change to impervious asphalt, concrete, landscaping, and other mixed surface types, which could reduce the surface area for infiltration. The proposed grading plan for the Project indicates surface flows from the Project generally follow the natural drainage patterns towards the southwestern corner of the Project Site. Grading for building pads walkways and streets and other proposed impervious surfaces will direct runoff from any impervious surfaces to landscaped areas onsite or the inlet storm drains proposed with the Project that discharge into the bioretention basin. Project design incorporates clustered development to maximize open space with drainage designed to collect and filter surface flows in the bioretention basin proposed at the southwest property corner and other landscaped areas on site which allow settling and separation of pollutants as well as the infiltration of surface flows to the maximum extent feasible. Runoff volume and rates will not exceed pre-project conditions. Post construction infiltration rates at the Project Site will be less than what has been documented for existing conditions; however, the Project Site is planned for urbanization and reduced future infiltration at the Project Site has been previously considered and approved under existing City plans. Less than significant impacts are anticipated.

The Project will not result in substantively increased demand for water and groundwater pumping because it is proposed in response to regional growth projections and state requirements for housing within the City of Moreno Valley; for these reasons, less than significant impacts on groundwater recharge and groundwater management are expected with the implementation of the Project. Therefore, no mitigation is required.

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 Impact. See Section X, Response a) and b) above. Project plans indicate consistency with existing drainage patterns at the Project Site and in adjacent areas, which are toward the southwest and west, discharging into the City's storm drain system offsite in Indian Street. The volume and velocity of storm water discharged from the Project will not exceed pre-project conditions due to the design of the bioretention basin. The

Project will not directly change streams or rivers, since there are no surface waters on the Project Site currently. The Project proposes to retain the existing general drainage pattern towards the southwestern corner into a bioretention basin that is intended to reduce erosion and siltation from the exposed soils on site currently as well as maintain the velocity and volume of surface flows in a manner that is consistent with City Engineering Standards.

The City of Moreno Valley is responsible for verifying discretionary Project compliance with the MS4 permit requirements for water quality in surface waters during both temporary construction activities and permanently with land use changes that are proposed with the Project. As a result, the City requires a Project Specific SWPPP and WQMP with BMPs to minimize the contribution of the Project Site to the impairments in receiving waters listed on the 303 (d) list. For the Project this includes minimizing temporary dust, erosion, and siltation as well as PCBs, nutrients and toxicity during grading and construction. The Project will permanently increase the area of impervious surfaces and level of activities associated with residential housing at the Project Site. Project design must include structural and nonstructural BMPs which are compliant with the NPDES MS4 permit requirements applicable to the County and City as co-permittee. Therefore, as mentioned in Response a) of this Section, the Project includes a water bioretention basin within the southwestern corner so that post construction, the Project Site will discharge only filtered water into the City's storm drain and surface flows from the Project will not exceed existing volumes and rates. The location of the bioretention basin was determined by the natural contour of the site. Drainage features onsite will direct surface flows to landscaped areas and inlets and the bioretention basin and allow filtered flows from the Project to discharge off-site. Therefore, the Project is not expected to result in substantial erosion or siltation or substantial alteration of existing drainage patterns of the site or area.

While the Project will permanently increase impervious surfaces from on- and off-site improvements, the proposed bioretention basin and landscaped open space areas will be designed to fully contain runoff onsite, allow infiltration within these onsite pervious areas, and to decrease the velocity of surface flows discharging offsite. The bioretention basin will store excess surface flows in order to attenuate runoff to pre-development conditions. Structural and nonstructural BMPs will comply with City of Moreno Valley's MS4 Permit requirements. Likewise, offsite improvements constructed with the Project in Goya Avenue and Indian Street will be designed pursuant to the City's engineering standards.

During Project construction, BMPs will be implemented for site preparation, grading and building phases. These temporary BMPs will be implemented according to the approved SWPPP and will consist of non-structural BMPs to stabilize disturbed surfaces and minimize airborne dust to reduce erosion and siltation during grading and construction. Post-construction, landscaping will be implemented in open space areas and parkways to stabilize disturbed surfaces and facilitate infiltration of runoff, which will minimize soil erosion in the long-term. Post construction non-structural BMPs intended to reduce dust and debris on impervious surfaces will be implemented such as regular sweeping and use of covered refuse containers.

As a result, Plans for the Project indicate significant impacts from substantial alteration of existing drainage patterns or substantial erosion or siltation on- or off-site, are not anticipated from Project implementation.

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 Impact. See Section X, Response a) through c) i. The grading plan for the Project indicates substantial conformance between preconstruction and post construction topography, and the proposed Project will comply with the City's Municipal Code Chapter 9.14.110, which requires flood control onsite. The Project proposes a bioretention basin to retain surface flows and maintain existing preconstruction rate and volume of surface runoff entering the City's storm drain from the Project Site during and after storms. The bioretention basin will be approximately 24,700 square feet and has been designed to adequately store runoff exceeding 100-year storm volumes and discharge storm flows in a manner which does not exceed the design capacity of the City's infrastructure. The Project Site will be developed according to plans which indicate consistency between pre-development and post development conditions for runoff and flood protection. In addition, Plans consistency with City's Municipal Code, Chapter 9.14.110, pertaining to flood control and tract drainage as indicated in **Figure 13: Grading Plan**, will be implemented with the Project via the standard application of the City's plan check and inspection process.

As a result, the Project does not anticipate substantial increases in the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Therefore, no mitigation is required.

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 Impact. Project plans indicate surface flows and runoff water from the proposed Project will closely resemble existing topography and drainage patterns, resulting in less than significant impacts from increased area of impervious surfaces proposed with the Project. Structural BMPs like the bioretention basin onsite will naturally infiltrate pollutants from onsite and is adequately sized to manage runoff from the Project exceeding 100-year stormwater events in compliance with City standards.

Pollutants from trash, recycling, vehicular oils, and fertilizers debris will be introduced onsite during the Project's long-term use. Source control BMPs in approved WQMP will be utilized to reduce impacts to less than significance by filtering runoff prior to discharge into the City' storm water system. In addition, landscape design will minimize irrigation runoff and promote surface infiltration to reduce stormwater pollution. As mentioned in Response X), a), tenants and property owners will sign lease agreements and agree to HOA requirements documenting their acknowledgement with pollution prevention and mandatory compliance with source control BMPs for water quality management.

For reasons above, the Project is not anticipated to 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. Therefore, no mitigation is required.

iv) Impede or redirect flood flows?	☐	☐	☒	☐

Response:

Less than Significant Impact. See Section X, Response a) through c) iii. Due to the Project consistency with existing drainage pattens and the proposed bioretention basin the southwestern corner of the Project Site that will ensure 100-year storm water volumes do not exceed pre-development conditions, less than significant impacts are anticipated. Therefore, no mitigation is required.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒

Response:

No Impact. The Project Site is not in close proximity to large bodies of water such as lakes or oceans; therefore, the result of a tsunami or seiche impacting the Project Site is not likely to occur. According to the Department of Conservation, the Project Site is not located in a zone at risk of a tsunami (See California Tsunami Maps and Data). The Local Vicinity is mostly urbanized and in an inland region, far from oceans or large bodies of water. In addition, Figure 4.10-3: FEMA Floodplains and Floodway indicates the Project Site is not at risk for flooding. The Project will remain compliant with the standards and recommendations listed in Section 8.12 of the City's Municipal Code for construction and post construction conditions to mitigate potential water quality concerns and flood damage. The Project will implement Best Management Practices to mitigate the release of pollutants in surface flows. Upon Project completion, post construction policies will be in place to minimize pollutants onsite as outlined in Response X, c) iii.

For the reasons above, the Project will not result in impacts from flood hazard, tsunami, or seiche zones release of pollutants due to Project inundation. Therefore, no mitigation is needed.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Response:

Less than Significant Impact. See Response X, a) through d) above. The Project will follow current requirements for pollution source control, drainage, and sustainable ground water management plans. This will be accomplished with the preparation of a Project specific SWPPP by the Contractor and the preparation and approval of the Water Quality Management Plan prior to issuance of permits for the Project. The Project will abide by BMPs in the SWPPP and the WQMP to comply with City of Moreno Valley, Ordinance 827 pertaining to NPDES coverage for the Project and to minimize potential for the release of waterborne pollutants. Project compliance with City standards for SWPPP and WQMP will ensure that the Project will comply with SAR Basin Water Quality Control Program.

For the reasons above, Project impacts are less than significant related to conflict or obstruction of the implementation of a water quality control plan or sustainable groundwater management plan. Therefore, no mitigation is required.

Sources:

1. **Appendix F**— Preliminary Hydrology Study Goya at Heritage Park, Greenberg Farrow, dated March 16th, 2023.
2. **Appendix E**--- Project Specific Water Quality Management Plan, Greenberg Farrow, dated March 16th, 2023.
3. U.S. Environmental Protection Agency, Summary of the Clean Water Act, https://www.epa.gov/laws-regulations/summary-clean-water-act
4. Moreno Valley General Plan, adopted July 11, 2006
   - Chapter 6 – Safety Element – Section 6.7 – Water Quality
     - Figure 6-4 – Flood Hazards
   - Chapter 7 – Conservation Element – Section 7.5 – Water Resources
     - Figure 7-1 Water Purveyor Service Area Map
5. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
   - Section 5.5 – Hazards and Hazardous Materials
     - Figure 5.5-2 – Floodplains and High Fire Hazard Areas
   - Section 5.7 – Hydrology and Water Quality
     - Figure 5.7-1 – Storm Water Flows and Major Drainage Facilities
     - Figure 5.7-2 – Groundwater Basins
6. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
   - Section 9.10.080 – Liquid and Solid Waste
7. Moreno Valley Municipal Code Chapter 8.12 – Flood Damage Prevention
8. Moreno Valley Municipal Code Chapter 8.21 – Grading Regulations
9. Eastern Municipal Water District (EMWD) Groundwater Reliability Plus, http://gwrplus.org/
10. Eastern Municipal Water District (EMWD) 2015 Urban Water Management Plan
11. Santa Ana California Water Boards, Water Boards Structure, updated August 2017.

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	☐	☐	☒	☐

Response:

Less than Significant Impact. The Project does not propose temporary or permanent changes that would cause physical divides to an established community. The Project will complete transportation, service and utility connections within the Local Vicinity and is conceptually consistent with existing land use patterns identified in the City's General Plan, Housing Element. The Project will blend with developed land use patterns that are currently found in the Local Vicinity. The Project proposes residential land use within established parcel boundaries on land designated for future residential development pursuant to City zoning and the General Plan.

Specific permanent changes proposed with the Project involve subdivision and clustered development of two-story, single-family detached homes at the Project Site. Clustered development will provide space for development of parks for recreation. The Project will complete the circulation system in the Local Vicinity including the planned extension and improvement of Goya Avenue and Indian Street according to the City's approved circulation plans, to ultimate planned right-of-way widths. The Project will improve c extend sidewalks, utilities and service mains within the Local Vicinity up to the Project Site. The Project will improve the Local Vicinity by implementing water quality for filtered discharge of surface waters into the City's existing storm drain. The Project improvements will unify the Local Vicinity and fulfill the approved plan for the buildout of the roadway and utilities in this area. On and off-site improvements are conceptually consistent with the City's approved plan for development and the City's General Plan within the Local Vicinity which plans for an increased density and variety of quality housing. Therefore, the Project will not divide the existing community.

The Project proposes to develop clustered low- density residential development at 9.56 DU/AC that is comparable with the existing land use patterns and specifically the pockets of constructed individual tracts designated as 10 DU/AC currently found within the Local Vicinity. This includes detached single-family residential tracts north and south of Krameria Avenue (east of Perris Boulevard) and tract development west of Indian Street (north of Wildwood Street) as shown on **Figure 3: General Plan Land Use Map**. Under the City's existing General Plan and Zoning, the Project Site is currently designated for R5 residential development with a density of 5 DU/AC and allows for detached single-family dwelling units consisting of one to two-story structures. Project plans show consistency with policies and goals found within SCAG Regional Plans, which are incorporated into the City's General Plan, and Housing Element. SCAG anticipates population within Moreno Valley to increase by approximately 23%, approximately an increase of 256,600 people, by 2040. There is significant demand for new housing and a larger variety of housing in Moreno Valley. In response to this, City plans allow increased density and intensity of land use near arterials, such as the Perris Boulevard Mixed Use Corridor, which is less than a mile east of the Project Site.

The Project is consistent with the 2006 and 2040 General Plan Land Use and Housing Element polices and goals (Reference *Table 19: 2006 General Plan and 2021 General Plan Update: Land Use and Housing Element*). As outlined within *Table 19: 2006 General Plan and 2021 General Plan Update: Land Use and Housing Element*, the Project's contribution will implement the City's approved plans through construction of quality of housing within close proximity to employment and educational centers, and will broaden the City's housing types, creating more variety.

The Project will be developed according to development standards established under the PUD approved with a Conditional Use Permit by the Planning Department. As a result, the Project will blend into its surrounding development patterns. Residents will have access to shopping centers along Perris Boulevard in the east, shared amenities including the 0.48-acres of tot lot and dog park/ open space, shared driveways, and backbone circulation system to allow community members to establish better connections and create a more connected, livable community.

For the reasons above, the Project is expected to result in less than significant impact and will not physically divide the current community. Therefore, no mitigation is required.

TABLE 19: 2006 GENERAL PLAN AND 2021 GENERAL PLAN UPDATE LAND USE AND HOUSING ELEMENT

Moreno Valley General Plan 2006 (superseded)	Moreno Valley General Plan 2040 (update)	Project Consistency
Land Use (Community Character) Plan:		
Goal 2.1: A pattern of land uses, which organizes future growth, minimizes conflicts between land uses, and which promotes the rational utilization of presently underdeveloped and undeveloped parcels.	***Goal LCC-1: Establish an identifiable city structure and a flexible land use framework that accommodates growth and development over the planning horizon.***	The Project will transform underutilized land into detached single-family homes with private yards and community parks. The Project will increase the number and variety of residential units available in the City and will improve circulation and the delivery of services. The Project is compatible with the established land use framework in the Local Vicinity that places higher density residential development within walking distance to established retail, schools and businesses along arterials, Perris Boulevard, and Iris Avenue. The Project will facilitate infrastructure improvements including parks identified in City Plans. By changing zoning from R5 to RS-10, the City will provide increased variety of housing types within walking distance to potential employment and retail/service businesses, which will help to achieve the City's housing needs and sustainability goals.
	Policy *LCC-1-1: Foster a balanced mix of employment, housing, educational, entertainment, and recreational uses throughout the city to support a complete community*.	The Project will provide additional unique clustered housing opportunities and park/open space situated between industrial warehouses, which are potential service businesses and employment centers (along Indian Street) to the west, two public schools (March Middle School and Rainbow Ridge Elementary) to the north, and a variety of retail businesses (along Perris Boulevard) providing retail, services, and employment to the east. Residents living in the new development will be within walking distance of close and available education centers, services, retail, and employment. Along Perris Boulevard, east of the Project Site, the main corridor is lined with mixed-use commercial buildings and shopping centers for entertainment and recreational purposes. As a result, the Project will contribute to a balanced mix of complimentary land use in the Local Vicinity for a complete community including educational, recreational, entertainment, and employment hubs.
	***Policy LCC. 1-6 Promote infill development along Alessandro, Sunnymead, and Perris to create mixed use corridors with a range of housing types at mid-to-high densities along their lengths and activity nodes at key intersections with re-tail/commercial uses to serve the daily needs of residents*.**	The Project Site is approximately 0.5 miles west of Perris Boulevard and proposes higher density residential development in proximity to Perris Boulevard, a mix-use corridor. City plans for Perris Boulevard land development call for a mix of retail and multiple density housing opportunities to promo te pedestrian oriented development. This was outlined in City Resolution No. 2013-26 for City Ordinance 865. Future residents will be able to walk to local retail/ commercial businesses that include Home Depot, Walgreens Westgate Shopping Center).
Policy 2.2 Provide a wide range of residential opportunities and dwelling types to meet the demands of present and future residents of all socioeconomic groups.	***Policy LCC.1-7: Support the continued buildout of residential areas as needed to meet the community's housing needs***.	Refer to Project consistency with Housing Element 2006-2021 Policy 1.5 and Housing Element 2021-2029 Policy 1.1. The Project will buildout vacant land that is planned for low- density residences. The higher density housing proposed with the Project will provide a unique detached single-family housing product to the City with the intent to supply housing to a broader range of future residents and socioeconomic groups.
	Policy LCC.1-12: Balance levels of employment and housing within the community to provide	Light-industrial and industrial complexes west of the Project Site and the retail and commercial businesses to the east provide employment opportunities for future residents. Potential employers that currently occupy the industrial buildings west of the Project Site include Keeco, P&G Distribution, Floor and

	more opportunities for Moreno Valley residents to work locally, cut commute times, and improve air quality.	Décor Distribution, etc. The buildings are directly west by approximately 500 feet. Therefore, options to walk to employment centers are available to future residents. In addition, as mentioned above, educational centers are directly north along Indian, approximately 0.3 miles from the Project Site and are also a source of employment
	***Goal LCC-2: Foster vibrant gathering places for Moreno Valley residents and visitors*.**	Site plans indicate that a 0.43-acre dog park will be built in the center of the Planned Unit Development (PUD). The park will accommodate the recreational needs of future residence and act as a gathering place. In addition, residents will be able to gather at a retail and commercial center including Westgate Shopping Center, since Perris Boulevard is highly walkable from the Project Site. Therefore, the residential community will increase business to the mixed-use corridor and result in increased business for local retailers.
	Policy 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.	Street improvements along Indian Street plan to include a bicycle path and extend the pedestrian walkway. Along Goya Avenue, the 66-foot collector street will be extended and improved, including 6.5-foot sidewalks, to meet Indian Street. The extension of Goya Avenue will include paved pedestrian walkways and a "layered network" approached for vehicular and bicycle road sharing (See Section XVII- Transportation). Site plans show 6.5-foot internal sidewalks which will wrap around the Project's internal circulation system for pedestrian access and improved walkability. As mentioned above, Internal sidewalks will continue onto Goya Avenue and Indian Street, which will contribute to Moreno Valley's circulation network. Landscaping along both roadways and internal streets will be implemented with a Landscape Plan provided by the Project's Landscape Architect, see **Figure 8: Landscape Plan**. , Refer to Project Consistency with General Plan Circulation Element Policies and Goals for more information (See *Table 30: Project Consistency with General Plan Circulation Element Policies and Goals*).
Policy 2.10.4: Landscaping and open spaces should be provided as an integral part of project design to enhance building design, public views, and interior spaces; provide buffers and transitions as needed; and facilitate energy and resource conservation.	***Policy 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.***	In accordance with the City's Municipal Code and Building requirements, site plans include a 0. 43-acre tot lot and dog park in the center of the residential community. The designated open space is compliant with RS-10 development standards and is an amenity not found in other subdivisions in the Local Vicinity (See **Figure 3: General Plan Land Use Map**).
Goal 2.3 Achieves an overall design statement that will establish a visually unique image throughout the City. ***Policy 2.3.2 Encourage building placement variations, roofline variations, architectural projections, and other embellishments to enhance the visual interest along residential streets.***	***Goal LCC-3 Build a distinctive sense of place and pride in Moreno Valley.***	The Project represents a unique form of clustered development pattern for detached single-family residential development. Exterior features include varied rooflines and street setbacks for buildings. Street view of Project-related structures will include embellishments pursuant to design guidelines. Project's exterior design elements including the exterior façade and finishes, will contribute to a unique sense of place within this neighborhood. Finishes will be in earth tones and will include three floor plans and four architectural styles to enhance visual interest along residential streets.
Policy 2.10.9: New and retrofitted fences and walls should incorporate landscape elements and changes in materials or texture to deter	***Same Policy. Referred to as Policy LCC.3-13 in the General Plan Update.***	Site plans indicate a 6-foot wooden fence along the perimeter of the development will be incorporated with the Project. Trees will be planted along the outer perimeter of the fence along Indian Street and Goya Avenue to enhance street-level views. Vegetation will complement the fence and provide visually appealing elements that will add to the Project surroundings.

graffiti and add visual interest.		
Policy 2.10.3 Require exterior elevations of buildings to have architectural treatments that enhance their appearance.	***Policy LCC.3-14: Within individual residential projects, a variety of floor plans and elevations should be offered.***	The Project will provide three distinct floor plans and four distinct architectural styles. According to the City's Municipal Code Section 9.16.130.B.15, the Project requires four distinct site plans for residential homes. The floor plans for the Project vary in square feet (1,874 sq. ft., 2,130 sq. ft., 2,140 sq. ft.) and exterior façades styles include Ranch, Spanish, Craftsman, and Prairie.
Policy 2.3.4 Design large-scale small lot single family and multiple family residential projects to group dwellings around individual open space and/or recreational features.	***Same Policy. Referred to as Policy LCC. 3-16 in the General Plan Update.***	The Project includes small-lot single-family detached residences with landscaped setbacks, and private yards. The development includes community open space, shared driveways, and a backbone circulation system with sidewalks connecting to Goya Avenue and Indian Street compliant with City of Moreno Valley Ordinances..
Goal 2.4: A supply of housing in sufficient numbers suitable to meet the diverse needs of future residents and to support healthy economic development without creating an oversupply of any housing.	***Policy LCC.4-1: Promote a range of residential densities throughout the community to encourage a mix of housing types in varying price ranges and rental rates.***	The Project proposes to increase density to RS-10 and will broaden the variety of housing types found within the Local Vicinity. Plans for the Project indicate a unique clustered layout. In addition to the Project offering variety in the form of a density change, the Project will also contribute three distinct floor plans to display innovation and encourage a mix of housing types.
	Comply with the development requirements for the Zoning Code and landscaping requirements specified by Municipal Code Chapter 9.17.	Plans indicate compliance with landscape setbacks, building height, and recreation requirements.
Housing Element:		
Goal #1: Availability of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Moreno Valley residents.	***Same policy.***	The proposed development will contribute towards the accomplishment of Moreno Valley's Housing Element Goal #1 through the Project's consistency with policies created by the City's Planning Department with varied density and a unique concept of clustered layout for residential development, which provides shared open space.
Policy 1-2 Promote development that provide a variety of housing types and densities based on the suitability of the land, including the availability of infrastructure, the provision of adequate services and recognition of environmental constraints.	***Same policy. Referenced as Policy 1-2 in Moreno Valley Housing Element 2021-2029.***	The Project proposes a Zone Change and General Plan Amendment to increase residential density from R5 to RS-10. This will broaden the variety of housing types offered within the Local Vicinity. Most housing adjacent to the Project Site is designated R5. In addition, the project will extend and improve local infrastructure and will provide open space and park space in the local vicinity; therefore, achieving the desired outcome of this proposed policy.
Policy 1-3 Promote mixed use developments with a residential component and locate higher density residential development in proximity to employment, shopping, transit, recreations, and other services.		The Project will place higher density residential development in proximity to employment, shopping, transit, recreational facilities and other services. See response to Goal 2.1.

Policy 1.5: Promote construction of units consistent with the new construction needs identified in the Regional Housing Needs Assessment (RHNA).	***Policy 1-1 Maintain sufficient land designated and appropriately zoned for housing to achieve a complimentary mix of single-family and multi-family development to accommodate Moreno Valley's Regional Housing Needs Assessment (RHNA) growth needs throughout the planning period***.	The Project will provide additional housing units to fulfill the City's RHNA Fair Share Housing Allotment.
Goal #5: Enhance the quality of existing residential neighborhoods in Moreno Valley through maintenance and preservation, while minimizing displacement impacts.	***Same Goal. Referenced as Goal #5 in Housing Element 2021-2029.***	Currently, the Project Site is vacant and underutilized. The Project Site does not add additional value to surrounding neighborhoods currently. The Project Site is zoned for residential development and will not displace existing residents. The Project will extend utilities and infrastructure and will provide neighborhood parks and open space. Design guidelines will be implemented in perpetuity by an HOA to maintain aesthetics and enhance quality of the proposed development, which includes landscaped setbacks planted with flowering trees and four distinct architectural styles.
***Policy 5-2: Promote increased awareness among property owners and residents of the importance of property maintenance to long term housing quality*.**	***Same Policy. Referenced as Policy 5-2 in Housing Element 2021-2029.***	The design guidelines for the Project will be enforced via CC&Rs and an HOA to maintain neighborhood appearance, structural exteriors, common area open space, infrastructure, and landscaping.
Policy 5.3: Encourage compatible design of new residential units to minimize the impact of intensified reuse of residential land on existing residential development.		Design elements listed below are intended to make increased density of Project compatible with adjacent existing development: • 0.43-acres dog park/ open space in the center of the Planned Unit Development • 0.05-acre open space area • 24,700 square foot retention basin in the southwestern corner of the Project Site • 36-foot-wide backbone circulation system with 5-foot-wide pedestrian walkways on either side of the circulation system • 10 24-foot-wide shared driveways coming off of 4-6 dwelling units that connect to the proposed backbone circulation system. • 12-foot-wide access road surrounding the perimeter of the Water Retention Basin • 10-foot perimeter landscaping along Goya Avenue and Indian Street contain the following features: o ***Indian Street:*** This street features landscaped parkways, maintained by the HOA, which act as a buffer between the street and surrounding residential areas. Crape Myrtle trees adorn the parkways and Saratoga Sweet Bay trees provide a barrier between the street and retention basin area to the east. o ***Goya Avenue***- Landscaped parkways maintained by the HOA and adorned with Chinese Pistache Trees

***Housing Goal #6: Encourage conservation activities in all neighborhoods*.**		Refer to Section IV: Energy, Response a), the Project incorporates design features for long-term energy efficiency which includes: 1. ***Passive Solar Design***: Properly designed window location, glazing type and shading, thermal mass location and type to optimize energy efficiency. 2. Optimized Building Energy Performance Features: Thermal envelope, low U-value windows, high Solar Reflectance Index (SRI) roofs, efficient heating, cooling, and lighting devices and systems. 3. ***Renewable Energy Sources***: Photovoltaics and solar water heating systems. 4. ***Water-efficient Fixtures and Appliances***. 5. ***Electric Vehicle Charging***: An electric vehicle charging station in the garage of each home. 6. ***Sustainable Materials***: Recycled, rapidly renewable, regionally or locally manufactured materials. 7. ***Construction Waste Management***. To remain consistent with Housing Goal #6, the proposed Project will comply with California's Building Energy Efficiency Standards and CALGreen Building Standards when applicable, to promote sustainability, reduce energy costs, consumption, and enhance quality of life.
***Policy 6-3 Encourage the use of building placement, design, and construction techniques that promote energy conservation, including green building practices, the use of recycled materials, and the recycling of construction and demolition debris*.**		Reference Project consistency with ***Housing Goal #6: Encourage conservation activities in all neighborhoods***. In addition to key sustainability features which will be incorporated into the Project design, the buildings will be oriented to maximize buildings' solar access where feasible and reasonable. Building orientation will promote energy conservation and use of renewable energy sources. As a result of the above, the Project is consistent with Moreno Valley's General Plan Policy 6-3.

Sources:

1. **Moreno Valley Housing Element 2006-2021**
2. **Moreno Valley Housing Element 2021-2029**
3. **City of Moreno Valley General Plan 2006 (superseded) adopted July 11th, 2006.**
1. **Chapter 2: Community Development Element**
2. **Chapter 9: Goals, Objectives, Policies, and Programs**
4. **City of Moreno Valley General Plan 2040, adopted June 15, 2021**
3. **Map LLC-4 General Plan Land Use**
4. **Chapter 2: Land Use and Community Character**
5. **Chapter 4: Circulation**
5. **Southern California Association of Government (SCAG) Connect SoCal Draft PEIR, adopted May 7th, 2020.**

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 Impact. See Response XI, a). Since the Project aligns with SCAG Regional Plans, population growth forecast and RHNA goals, and contributes housing towards the City's Housing Element goals, the Project does not anticipate significant environmental impacts due to ant land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Due to the Projects accommodation with population increases and job growth, no significant impacts beyond those already considered and approved in the environmental analysis conducted in general plan documents will occur.

Zone changes from R5 to R-10 for proposed detached single-family residential development, the PUD, Design Guidelines and the CC&Rs will modify development standards provided within the City's Municipal Code that the design of the Project is tailored to the Project Site and Local Vicinity. The result will be modified density, lot size, and setbacks which cluster development and provide space for neighborhood parks, landscaped parkways and enhanced visual resources associated with proposed architectural treatments. Multiple development requirements such as setbacks will remain substantially compliant with the development standards of the Zoning Code. Requirements that will remain unchanged from R5 to R-10 developments include minimum front yard setbacks, distance between buildings, minimum building heights, and off-street parking requirements.. Within *Table 20: Project Consistency with Existing Zoning (2040 General Plan R5 Single Family Residential Zone)*, a comparison of the development requirements between R5, R-10, and the proposed Project upon the approval of Zone change and PUB are below.

The City's Municipal Code Section 9.03.060 states that establishment of PUDs encourage innovation in housing development and allow Projects to deviate from strict application of development regulations. The proposed Project achieves a level of "greater innovation" through Project design and amenities. Unique design features include eternal façade, outlined in Section I Response a), and different site elevations, each one exhibiting unique character and style (See *Table 4: Project Site Elevations*). Proposed amenities include parks, continuous pedestrian circulation, shared driveways, and water quality basin to ensure runoff is filtered in a sustainable manner onsite. In addition, the Project Site will be landscaped according to **Figure 8: Landscaping Plan**, adding curb appeal and enhancing street-level views on adjacent streets. A combination of unique design features, amenities, and landscaping are planned to not only comply with the City's Municipal Code requirements, but also to add persuading elements that will result in a stable and attractive neighborhood.

For the reasons above, the Project will not result in 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. Therefore, no mitigation is required.

TABLE 20: PROJECT CONSISTENCY WITH EXISTING ZONING (2040 GENERAL PLAN R5 SINGLE FAMILY RESDIENTIAL ZONE)

Development Requirement:	R5	RS10	Project Consistency
Maximum density (dwelling units per acre)	5 DU/AC	10 DU/AC	9.56 DU/AC
Minimum lot size (sq. ft. net area)	7,200 SF	4,500 SF	
Minimum lot width, in feet. **Cul-de-sac/knuckle lot frontage**	70 LF 35 LF	45 LF 45 LF	
Minimum lot depth, in feet.	100 LF	85 LF	
Minimum front yard setback **a. Front-facing garages.** **b. Buildings other than front-facing garages**	20 LF N/A N/A	20 LF 10 LF 10 LF	
Minimum side yard setbacks, ft. **a. Interior side yard** **b. Street side yard**	 15 LF 15 LF	 ** 10	 5 LF 10 LF
Minimum rear yard setbacks, in feet.	15 LF	10 LF	10 HUF
Maximum lot coverage	40%	50%	
Maximum building and structure height, in feet.	Two-stories not to exceed 35 ft.		
Minimum dwelling size (sq. ft.)	1,250 SF	1,000 SF	1,874 SF
Minimum distance between buildings, in feet (including main dwelling units and accessory structures)	10 LF	10 LF	
Floor area ratio (multi-story home)	0.70	0.75	
Off-Street Parking Requirements (Single-Family Residential Uses)	2/unit, within an enclosed garage		2/unit, within an enclosed garage

Source: Moreno Valley Municipal Code, Chapter 9.030.040 Residential site Development standards
Notes:
Combined interior side yard setbacks of fifteen feet shall be provided with a minimum of five feet on one side.
***Interior side yard setback of five feet, except with zero lot line developments, then other minimum side yard setback is ten feet.

Along with the proposed Project, the cumulative projects listed within *Table 5: Moreno Valley Cumulative Project List* has considered increased densities in proximity with Perris Boulevard, similar to those proposed by the Project. Projects of significance include the South of Iris Project and PEN20-0063 as well as several projects already constructed in the Local Vicinity. South of Iris is directly adjacent to the proposed Project and contains 33 additional dwelling units.. Combined, South of Iris and the proposed Project (Heritage Park at Goya) development plans for this area include a total of 93 additional dwelling units. However, as mentioned above within *Table 19: 2006 General Plan and 2021 General Plan Update: Land Use and Housing Elements,* the densities proposed with these cumulative Projects are conceptually consistent with goals and policies within the City's General Plan Land Use and Housing Elements. The City's objectives as outlined above are to provide sustainable compact development, diverse housing types, fulfill the demand for new housing, accommodate SCAG RHNA, and balance growth and quality of life within the City. Therefore, projects including Heritage Park at Goya and South of Iris, proposed increased density within proximity to the Perris Boulevard Mixed Use Corridor, create cumulatively beneficial impacts to Moreno Valley.

As a result, significant cumulative impacts are not anticipated. Rather project will help Moreno Valley achieve goals and objectives outlined in the city and regional plans fulfilling future sustainability the City of Moreno Valley.

Sources:

1. Moreno Valley General Plan, adopted July 11, 2006
   - Chapter 2 – Community Development Element – Section 2.1 – Land Use
     - Figure 2-1 – Neighboring Lands Uses

- Figure 2-2 – Land Use Map
- Chapter 8 – 2014 – 2021 Housing Element

2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
   - Section 5.12 – Population and Housing
     - Attachments #1 - #10 – Housing Sites Inventory
     - Exhibits A1 – A11, C, D, and E – Maps of Housing Sites
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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. According to the City's 2006 General Plan and 2040 General Plan Amendment, mineral resources of statewide or regional significance have not been found within City Limits. Additionally, there are no significant mineral resources known to exist at the Project Site (Reference Figure 4.12-1 Mineral Resource Zones). For these reasons, the Project does not anticipate direct impacts that will result in the loss of availability of a known mineral resource that would be of value to the region and residents of the state. The Project proposes to construct housing and parks within the scope of the expected population increase that is outlined in the City's approved Housing Element and General Plan Update. The Project will generate new additional housing in response to the City's RHNA requirements for new housing confirmed by the Department of Housing and Community Development and SCAG. Therefore, indirect impacts on mineral resources are not anticipated, and mitigation is not needed.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

Response:

No Impact. See Response XII, a). No locally important mineral resources are delineated on the City's General Plan or Zoning Maps at the Project Site or in the Local Vicinity. Therefore, Project implementation will not result in direct or indirect impacts from the loss of availability of a locally important mineral resource recovery site delineated on a local general plan or other land use plan. No impacts are anticipated, and mitigation is not required.

Sources:

1. Moreno Valley General Plan, adopted July 11, 2006
   - Chapter 7 – Conservation Element – Section 7.9 – Mineral Resources
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
   - Section 5.14 – 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 A 7 – 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
6.

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

Section XII. Noise is based on the Noise Impact Analysis Report conducted by Ganddini Group, dated June 2nd, 2023 (**Appendix H**). The following report is to provide an assessment of the noise impacts resulting from development of the proposed Project and to identify Mitigation Measures that may be necessary to reduce potentially significant impacts.

Regulatory Setting

Federal Noise Control Act of 1972

The U.S. Environmental Protection Agency (EPA) Office of Noise Abatement and Control was originally established to coordinate federal noise control activities. After its inception, EPA's Office of Noise Abatement and Control issued the Federal Noise Control Act of 1972, establishing programs and guidelines to identify and address the effects of noise on public health, welfare, and the environment. In response, the EPA published Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety (Levels of Environmental Noise). The Levels of Environmental Noise recommended that the Ldn should not exceed 55 dBA outdoors or 45 dBA indoors to prevent significant activity interference and annoyance in noise-sensitive areas. In 1981, the EPA determined that local government is better suited to regulate noise.

Federal Transit Administration

The Federal Transit Administration (FTA) has adopted vibration standards that are used to evaluate potential building damage impacts related to construction activities. The threshold at which there is a risk to "architectural" damage to reinforced-concrete, steel or timber (no plaster) buildings is a peak particle velocity (PPV) of 0.5, at engineered concrete and masonry (no plaster) buildings a PPV of 0.3, at non-engineered timber and masonry buildings a PPV of 0.2 and at buildings extremely susceptible to vibration damage a PPV of 0.1.

City of Moreno Valley

According to the City's compatibility guidelines, daytime exterior noise levels of up to 65 dBA CNEL are considered to be normally acceptable and up to 70 dBA CNEL are considered to be conditionally acceptable for single-family residential land uses.

In addition, Moreno Valley's Municipal Code outlines noise requirements for construction, allowable vibration, and prohibited acts within Section 8.14.040 Miscellaneous standards and regulations, Section 9.10.170: Vibration, and Section 11.80.030(D)(7): Prohibited Acts. Therefore, the Project would result in a significant impact if:

- Project construction occurs outside the hours of 7:00 AM to 7:00 PM Monday through Friday, excluding holidays, and from 8:00 AM to 4:00 PM on Saturday; or,
- Project construction occurs within the hours of 8:00 PM and 7:00 AM the following day such that the sound there from creates a noise disturbance; or,
- Project construction noise exceeds 80 dBA Leq for an 8-hour period at residential uses and 85 dBA Leq for an 8-hour period at commercial uses.[5]

[5]The Final Environmental Impact Report (FEIR) for the MoVal 2040 General Plan utilized the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment (2018) criteria to establish construction-related significance thresholds; therefore, this analysis also utilized the FTA construction-related significance thresholds. Per the FTA, daytime construction noise levels should not

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

Existing Conditions

The Project is bordered by single-family residential developments to the north, south, and east of the Project Site. Residential land uses according to the State of California are sensitive land uses and contain sensitive receptors. Sensitive land uses that may be affected by Project noise include the property lines of the existing single-family residences located adjacent to the south, approximately 60 feet to the north of the Project, and 355 feet to the east and the church use located approximately 30 feet to the north of the Project Site.

To document existing conditions at the Project Site, an American National Standards Institute (ANSI Section S1.4 2014 Class) Larson Davis model LxT sound level meter was used to take five (5) 15-minute daytime noise measurements between 1:22 PM and 3:52 PM on October 11, 2022. In addition, one (1) long-term 24-hour noise measurement was also taken from October 11, 2022, to October 12, 2022. Noise measurements were taken at the following locations (See **Figure 14: Noise Measurement Location Map**):

- **STNM1**: represents the existing noise environment of the single-family residences located to the north of the Project Site boundary along Smoke Tree Place (16233 Smoke Tree Place, Moreno Valley). The noise meter was placed near the southern side of Smoke Tree Place near the southern property line of the single-family residence.
- **STNM2**: represents the existing noise environment of the church use located to the north of the Project Site along Indian Street (16220 Indian Street, Moreno Valley). The noise meter was placed near the northern property line of the Project Site just south of the southern property line of the church use.
- **STNM3**: represents the existing noise environment of the single-family residences located to the east of the Project Site boundary along Emma Lane (16296 Emma Lane, Moreno Valley). The noise meter was placed near the eastern side of Emma Lane near the western property line of the single-family residence.
- **STNM4**: represents the existing noise environment of the single-family residences located to the south of the Project Site boundary along Constellation Way (24608 Constellation Way, Moreno Valley). The noise meter was placed near the western terminus of Constellation Way near the southern property line of the single-family residence.
- **STNM5**: represents the existing noise environment of the single-family residence located to the south of the Project Site boundary on the eastern side of Indian Street (16410 Indian Street, Moreno Valley). The noise meter was placed near the western property line of the single-family residence along the eastern side of Indian Street.
- **LTNM1**: represents the existing noise environment of the Project Site. The noise meter was placed within the northwestern corner of the site near the northern Project boundary.

Measured short-term ambient noise levels ranged between 44.9 and 63 dBA L_{eq}. Long-term hourly measured ambient noise levels ranged from 45.2 to 54.8 dBA L_{eq}. The dominant noise source at the Project Site is from vehicle traffic associated with Indian Street, Emma Lane, and other surrounding roadways. Measured ambient noise levels were used to model baseline noise conditions for the Project Site and Local Vicinity, and to determine if the Project may significantly increase noise either temporarily during construction or permanently due to activities and traffic associated with the proposed land uses shown on the Site Plan.

Thresholds of significance for temporary construction noise are related to the various types of equipment and vehicles and the duration of use and are listed as follows:

- Project construction occurs outside the hours of 7:00 AM to 7:00 PM Monday through Friday, excluding holidays, and from 8:00 AM to 4:00 PM on Saturday; or,

exceed 80 dBA Leq for an 8-hour period at residential uses and 85 dBA Leq for an 8-hour period at commercial uses.

- Project construction occurs within the hours of 8:00 PM and 7:00 AM the following day such that the sound there from creates a noise disturbance; or,

- Project construction noise exceeds 80 dBA Leq for an 8-hour period at residential uses and 85 dBA Leq for an 8-hour period at commercial uses.2

Thresholds of significance for permanent Project impacts from perceptible noise level increases are primarily related to the addition of Project trips on surrounding roadways described as follows:

- 5 dBA increase where the existing ambient noise level is less than or equal to a CNEL of 60 dBA; or,
- 3 dBA increase where the existing ambient noise level is a CNEL of 60 dBA to 65 dBA; or
- 1.5 dBA increase where the existing ambient noise level is greater than or equal to a 65 dBA CNEL.

Less than Significant with Mitigation Incorporated.

Project Construction Noise

As mentioned above, construction noise is regulated by Moreno Valley's Municipal Code Section 8.14.040, 9.10.170, and 11.80.030(D)(7). Project construction noise levels at the property lines for nearby sensitive receptors were calculated using the FTA methodology and is based on anticipated construction equipment. As shown in *Table 21: Construction Noise Levels (dBA L_{eq})* modeled construction noise levels reach up to 71.7 dBA L_{eq} at the nearest residential property line to the north, 72 dBA L_{eq} at the nearest church property line to the north, 73.9 dBA L_{eq} at the nearest residential property line to the south along Indian Street, 73.1 dBA L_{eq} at the nearest residential property line to the south along Constellation Way, and 65.6 dBA L_{eq} at the nearest residential property line to the east of the Project Site. In accordance with Moreno Valley's Municipal Code, Project construction will not occur outside of the hours specified within Section 11.80.030(D)(7). In addition, modeled construction noise levels indicate construction noise levels are estimated to reach up to 73.9 dBA at the nearest residential property line and 72 dBA at the nearest church property line. Therefore, the Project would not exceed City-established standards relating to construction noise. The Project impact is less than significant; no mitigation is required. Best Management Practices outlined within **BMP NOI-01: Noise Best Management Practices** are recommended for incorporation into the Project's plan specifications for implementation by the contractor and the City of Moreno Valley to reduce construction noise.

TABLE 21: CONSTRUCTION NOISE LEVELS (dBA L_{eq})

Phase	Receptor Location	Existing Ambient Noise Levels (dBA Leq)[2]	Construction Noise Levels (dBA Leq)
Grading/ Off-site Improvements[3]	Residential to North (16233 Smoke Tree Place, Moreno Valley)	48.6	71.7
	Church to North (16220 Indian Street, Moreno Valley)	55.4	72.0
	Residential to South (16410 Indian Street, Moreno Valley)	63.0	73.9
	Residential to South (24608 Constellation Way, Moreno Valley)	44.9	73.1
	Residential to East (16296 Emma Lane, Moreno Valley)	61.7	65.6
Building Construction	Residential to North (16233 Smoke Tree Place, Moreno Valley)	48.6	67.8
	Church to North (16220 Indian Street, Moreno Valley)	55.4	68.0
	Residential to South (16410 Indian Street, Moreno Valley)	63.0	69.9
	Residential to South (24608 Constellation Way, Moreno Valley)	44.9	69.1
	Residential to East (16296 Emma Lane, Moreno Valley)	61.7	61.6
Paving	Residential to North (16233 Smoke Tree Place, Moreno Valley)	48.6	63.3
	Church to North (16220 Indian Street, Moreno Valley)	55.4	63.5
	Residential to South (16410 Indian Street, Moreno Valley)	63.0	65.5
	Residential to South (24608 Constellation Way, Moreno Valley)	44.9	64.6
	Residential to East (16296 Emma Lane, Moreno Valley)	61.7	57.1
Architectural Coating	Residential to North (16233 Smoke Tree Place, Moreno Valley)	48.6	55.8
	Church to North (16220 Indian Street, Moreno Valley)	55.4	56.1
	Residential to South (16410 Indian Street, Moreno Valley)	63.0	58.0

	Residential to South (24608 Constellation Way, Moreno Valley)	44.9	57.2
	Residential to East (16296 Emma Lane, Moreno Valley)	61.7	49.7

Source: (Noise Impact Analysis, Ganddini, 2023)
Notes: See **Appendix H**.
(1) Construction noise worksheets are provided in **Appendix H**.
(2) Per measured existing ambient noise levels (see Table 1, **Appendix H**). STNM1 was used for residential receptors to the north, STNM2 was used for church receptors to the north, STNM5 was used for residential receptors to the south (along Indian Street), STNM4 was used for residential receptors to the south (along Constellation Way), and STNM3 was used for residential receptors to the east of the Project site.
(3) The Air Quality, Global Climate Change, and Energy Impact Analysis prepared for the proposed Project (**Appendix A**. Ganddini Group, Inc. 2023) assumed the off-site roadway improvements along Goya Ave would overlap with the grading phase of the proposed Project. Therefore, to be conservative and consistent, the loudest equipment phase (grading) of the off-site improvements was combined with the equipment anticipated during grading of the proposed Project to produce a worst- case construction noise level during grading.

Mobile Source Noise

Roadways near the Project contribute to noise onsite from the vehicles traveling on the closest streets to the Project as shown in **Figure 15: Traffic Study Area**. Noise at the Project Site from vehicular sources was evaluated for existing baseline and future conditions with the Project using noise measurements and modeling methodology of the FHWA Traffic Noise Prediction Model. Modeled existing traffic noise levels range between 46-70 dBA CNEL and the modeled Existing Plus Project traffic noise levels range between 53-70 dBA CNEL at the right-of-way of each study roadway segment. The existing modeled noise level along Indian Street is approximately 70 dBA CNEL with Project generated vehicle trips increasing the existing noise level by approximately 0.28 dBA CNEL. This increase does not exceed the applicable threshold of significance of 1.5 dBA increase where the existing ambient noise level is greater than or equal to a 65 dBA CNEL. Therefore, Project generated increases along Indian Street are less than significant. Existing modeled noise levels along Emma Lane range between 53 and 57 dBA CNEL with Project generated vehicle trips increasing noise levels between 2 to 3 dBA CNEL. Project generated increases do not exceed the appropriate threshold criteria for Emma Lane of 5 dBA CNEL.

The existing modeled noise level along Goya Avenue is approximately 46 dBA CNEL and Project generated vehicle trips are anticipated to increase noise levels by up to approximately 7 dBA CNEL. Therefore, the modeled increase due to Project generated vehicle trips is greater than the appropriate impact criterion of 5 dBA CNEL. However, the modeled existing segment of Goya Avenue from Indian Street to Emma Lane is currently not a through street. The existing segment terminates approximately one-quarter mile west of Emma Lane and therefore, does not extend to Indian Street and does not allow through traffic that would occur during buildout of the City's circulation system in this location. Therefore, under existing conditions, this roadway segment has very low existing average daily vehicle trips, which are unrealistic and underestimate noise levels under future conditions without the Project along Goya Avenue. The Project will construct ultimate street right-of-way improvements along Project street frontage at Goya Avenue as follows:

- Construct Goya Avenue along the Project frontage from Indian Street to the eastern Project boundary at its ultimate width, including landscaping and parkway improvements; this includes one 12-foot lane for opposing traffic in conjunction with development.
- Indian Street (NS) at Goya Avenue (EW)
    - Install westbound stop control.
    - Westbound: one shared left/right turn lane.

Noise modeling for the future existing plus Project scenario at Goya Avenue from Indian Street to Emma Lane indicates noise levels will be approximately 53 dBA CNEL with the Project in place, which is below the City's normally acceptable noise level for residential uses (MoVal 2040 General Plan Noise Element Table N-1, 2021). Therefore, the segment of Goya Avenue from Indian Street to Emma Lane is consistent with the findings of the MoVAL 2040 General Plan and potential impacts due to noise increases from the Project along Goya Avenue is considered less than significant and no mitigation is needed.

During construction the Project will generate additional vehicle and truck trips within Moreno Valley's local roadways. According to **Appendix A** (AQ, Global Climate Change, and Energy Impact Analysis- Ganddini, 2023), the greatest

number of construction-related vehicle trips per day from the Project would be during building construction at up to approximately 61 vehicle trips per day (47 work trips and 14 for vendor trips). Therefore, vehicle traffic generated during Project construction is nominal relative to existing roadway volumes and would not result in doubling of traffic volume necessary to increase levels by dBA. The Project impact is less than significant; no mitigation is required.

Long-term traffic noise levels associated with Indian Street are expected to reach up to 71 dBA CNEL and up to 72 dBA CNEL at the façade of the first row of residential buildings proposed by the Project without mitigation. Therefore, mitigation measure **MM NOI-01: Noise Attenuation** requiring a six-foot concrete wall should be implemented so that exterior noise levels here do not exceed the City's exterior noise level criteria of 65 dBA CNEL. With construction of a concrete wall six feet in height, noise levels are expected to reach up to 64 dBA CNEL at the first floor and up to 72 dBA CNEL at the second floor. In addition, MM NOI-01: Noise Attenuation will ensure interior noise levels do not exceed 45 dBA CNEL with the implementation of windows and sliding glass doors that have an STC of at least 30 on the north, west, and south facing facades of the first row of homes from Indian Street.

Best Management Practices

BMP NOI-01: Noise Best Management Practices- Prior to the issuances of building permits and grading permits, the Project contractor shall be provided Project plans that include the following specifications to minimize construction noise emanating from the proposed Project:

9. All equipment, whether fixed or mobile, will be equipped with properly operating and maintained mufflers, consistent with manufacturer standards.
10. All stationary construction equipment will be placed so that emitted noise is directed away from the noise sensitive receptors nearest the Project Site.
11. As applicable, all equipment shall be shut off and not left in idle when not in use.
12. To the degree possible, equipment staging will be located in areas that create the greatest distance between construction-related noise and vibration sources and existing sensitive receptors.
13. Jackhammers, pneumatic equipment, and all other portable stationary noise sources will be directed away and shielded from existing residences in the vicinity of the Project Site. Either one-inch plywood or sound blankets can be utilized for this purpose. They should reach up from the ground and block the line of sight between equipment and existing residences. The shielding should be without holes and cracks.
14. No amplified music and/or voice will be allowed on the Project Site.
15. Haul truck deliveries will not occur outside of the hours presented as exempt for construction per City of Moreno Valley Municipal Code Sections 8.14.040 and 11.80.030(D)(7).
16. The use of vibratory rollers will be limited within 26 feet and large bulldozers within 15 feet of the existing residential structures to the south of the Project Site.

Through the City's standard application of plan check and review process, the City of Moreno Valley will verify noise BMPs are stated on approved plans.

Mitigation Measure

MM NOI-01- Noise Attenuation: Prior to issuance of the final tract map and permits the Building Official and the Planning Department shall verify that a six-foot concrete wall as shown on **Figure 7: Site Plan**, and in the CC&Rs for the Project will be constructed and maintained so that exterior noise levels do not exceed the City's exterior noise level criteria of 65 dBA CNEL. The wall should be continuous, solid, without holes or cracks and be maintained in perpetuity by the HOA.

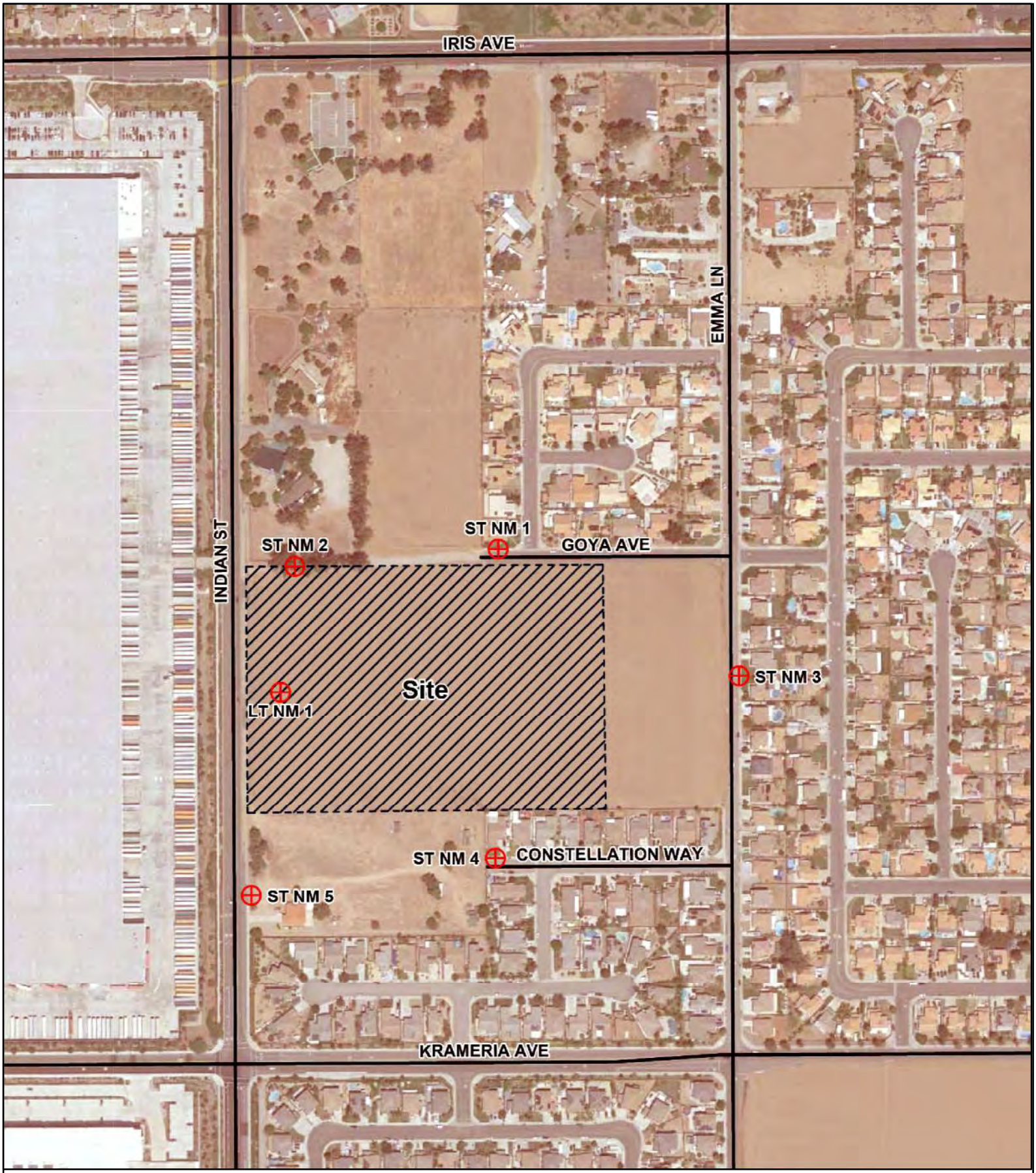
Prior to issuance of permits and as verified through construction inspections, the Building Official and the Planning Department shall verify that construction plans include noise attenuating windows described as follows: To achieve interior noise levels less than 45 dBA CNEL, windows and sliding glass doors on the north, west, and south facing

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

facades of the first row of homes from Indian Avenue shall have a Sound Transmission Class (STC) rating of at least 30. This shall be maintained according to CC&Rs enforced by the HOA.

Long-term maintenance of the noise attenuating walls and windows above shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.

With the implementation of **Mitigation Measure NOI-01** and as a result of the discretionary approval and the standard measures and procedures of the City's plan check and inspection processes, the Project would have a less than significant impact with 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.



Legend

⊕ NM 1 Noise Measurement Location

ST NM Short-Term Noise Measurement

LT NM Long-Term Noise Measurement

Source: Noise Impact Analysis, Ganddini, 2023

City of Moreno Valley
Goya at Heritage Park

Figure 14. Noise Measurement Location Map

ARDURRA

b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

Response:

Less than Significant Impact. According to the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual (FTA, September 2018), groundborne vibration levels may result in impacts if:

- Groundborne vibration levels generated by the Project have the potential to cause architectural damage at nearby buildings by exceeding the following PPV:
    - 0.10 in/sec at buildings extremely susceptible to vibration damage
    - 0.20 in/sec at non-engineered timber and masonry buildings
    - 0.30 in/sec at engineered concrete and masonry (no plaster) buildings
    - 0.50 in/sec at reinforced-concrete, steel or timber (no plaster) buildings
- Groundborne vibration levels generated by the Project have the potential to cause annoyance at sensitive receptors by exceeding 72 VdB.

As shown within *Table 22: Construction Vibration Levels at the Nearest Receptors*, if a vibratory roller is used within 26 feet of an existing structure or if a large bulldozer is used within 15 feet of an existing structure there will be some potential for this equipment to result in architectural damage and significant impacts. A vibration-related best management practice (**BMP NOI-01: Noise Best Management Practices**) is provided to prevent construction vibration from exceeding architectural damage thresholds, listed above, at off-site sensitive receptors. Therefore, significant impacts from groundborne vibration generated by Project construction would not occur.

Use of vibratory rollers could theoretically exceed the threshold for annoyance due to vibration (72 VdB at offsite residential sensitive uses) at the existing residential receptors to the north and south of the Project site, and residents may be temporarily annoyed. However, perceptibility of construction vibration would be temporary and would only occur while vibratory equipment is utilized within 136 feet of the existing structures. Furthermore, this impact would only occur during daytime hours and will be temporary. This impact would be less than significant. No mitigation is required.

The most substantial sources of groundborne vibration during post-construction Project operations will include the movement of passenger vehicles and trucks on paved and generally smooth surfaces. Loaded trucks generally have a PPV of 0.076 at a distance of 25 feet (Caltrans 2020), which is a substantially lower PPV than that of a vibratory roller (0.210 in/sec PPV at 25 feet). Therefore, groundborne vibration levels generated by Project operation would not exceed those modeled for Project construction.

TABLE 22: CONSTRUCTION VIBRATION LEVELS AT THE NEAREST RECEPTORS

Receptor Location	Distance from Property Line to Nearest Structure (feet)	Equipment	Vibration Level[1]	Threshold Exceeded?[2]	Vibration Level with Best Management Practices[1,3]	Threshold Exceeded with Best Management Practices?[2,3]
Architectural Damage Analysis						
Residential to North (16233 Smoke Tree Place, Moreno Valley)	75	Vibratory Roller	0.040	No	-	-
	75	Large Bulldozer	0.017	No	-	-
Church to North (16220 Indian Street, Moreno Valley)	168	Vibratory Roller	0.012	No	-	-
	168	Large Bulldozer	0.005	No	-	-
Residential to South (16410 Indian Street, Moreno Valley)	238	Vibratory Roller	0.007	No	-	-
	238	Large Bulldozer	0.003	No	-	-
Residential to South (24608 Constellation Way, Moreno Valley)	5	Vibratory Roller	2.348	Yes	0.198	No
	5	Large Bulldozer	0.995	Yes	0.191	No
Residential to East (16296 Emma Lane, Moreno Valley)	375	Vibratory Roller	0.004	No	-	-
	375	Large Bulldozer	0.002	No	-	-
Annoyance Analysis						
Residential to North (16233 Smoke Tree Place, Moreno Valley)	75	Vibratory Roller	80	Yes	-	-
	75	Large Bulldozer	73	Yes	-	-
Church to North (16220 Indian Street, Moreno Valley)	166	Vibratory Roller	69	No	-	-
	166	Large Bulldozer	62	No	-	-
Residential to South (16410 Indian Street, Moreno Valley)	238	Vibratory Roller	65	No	-	-
	238	Large Bulldozer	58	No	-	-
Residential to South (24608 Constellation Way, Moreno Valley)	5	Vibratory Roller	115	Yes	-	-
	5	Large Bulldozer	102	Yes	-	-
Residential to East (16296 Emma Lane, Moreno Valley)	375	Vibratory Roller	59	No	-	-
	375	Large Bulldozer	52	No	-	-

Source: (Noise Impact Analysis, Ganddini, 2023)
Notes:
(1) Vibration levels are provided in PPV in/sec for architectural damage and VdB for annoyance.
(2) The FTA identifies the threshold at which there is a risk to "architectural" damage to non-engineered timber and masonry buildings as a PPV of 0.2 in/sec (see Table 3, **Appendix H**). In addition, the FTA identifies a vibration annoyance threshold of 72 VdB for residential uses and 75 VdB for church uses (see Table 4, **Appendix H**). Per the FTA Transit Noise and Vibration Impact Assessment Manual (September 2018), commercial uses are not considered vibration-sensitive land uses; therefore, the annoyance threshold does not apply to commercial uses.
(3) Best management practices for architectural damage include limiting the use of vibratory rollers, or other similar vibratory equipment, within 26 feet and large bulldozers within 15 feet of residential structures to the south of the Project site.

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 closest airport to the Project site is the March Air Reserve Base/Inland Port Airport located approximately 0.62 miles to the west of the Project site. The City of Moreno Valley 2040 General Plan Map S-7, Airport Land Use Compatibility Zones, shows that the Project site is in both Zones D and E. The Riverside County Airport Land Use Commission March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan (ALUCP 2014) states that Zone D is mostly within the 55 dBA CNEL noise contour while Zone E is beyond the 55 dBA CNEL noise contour for the airport. Furthermore, Zones D and E do not have a limit for residential use. As stated in the ALUCP, as the Project is a residential use located within an airport land use compatibility zone, information regarding airport proximity and the existence of aircraft overflights must be disclosed to future residents. Therefore, the proposed Project would not expose people residing or working in the area to excessive noise levels. No impact, and no mitigation is required.

Sources:

1. Moreno Valley General Plan, adopted July 11, 2006
   - Chapter 6 – Safety Element – Section 6.4 – Noise
     - Figure 6-2 – Buildout Noise Contours
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
   - Section 5.4 – Noise
     - Figure 5.4-1 – March Air Reserve Base Noise Impact Area
     - Figure 5.4-2 – Buildout Noise Contours – Alternative 1
     - Figure 5.4-3 -- Buildout Noise Contours – Alternative 2
     - Figure 5.4-4 -- Buildout Noise Contours – Alternative 3
   - Appendix D – Noise Analysis, Wieland Associates, Inc., June 2003.
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
   - Section 9.10.140 Noise and Sound
4. Moreno Valley Municipal Code Chapter 11.80 Noise Regulations
5. March Air Reserve Base (MARB)/March Inland Port (MIP) Airport Land Use Compatibility Plan (ALUCP) on November 13, 2014, (http://www.rcaluc.org/Portals/13/17%20-%20Vol.%201%20March%20Air%20Reserve%20Base%20Final.pdf?ver=2016-08-15-145812-700

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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. Moreno Valley is the second largest city in Riverside County and is a priority growth area (SCAG Summary Connect SoCal 2020). According to SCAG, priority growth areas are where "Connect SoCal strategies can be fully realized", which "will help these areas accommodate 64 percent of forecasted household growth and 74 percent of forecasted employment growth between 2016 and 2045 (SCAG Summary Connect SoCal 2020)." Therefore, the City's General Plan and Housing Element set forth policies to policies responding to anticipated population growth as well as increased demand for employment and housing. The General Plan indicates the City plans to accommodate population projections for growth through intensification of land use, expanded housing opportunities and increased acreage designated for commercial and industrial development. In this regard, acreage of the City devoted to housing will increase from 25% planned in the 2009 Moreno Valley General Plan to 46.9% in the General Plan Update (Moreno Valley, 2021). The City's Regional Housing Needs Assessment (RHNA) allocation that is established by SCAG and is enforced by Department of Housing and Community Development calls for 13,627 additional new housing units to be built and available within the city limits between October 2021 through October 2029. SCAG establishes a fair share housing allocation for all Cities based on California Department of Housing and Community Development Regional Housing Needs Assessment (RHNA). The City's General Plan and Housing Element must incorporate the RHNA allocation goal for new housing units as well as goals, policies, and objectives to maintain quality of life for existing residents.

The Project will improve public infrastructure and provide more housing within City Limits toward the City's required RHNA allocation as well as transform 13.73 acres of underutilized land to a livable family-friendly community. The proposed Project will provide 131 single-family dwelling units, 0.48-acres of open space parkland for adjacent communities and include a water quality retention basin to improve water quality at the Project Site and comply with the City's WQMP. The Project is close to educational, recreational, and employment centers, ultimately cutting commute times and VMT for future residence. In addition, the Project will implement 63 additional dwelling units beyond what had been considered by the City, assisting the City in reaching its goals established within the Housing Element. The transformation of underutilized land not only facilitates local needs but regional needs as well. The Project will provide increased opportunities for social connection and social mobility.

The Project is proposed in response to demand for quality neighborhoods and increased quantity and variety in housing available in the city limits. The Project will complete the approved plans for adjacent circulation system improvements as well as utility and service system improvements. Regionally, Western Riverside Council of Governments (WRCOG) sub-region has an anticipated 0.7 percent (22.1 million people) growth rate by the year 2016 (SCAG 2016). According to Southern California Association of Governments (SCAG), Moreno Valley is projected to experience increases in population (~ 48,303), households (~ 20,992), and employment (~ 38,869) by the year 2040[6]. Due to the number of households projected to increase by 2040, approximately 40 percent over a 22-year period, the City needs to rapidly construct new homes to accommodate forecasted housing needs. Moreno Valley's updated 2021-2029 Housing Element, the Regional Housing Needs Assessment (RHNA) identified a total of 13,627 units for development are needed within City Limits to meet housing demand, with approximately 57 percent of all new construction allocated for Moderate income and Above Moderate-income units. In order to accommodate growth projections, the City condones "targeted residential density changes…to provide for higher density housing to meet of state obligations under RHNA". Figure 3-1: 2021 General Plan Update Concept Areas, shows residential neighborhoods directly south of SR-60 and

[6] Growth projections performed by SCAG were conducted pursuant to SCAG's 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), see Table 4.14.1- SCAG Growth Projections for Moreno Valley (MoVal GP EIR 2040)

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

north of the Project Site are proposing residential density changes of a Specific Plan Area to R-15, high-density residential housing communities (MoVal GP EIR 2021).

The Project proposes to develop 131 dwelling units for Moderate income to Above Moderate-income households that includes a 0.43-acre tot lot and dog park, 0.05-acre open space, backbone circulation system, and 24,700 sq. ft. water quality retention basin. According to the City of Moreno Valley and California Department of Finance, the average household size in 2020 in Moreno Valley was 3.85 persons. Therefore, the Planning Housing Development (PUD) anticipates increased housing for approximately 504 new residents. This increase is consistent with the City's goal and policies to increase diversity and abundance of housing developments and construct housing on underutilized land for the growing population. Since the Project Site is on a designated R5 zoned land use, the Project will require a zone change and General Plan Amendment from R5 to RS-10 pursuant to the City's Municipal Code. However, the Project will contribute to RHNA by providing housing for a growing population near employment hubs to the west, educational facilities north of the Project Site, and diverse uses along Perris Boulevard east of the Project Site. Implementation of the Project will result in 63 additional units beyond what is expected under full buildout of the existing General Plan and Zoning at the Project Site under the R5 land use designation. As a result, the Project will accommodate 242 additional residents than what would be expected under existing zoning and General Plan designations for the Project Site. Site plans indicate the Project Site is planned for development of low density detached single-family homes on small lots and is consistent with General Plan Goals and the RHNA.

In addition, the PUD will contribute to the City's circulation, by providing multi-modal internal connectivity to adjacent neighborhoods that were not present predevelopment. Project improvements that will increase the City's internal connectivity include the extension of the westerly end of Goya Avenue and the proposed backbone circulation system. Therefore, the proposed Project will extend road infrastructure, including the extension of westerly Goya Avenue, sidewalks, bike paths along Indian Street and Goya Avenue, and the extension and widening of vehicular travel lanes,, which will contribute to City standards, implement approved City plans, and prevent the division of existing neighborhoods.

For the reasons above, the Project will not induce substantial unplanned population growth by either implementing new homes or business or indirectly extending infrastructure. Impacts are therefore considered less than significant. No mitigation is required.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Response:

No Impact. The Project Site is vacant and underutilized by the City of Moreno Valley. Therefore, implementation of the Project will not displace substantial numbers of existing people or housing. Project construction is planned to be confined to the Project Site itself, transforming vacant land into a single-family housing community with 131 dwelling units for Moreno Valley residents. The Project is compliant with the RHNA allocations assigned to the City and will contribute to housing needs within the Moderate to Above Moderate- income household bracket. The proposed Project will increase available housing within City Limits, create a wider range of residential densities, and enhance Moreno Valley's designated residential communities.

Due to existing conditions at the Project Site and reasons stated above, no impacts are anticipated with Project implementation. Therefore, no mitigation measures are needed.

Sources:

1. Moreno Valley General Plan, adopted July 11, 2006
   - Chapter 2 – Community Development Element – Section 2.1 – Land Use
     - Figure 2-1 – Neighboring Lands Uses
     - Figure 2-2 – Land Use Map

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

- Chapter 8 – 2014 – 2021 Housing Element

2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
   - Section 5.12 – Population and Housing
     - Attachments #1 - #10 – Housing Sites Inventory
     - Exhibits A1 – A11, C, D, and E – Maps of Housing Sites
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
4. Final Environmental Impact Report City of Moreno Valley General Plan 2040
5. Southern California Association of Government (SCAG) Regional Transportation Plan/ Sustainable Communities Strategy (RTP/SCS), adopted 2016.

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Impact. Moreno Valley's Fire Department (MVFD) coordinates with other local agencies to provide emergency response to residences and businesses in Moreno Valley. MVFD maintains contracts with Riverside County Fire Department (RCFD) and California Department of Forestry and Fire Protection (CAL FIRE) and Moreno Valley Volunteer Reserve Firefighters, helping to provide fire protection, fire prevention, and emergency and medical services (MoVal GP 2006). The City's Office of Emergency Management coordinates emergency response to provide services at the Project Site and Local Vicinity in accordance with the MVFD Strategic Plan. The Strategic Plan outlines goals and strategies for ensuring communities receive outstanding fire protection services.

The Project Site is within close range of Station 65 and 91. Station 65 is located at the intersection of John F. Kennedy Drive and Indian Avenue. The station contains one Type 1 engine and according to Moreno Valley's Fire Department Strategic Plan, Station 65 is planned for relocation to better service areas northwest of its current location. Station 91 located on Lasselle Street, also houses one Type 1 engine (MoVal GP 2006). However, the General Plan Buildout indicates that an additional fire station will be required to provide adequate levels of emergency services to newly developed portions of the City. The station will be called the Industrial Station and will be located south of the Project. Currently, plans are on hold due to limited funding and resources of this Capital Improvement Project. In the meantime, MVFD indicates an adequate level of service is being provided to the Project Site and strives to arrive on the scene of emergencies within five minutes of a notification, approximately 90 percent of the time.

The Project Site is located approximately 1.4 miles north of Station 65 along Indian Street and approximately 2.3 miles west of Station 91. During Project construction, the Project contractor needs to be compliant with the City's Standards and California Fire Code for Fire Protection. Compliance with these standards includes the City's water supply standards, Fire Access Standards, Building Signage and Regulation Standards, Vegetation and Clearance Standards. According to site plans, access to the PUD for emergency response will be possible via access points along the proposed backbone circulation system along Indian Street and Goya Avenue. In addition, a 12-foot access road will be incorporated around the perimeter of the water quality basin located in the southwestern corner of the Project Site to provide access to emergency responders. Existing fire hydrants are available along the west boundary of Indian Street and there is also one located at the corner of Goya Avenue and Smoke Tree Place. Proper signage, clearance, and vegetation removal on site will be implemented during Project construction. The water supply on-site is subject to review by the Eastern Municipal Water District and the City of Moreno Valley and the City Fire Department. The City will verify that an appropriate volume and rate of water can be delivered the required Fire Flow requirements pursuant to the California Fire Code standard. Prior to Project construction and the issuance of building permits, verification of compliance with the recommended standards will be conducted through the standard application of the City's plan check and inspection processes.

The Project is consistent with the City's long-range plans and will not create substantial additional need for service beyond what has already been identified in the approved General Plan. Additionally, the standard application of the City's discretionary review, plan check, and inspection processes will verify the implementation of fire protection performance objectives for the Project and require the Project pay a Development Impact Fee (DIF) to contribute to the fair cost of facilities and equipment within City Limits.

Due to the projects outlined within *Table 5: Moreno Valley's Cumulative Projects*, Moreno Valley Fire Department must anticipate an influx of new projects that require additional service needs due to increased densities and intensified land use. While the Moreno Valley Fire Department needs to anticipate increases in service needs within both Project Area,

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

as part of the City's standard plan check and review process MVFD has been consulted on appropriate fire safety for each development as input to the discretionary approval process for each project. Therefore, MVFD's presence throughout the process has helped guide the developer and City to achieve safer communities for residents within their service area. These efforts result in design changes incorporated into project plans and assist the City and MVFD in mitigating cumulatively considerable as well as individual project impacts to fire protection within City Limits, since projects are under their purview.

For these reasons, the Project impacts are considered less than significant. No mitigation is required.

ii) Police protection?	☐	☐	☒	☐

Response:

Less than Significant Impact. Like MVFD, Moreno Valley Police Department (MVPD) maintains a contract with Riverside County Sheriff's Department to coordinate police protection within the City. The Moreno Valley Police Traffic Team has been recognized within the state and nationally for its innovative traffic programs. In addition to the traffic program, MVPD sustains other programs include School Zone Enforcement, Radar Trailer/ Speed Program, Saturation Patrol, and School Presentations on the Use of Bicycle Helmets, Pedestrian Safety, etc. (MoVal 2021). MVPD will provide police protection for the Project. The closest police department to the Project Site is approximately 3.8 miles northwest (22850 Calle San Jun De Los Lagos, Moreno Valley, CA 92553). Due to the City's planned buildout outline in the 2021 General Plan Update, future police stations are planned for development since population and activity is anticipated to increase. However, future facilities will comply with 2021 GPU goals and polices intended to protect the public and the environment.

The Project is subject to a Developer Impact Fee (DIF) that will be utilized by the City for future development of public service facilities including fire stations, police departments, libraries, etc. that ensures its fair share of contribution to the cost and long-term maintenance of new facilities due to increased square footage of developed space resulting higher population and activity. However, the proposed Project will not result in substantial increases in population beyond what has been already identified and planned for in the City's General Plan, it is anticipated that the standard application of the City's discretionary review, plan check, and inspection process will verify the implementation of police protection performance objectives for the Project.

As mentioned above, Moreno Valley's cumulative projects are required to undergo the City's plan check and review process. This process involves input from not only MVFD, but MVPD to ensure safety within their service area. Cumulatively considerable impacts are anticipated to be less than significant due to input from the City's police department on preliminary designs, which helped to create safer environments for the City's future residents. Proposed projects are anticipated to increase population, which will require increased staffing to maintain an acceptable police presence within City Limits. However, the police department's needs are considered and mitigated since the Project is subject to a DIF, which will be paid to the City and contribute to police department needs, in addition to plan check and inspections for compliance with police department standards for proactive safety, such as adequate lighting, and emergency response, such as clearly visible signage and addresses.

For the reasons above, impacts are considered less than significant. No mitigation is required.

iii) Schools?	☐	☒	☐	☐

Response:

Less than Significant with Mitigation Incorporated. Approximately 0.2 miles north of the Project Site, Rainbow Ridge Elementary School and March Middle School are located along Indian Street, and enrollment is currently composed of 777 and 775 students respectively (MoVal GP FEIR 2020). Both schools are located within the Val Verdes Unified School District, which could experience increased enrollment due to Project implementation. In accordance with to the City's General Plan Update, Table 4.15-5, *Table 23: Val Verde Unified School District Student Generation Rates* below

found the average students generated per dwelling unit for three different school types (MoVal GP EIR 2021). As a result of the Project, approximately 4.34 elementary school, 22.29 middle school, and 95.59 high school students are expected from Project implementation.

TABLE 23: VAL VERDE UNIFIED SCHOOL DISTRICT STUDENT GENERATION RATES

Dwelling Units	School Type	Generation Rate	Students Generated by Project (131 DU)	Students per Density Increase (63 DU)
131	Elementary	0.03314	4.34134	2.08782
131	Middle	0.1702	22.2962	10.7226
131	High	0.7297	95.5907	45.9711

Source: (MoVal 2040 GP FEIR, 2020)

The Project will result in 63 additional dwelling units above what is expected under the buildout of the General Plan and zoning for the Project Site. Moreno Valley Unified School District's 2012 Fee Justification Report anticipated a total of 17,099 dwelling units would be added to City Limits, impacting student generation rates. However, as shown above in *Table 23: Val Verde Unified School District Student Generation Rates*, the increase in enrollments generated from this Project are not anticipated to be significant, since enrollment is anticipated to increase approximately 50 percent beyond what has already been considered and approved within the General Plan buildout and the net increase is not likely to exceed the school districts capacity. According to the most recent available school facilities analysis for Val Verde School District (Cooperative Strategies, 2018) the District has available capacity for additional students. In addition, the Project will mitigate increases in density and new students by paying a school fee pursuant to **MM PUB-01: School Fee**. The fee will provide funds for school use accommodating public school resources and reduce potentially significant Project and cumulative impacts.

During Project construction, traffic delays have the potential to impact both schools during peak hours when drop-offs and pickups occur. As a result, a traffic control plan will be approved by the City to mitigate the impact, mitigation measures for traffic control have been incorporated into the mitigation monitoring and reporting program for the Project. See Section XVII- Transportation. In addition, mitigation measure **MM PUB-01- School Fees** will be implemented to reduce impacts to a less than significant level.

MM PUB-01- School Fees: Prior to the issuance of the final tract map and permits, City Building Official shall verify that the Developer/Builder has paid required school fees to the City based on square footage of new structures for mitigation of impacts from increased enrollment. Payment of the Development Impact Fee.

iv) Parks?	☐	☐	☒	☐

Response:

Less than Significant Impact. Due to the population increase at the Project Site of approximately 504 residences, approximately one acre of parkland will be required to meet the City's standard of three acres per 1,000 residents. The City's General Plan recognizes the need for additional parkland to accommodate future population growth and development within City Limits. The Project Site and its surroundings have been identified as a potential park site, see Figure 4.15-2: Existing and Planned Parks and Recreation Facilities (MoVal GP EIR 2021). The Project will incorporate 0.48-acres of open space within the planned unit development. The proposed open space is a 0.43-acre (18,730 sq. ft.) tot lot and dog park located in the center of the development and 0.05-acres (2,178 sq. ft.) of open space east within the northwestern corner of the PUD. Open spaces proposed by the Project will be dedicated to neighborhood parkland within the City of Moreno Valley and serve the Project Site in addition to a 0.75-mile radius (15-minute walk) from the park to nearby existing developments. Since the Project incorporates an open space element into its design plans, the Project is providing a park site in accordance with the City's General Plan and will be maintained long-term through the community's homeowner's association.

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

However, an additional 1 acre of parkland needs to be generated to meet the city-established standard for parkland per resident. Therefore, park in-lieu fees may be required from the developer to contribute to the cost of acquisition and construction of new parks to maintain the 3.0 AC/1,000 residents. Additionally, nearby community parks including the John F. Kennedy (JFK) Memorial Park, located approximately 0.8 miles from the Project, and Santiago Park, located approximately 1.6 miles from the Project Site, will provide additional recreational spaces for community residents. JFK Memorial Park consists of 7.69 acres that includes a well-lit baseball/ softball field, playground, walking paths, picnic tables, tennis courts, and public restrooms. Santiago Park is 2.84 acres of parkland with amenities that include a playground, multi-purpose field, picnic shelters, public restrooms, a basketball court, and walking paths. Project construction anticipates that access to nearby parks will be temporarily impacted. However, a traffic control plan will be implemented during construction activities to mitigate potential construction-phase impacts.

Due to the proposed open space, size and nature of the future development, and payment of the park in-lieu fees, the Project does not anticipate impacts to parks. The Project has been anticipated in the planned growth of the City; therefore, Project-related impacts are anticipated to be less than significant. No mitigation is required.

v) Other public facilities?	☐	☒	☒	☐

Response:

Less than Significant with Mitigation Incorporated. Other public facilities close to the Project Site include the Moreno Valley Library-Iris Plaza Branch, approximately 0.6 miles east of the Project Site along Perris Boulevard. The library was opened in 1987 to house a library, senior center, and community center. The facility is equipped with four gaming stations, virtual reality, robotics kits, six public computers, a printer-photocopier station, and a myriad of books for all ages (MoVal 2022). Impacts to this public facility or other public libraries, such as the alteration of existing facilities or need for new library branches are identified with the general plan based on the projected population growth in the City.

As mentioned in previous sections, the Project is anticipated to produce 63 additional dwelling units beyond what the Project Site is currently zoned for, which will increase the population by approximately 242 additional residents due to the increased density. Due to the size and nature of the Project, this increase in population is not anticipated to result in significant new demand for the existing library system, see Section XIV, response a). In addition, the City will collect developer fees used for the maintenance of adequate library services, monitor use, and plan for new and modified libraries on an ongoing basis.

Project construction will temporarily impact access and use of public libraries and facilities during project construction. To reduce impacts from increased Project traffic, traffic control measures from the traffic control plan provided by the Project contractor will mitigate potential impacts. See Section XVII- Transportation.

As a result of the reasons above, the Project impacts are anticipated to be less than significant with mitigation incorporated. Therefore, no mitigation is required.

Sources:

1. Moreno Valley General Plan, adopted July 11, 2006
   - Chapter 2 – Community Development Element – Section 2.5 – Schools
     - Figure 2-3 – School District Boundaries
   - Chapter 2 – Community Development Element – Section 2.6 – Library Services
   - Chapter 2 – Community Development Element – Section 2.7 – Special Districts
   - Chapter 2 – Community Development Element – Section 2.5 – Other City Facilities
   - Chapter 4 – Parks, Recreation and Open Space Element – Section 4.3 – Parks and Recreation
     - Figure 4-2 – Future Parklands Acquisition Areas
     - Figure 4-3 – Master Plan of Trails
   - Chapter 6 – Safety Element – Section 6.1 – Police Protection and Crime Preventions
   - Chapter 6 – Safety Element – Section 6.2 – Fire and Emergency Services
     - Figure 6-1 – Fire Stations
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006

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

- Section 5.13 – Public Services
  - Figure 5.13-1 – Location of Public Facilities

3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
4. Final Environmental Impact Report City of Moreno Valley General Plan adopted May 20th, 2021.
   a. 4.15- Public Services and Recreation
      i. Table 4.15-5: MVUSD Student Generation Rates
5. Moreno Valley Fire Department Strategic Plan 2012-2022 adopted March 20th, 2012.

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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. Within the City of Moreno Valley, there are approximately 482 acres of parkland, consisting of 7 community parks, 24 neighborhood parks, four specialty parks, and 15 trails/ greenways. According to the City's 2021 General Plan, the City hopes to expand parklands to total approximately 756.54 acres by 2040. According to Title 3 Section 3.40.050 of the City's Municipal Code, 3.0 acres of parkland for every 1000 residents is the recreation standard for the City of Moreno Valley. This requirement is fulfilled through a combination of park in lieu fees and dedications. The City has a Parks, Recreation and Open Space Comprehensive Master Plan that is used by the City to plan new parks and maintain existing parks and recreation facilities so that there is adequate recreation available within the City at any given time. The General Plan Update indicates that the projected population under General Plan buildout will be over 252,000 in 2040. This would require development of an additional 80.77 acres of parkland to meet the Municipal Code standard within city limits.

Existing community parks close to the Project site include Santiago Park (24731 Tiger Avenue, Moreno Valley, CA 92551), approximately 1.6 miles north of the Project Site, and John F, Kennedy Veteran's Memorial Park (1511 Indian Street, Moreno Valley, CA, 92551), approximately 0.8 miles north of the Project Site (Figure 4.15-2 Existing and Planned Parks and Recreation Facilities, MoVal GP EIR 2021). While the Project proposes to increase population by approximately 504 people, see Section XIV Population and Housing, the Project does not anticipate significant cumulative impacts, since the Project plans to construct onsite parks and open space for public use. Plans indicate the development will provide 0.48 acres of dedicated open space for recreational opportunities and will be available to residents pursuant to the City's Municipal Code requirements. Proposed community recreation areas consist of 0.05 acres of open space and 0.43 acres for a tot lot/ dog park (See *Table 24: Project Open Space Areas* below).

TABLE 24: PROJECT OPEN SPACE AREAS

Item No.	Project Open Space Element	Size (Acres)
1	**1. Location**: Northwestern corner of the PUD; southwest to Goya Avenue and Indian Street intersection **2. Intended Use**: Open space- recreational facility; increased walkability for residences. **3. Features**: • Circular pedestrian walking path • Turf play area • Three (3) resting benches. • Two (2) entrances from inside the PUD • Perimeter block wall & Interior Vinyl Fence **4. Proposed Landscaping**: • Turf; planting area • Two (2) Crape Myrtle `Tuscarora` • Three (3) Crape Myrtle `Natchez`	0.05
2	1. **Location**: Center of PUD 2. **Intended Use**: open space-recreational facility dedicated for public use; PUD amenity, which will enhance quality of life for residences. 3. **Features**: • Children's play structure • Small and large dog park • Turf play area • Eight (8) resting benches. • Five (5) entrances from internal circulation system of PUD • Tubular Steel Fence & Interior Vinyl Fence around both dog parks 4. **Proposed Landscape**: • Turf; planting area; tot lot • Two (2) Lagerstroemia 'Muskogee' • Eight (8) Crape Myrtle `Natchez` • Four (4) Jacaranda	0.43
	Total Acreage of Project Open Spaces:	**0.48**

Source: (T&B Consulting, 2023)
(Wood Architecture, 2023)
Notes: Reference **Figure 7: Site Plan, Figure 8: Landscape Plan**

The open space proposed within the boundaries of the Project was designed utilizing Moreno Valley's minimum requirements of parkland space per resident (three acres per 1,000 residents). Not only will the Project provide parkland space for residents at the Project Site; however, the Project will contribute to the City's long-range plans for development of additional parks to serve the anticipated population growth from buildout of the General Plan. Based on the scale of the Project, Project consistency with the General Plan Goals and Polices in *Table 25: Project Consistency with General Plan Park Requirements*, and the proposed on-site recreation provided, the increased use of existing neighborhood and regional parks or other recreational facilities is not anticipated to cause a substantial physical deterioration of these facilities. Therefore, Project related impacts are considered to be less than significant. Therefore, no mitigation is required.

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

TABLE 25: PROJECT CONSISTENCY WITH GENERAL PLAN PARK REQUIREMENTS

2006 General Plan	2021 General Plan	Project Consistency
	Policy 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.	As mentioned above, the Project will construct 0.48 acres of open space/parkland/recreation space with the Project in accordance with the Municipal Code Standard of three acres of parkland per 1,000 residents. While the Project will not provide all necessary acreage in accordance with this standard, Project implementation will reduce the need for residents to utilize existing nearby parks, taking the strain off of existing facilities and will reduce the City's financial obligation to pay for development of new parks in the Local Vicinity. The allocation and construction of parkland from the proposed Project is within the City's Municipal Code requirements.
Objective 4.2 Provide safe, affordable and accessible recreation facilities and programs to meet the current and future needs of Moreno Valley's various age and interest groups and promote the provision of private recreational facilities.	***Policy 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 and construction of facilities, or the payment of in-lieu fees.***	The Project will construct safe, affordable, and accessible recreation facility within the housing development that will meet the needs of current and future residents. The open space is 0.48 acres for multipurpose uses. It is available to the community for various recreational uses.
	Policy PPS.1-5: Use site design, landscaping, lighting, and traffic calming measures to create safe parks and open spaces integrated with adjacent developments.	Most of the acreage for parkland that will be constructed with the Project is planned to be centrally integrated into the Project with the backbone circulation system wrapping around the park and other dwelling units bordering. The backbone circulation system contains sidewalks and landscaped parkways for safe access to the park facilities on-site.

Sources:

1. City of Moreno Valley General Plan 2006 (superseded), adopted July 11th, 2006
- **Chapter 9: Goals, Objectives, Policies, and Programs**

2. City of Moreno Valley General Plan 2040, adopted June 15, 2021
- **Chapter 2: Land Use and Community Character**

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. See Response XVI, a). Site plans show that the Project plans to incorporate a tot lot and dog park within the center of the neighborhood, in addition to a 0.05- acre open space in the northwestern corner of the development along Indian Street. The proposed open spaces have been evaluated for environmental effects herein and will pay Park in-lieu fees to contribute to the acquisition and design of the new parks. The process will include assessment of environmental impacts of park development and mitigation. Therefore, the Project will not require construction or expansion of recreational facilities having additional adverse physical impacts on the environment. Significant indirect impacts from the Project on recreational facilities are not anticipated due to the scope of the Project.

Sources:

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

1. Moreno Valley General Plan, adopted July 11, 2006
   - Chapter 4 – Parks, Recreation and Open Space Element – Section 4.3 – Parks and Recreation
     - Figure 4-1 Open Space
     - Figure 4-2 – Future Parklands Acquisition Areas
     - Figure 4-3 – Master Plan of Trails
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
   - Section 5.13 – Public Services
     - Figure 5.13-1 – Location of Public Facilities
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code

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

The information and responses in Section XVII are based on the Goya at Heritage Park Transportation Study Screening Assessment & VMT Impact Analysis, and the Transportation Impact Assessment (TIA) prepared by Ganddini Associates, dated April 4, 2023, and May 30, 2023, found in **Appendix G**.

Studies for the Project indicate that calculated trip generation for the Project is based on trip generation rates obtained from the Institute of Transportation Engneers (ITE) Trip Generation Manual (11th Edition, 2021). These trip generation rates are derived from the Land Use Code 210 (Single Family Detached Housing). A TIA was prepared for the Project because the proposed development does not qualify for an exemption from Level of Service (LOS) analysis based on guidance in the City of Moreno Valley Transportation Impact Analysis Preparation Guide for Vehicle Miles Traveled and Level of Service Assessment (June 2020) ["City TIA Guidelines"]. In this regard, LOS analysis is needed to document Project conformity with the City's General Plan. The LOS analysis indicates the Project is forecast to generate 1,235 daily trips, including 92 trips during the AM peak hour and 124 trips during the PM peak hour. Most of these forecasted Project trips will occur within the Traffic Study Area that was determined in consultation with the City of Moreno Valley engineering staff. This area consists of classified roadways and intersections to which the Project is forecast to contribute 50 or more peak hour trips. The Project's trip generation and distribution forecasts within this section were based on the intersections below (See **Figure 15: Traffic Study Area**):

1. Indian Street (NS) at Iris Avenue (EW)[7]
2. Indian Street (NS) at Goya Avenue (EW)
3. Indian Street (NS) at Project Driveway (EW)
4. Project Driveway (NS) at Goya Avenue (EW)
5. Emma Lane (NS) at Goya Avenue (EW)

Regulatory Setting

Vehicle Miles Traveled (VMT)

The new CEQA Guidelines Section 15064.3, subdivision (b) was adopted in December 2018 by the California Natural Resources Agency and enacted in January 2019. These revisions to the CEQA Guidelines changed thresholds of significance for determining transportation impacts under CEQA. In accordance with these current CEQA Guidelines, a project's effect on automobile delay (as measured by LOS) shall not constitute a significant environmental impact due to increased Project traffic under CEQA. VMT analysis shifts the focus from LOS driver delay to Vehicle Miles Traveled, with a focus on reducing VMT and greenhouse gas emissions from new projects by favoring projects associated with creation of multimodal networks and promotion of a mix of land uses. CEQA Guidelines Section 15064.3(b) requires a numeric VMT analysis for land use development projects that result in long term or permanent increases in VMT.

Level of Service (LOS)

Level of Service is used to quantitatively describe the performance of a roadway facility, ranging from LOS A (free flow conditions) to LOS F (extreme congestion and system failure). LOS analysis is performed to assess conformance with the City's General Plan and operational standards established by the City of Moreno Valley for the citywide circulation system. The City requires preparation of a Traffic Impact Analysis (TIA) that includes LOS analysis to document General Plan conformity associated with the scope of the Project.

[7] (NS)= north-south roadway; (EW)= east- west roadway.

Moreno Valley utilizes Intelligent Transportation Systems (ITS) that help to improve the reliability and efficiency of the circulation system within City Limits. These systems allow better management of traffic flows and regulation of transportation patterns to help implement roadway improvements that enhance travel. The City has approved a Circulation Element within the General Plan to help balance multimodal transportation and maintain proper circulation within City Limits. The Circulation Element plans for more efficient circulation by maintaining higher Levels of Service (LOS) (e.g., A, B, C), as described in *Table 26: Level of Service (LOS),* prioritizing automobiles as the anticipated mode of transportation since 77.6% of resident drive during weekly commutes (MoVal GP 2020).

TABLE 26: LEVEL OF SERVICE (LOS)

Level of Service	Description[1]:	Intersection Control Delay (Seconds/ Vehicle)[2]	
		Signalized Intersection	Unsignalized Intersection
A	Free-flow travel with freedom to maneuver.	≤ 10.0	≤ 10.0
B	Stable operating conditions, but the presence of other road users causes a noticeable, though slight, reduction in convenience, and maneuvering freedom.	> 10.0 to ≤ 20.0	> 10.0 to ≤ 15.0
C	Stable operating conditions, but the operation of individual users is substantially affected by the interaction with others in the traffic stream.	> 20.0 to ≤ 35.0	> 15.0 to ≤ 25.0
D	High-density, but stable flow. Users may experience restriction in speed and freedom to maneuver, with poor levels of convenience.	> 35.0 to ≤ 55.0	> 25.0 to ≤ 35.0
E	Operating conditions at or near capacity. Speeds are reduced to a low but relatively uniform value. Freedom to maneuver is difficult with users experiencing frustration and poor convenience. Unstable operation is frequent, and minor disturbances in traffic flow can cause breakdown conditions.	> 55.0 to ≤ 80.0	> 35.0 to ≤ 50.0
F	Forced or breakdown conditions. This condition exists wherever the volume of traffic exceeds the capacity of the roadway. Long queues can form behind these bottleneck points with queued traffic traveling in a stop-and-go fashion.	> 80.0	> 50.0

Source: [1]City of Moreno Valley 2020 General Plan
[2]Highway Capacity Manual (Transportation Research Board, 7th Edition)

Existing Conditions

Regional Circulation

The City of Moreno Valley is connected regionally by State Route 60 (SR-60) and Interstate 215 (I-215) freeways. SR-60 runs east-west and is located approximately four miles north of the Project Site, and I-215 runs north south approximately two miles to the west of the Project Site. East of the Project Site, approximately 0.6 miles, is Perris Boulevard, a divided arterial shown on City Map C-1, Circulation Diagram. For land use planning purposes, the Perris Boulevard corridor has been designated as a Mixed-Use Boulevard due to traffic volumes on this arterial "approaching or exceeding 30,000 vehicles per day (VPD) between freeways to local streets (MoVal GPE EIR 2006). Other roadways are described as follows:

Local Circulation

Local north-south circulation is provided by Indian Street and Emma Lane; and east-west circulation is provided by Iris Avenue, Krameria Avenue and Goya Avenue, which contain the following roadway conditions:

1. ***Indian Street.*** Indian Street is a four-lane divided north/south arterial north of Iris Avenue and three-lane divided Arterial (one lane northbound, two lanes southbound) south of Iris Avenue and adjacent to the Project Site with a painted two-way (dedicated) left-turn lane median in the project study area. The posted speed limit is 40 miles per hour north of Iris Avenue, with 25 mile per hour school zone adjacent to Rainbow Ridge Elementary and March Middle Schools, and 45 miles per hour south of Iris Avenue. On-street parking is prohibited on both sides of the roadway. Class II (dedicated/on-street) bicycle lanes are provided north of Iris

Avenue. Sidewalks are provided on both sides of the roadway north of Iris Avenue and along the southbound side south of Iris Avenue. Adjacent to the west of the Project Site, Indian Street is a designated Riverside Transit Agency Route and there is a bus stop at the southeast corner of Indian Street and Iris Avenue.

2. ***Emma Lane.*** Emma Lane is a north/south two-lane undivided local street in the project study area. The posted speed limit is 25 miles per hour. On-street parking is generally permitted on both sides of the roadway. There are no existing bicycle facilities. Sidewalks are provided on both sides of the roadway south of Iris Avenue; north of Iris Avenue, Emma Lane is only paved with no curb, gutter, or sidewalks.

3. ***Iris Avenue.*** Iris Avenue is a four-lane divided east/west arterial roadway with alternating raised and painted (dedicated) two-way left-turn lane medians in the project study area, except for an approximately one-quarter mile segment between Indian Street and immediately east of Emma Lane that consists of one eastbound lane and two westbound lanes. The posted speed limit is 40 miles per hour between Heacock Street and Perris Boulevard, with 25 mile per hour school zone adjacent to Rainbow Ridge Elementary School, and 45 miles per hour east of Perris Boulevard. On-street parking is prohibited on both sides of the roadway. Class II (dedicated/on-street) bicycle lanes are provided on both sides of the roadway east of Indian Street.

4. ***Goya Avenue.*** Goya Avenue is a two-lane undivided east/west local street in the project study area. There is no posted speed limit. Between Indian Street and Emma Lane, on-street parking is generally permitted, and sidewalks are provided on the north side of the roadway; only one travel lane with no curb, gutter, or sidewalk is provided on the south side of the roadway. There are no existing bicycle facilities. Goya Avenue currently terminates approximately one-quarter mile west of Emma Lane.

5. ***Krameria Avenue.*** Krameria Avenue is a two-lane divided east/west arterial roadway with painted, dedicated turn lanes in the project study area (between Indian Street and Perris Boulevard. Curb, gutter and sidewalk are on both sides of the Krameria Avenue between Indian Street and Emma Lane. Between Emma Land and Perris Boulevard, Krameria has improved curb, gutter and sidewalk only on the north side of the street.

As shown below within *Table 27: Existing Study Area Level of Service (LOS)*, existing conditions indicate LOS at the Project's study area intersections currently operate within acceptable ranges during peak hours.

TABLE 27: EXISTING STUDY AREA LEVEL OF SERVICE (LOS)

Study Intersection	Traffic Control[1]	Acceptable LOS	AM Peak Hour		PM Peak Hour	
			Delay[2]	LOS[3]	Delay[2]	LOS[3]
1. Indian St at Iris Ave	TS	D	39.8	D	34.8	C
2. Indian St at Goya Ave	CSS	D	Future Intersection			
3. Indian St at Project Dwy	CSS	D	Future Intersection			
4. Project Dwy at Goya Ave	CSS	C	Future Intersection			
5. Emma Ln at Goya Ave	AWS	C	7.0	A	7.2	A

Source: (Traffic Impact Analysis, Ganddini, 2023)

Notes: (1) TS= Traffic Signal; CSS= Cross Street Stop; AWS= All Way Stop
(2) Delay is shown in seconds/vehicle. For intersections with traffic signal or all way control, overall average intersection delay and LOS are shown. For intersections with cross street stop control, Level of Service is based on average delay of the worst minor street approach or major street left turn movement.
(3) LOS= Level of Service

Existing bicycle and pedestrian facilities within the Project Vicinity include sidewalks along the northern perimeter of paved Goya Avenue and west side of Indian Street; there are currently no sidewalks along the Project frontage of either roadway. No bicycle facilities are located within the immediate vicinity.

Less than Significant Impact. Vehicular access to the Project Site is proposed along Goya Avenue, a residential connector roadway, and Indian Street, a minor arterial. City plans indicate street improvements along Goya Avenue

and Indian Street are needed adjacent to the Project Site to improve these streets to their ultimate right-of-way widths and function shown in the City's planned circulation system to accommodate future traffic within the context of buildout of the General Plan approved land use map. Improvements along street frontages of the Project Site include extending and paving the westerly portion of Goya Avenue and constructing the Goya Avenue/Indian Street intersection. Goya Avenue is planned with an ultimate right-of-way of 44-feet and includes constructing a curb, gutter, sidewalk approximately 638 linear feet adjacent to the north and south boundaries of the Project. These improvements are anticipated to contribute towards the City's circulation system and accommodate the General Plan buildout. Due to the proposed scale and location of the Project's short-term construction and long-term operations, Project impacts are not anticipated to significantly increase traffic to adjacent arterial streets or affect regional transportation plans to reduce congestion surrounding and within the City. Similarly, the Project will not directly impact SR-60 and I-215 due to the distance between these freeways and the Project Site and the scale of the Project. The City's coordination with Western Riverside Council of Governments (WRCOG), Riverside County of Transportation Commission (RCTC), the Southern California Association of Governments (SCAG), and CALTRANS will ensure that the development of the Project adheres to the policies and goals of regional plans.

The proposed Project will construct an internal backbone circulation system with decorative vehicular driveways and pedestrian access at both Goya Avenue and Indian Street. The backbone circulation system will incorporate the "layered network" approach and provide internal connectivity to shared driveways for each of the 19 motor courts and proposed amenities (open spaces, retention basin, tot lot, etc.). From both Indian Street and Goya Avenue to the backbone street, Project circulation will wrap around the inside of the PUD for access to all 19 shared motor courts. See **Figure 7: Site Plan**. The internal circulation proposed with the Project includes 5-foot-wide pedestrian walkways incorporated within the backbone circulation network and along 638 linear feet of Goya Avenue, and 633.7 linear feet of Indian Street. A shared travel lane for bicycle and vehicular travel will be incorporated into the internal backbone circulation network and Goya Avenue. A designated Class II[8] bike path is proposed along 638 linear feet of Indian Street, the westerly perimeter of the Project Site, consistent with the City's requirements and General Plan Update 2020 (See Map C-2: Existing and Planned Bicycle and Pedestrian Network, MoVal GP 2020). Within the residential community, residents will be able to enter and exit the neighborhood along from each proposed entrance. Other street improvements consist of landscaped parkways along Goya Avenue and Indian Street, underground telephone lines, streetlights along Indian Street and Goya Avenue pursuant to City standards, and enhanced paving at each access driveway.

Project plans show a "layered network" approach to circulation, adopted within the City's 2020 General Plan Update. This approach accommodates all modes of transportation to better meet the needs of bicyclists, motorists, and pedestrians. In accordance with the City's General Plan Update and Circulation Element, the Project displays consistency with the "layered network" approach and the following policies and goals outlined in *Table 30: Project Consistency with General Plan Circulation Element Policies and Goals* for both the 2006 General Plan and 2021 General Plan Update.

During Project construction a traffic control plan will be implemented in connection with an approved encroachment permit for construction within the City's public right-of-way and to minimize potential impacts to public transit and traffic in adjacent streets within Moreno Valley's circulation system. According to Figure 4.16-2 within the City's 2020 General Plan EIR, an existing transit line runs along Indian Street, which borders the western perimeter of the Project Site. However, the closest bus station to the Project Site is approximately 0.6 miles north, located at the Iris Avenue and Indian Street intersection. Due to the proximity of the bus stop from the Project Site, direct impacts from the Project are not anticipated. Project construction may result in temporarily slower moving traffic during construction due to temporary lane closures subject to an encroachment permit; Impacts will be minimized with the implementation of a traffic control plan pursuant to Standard Condition **SC TRAF-01: Construction Traffic Control Plan.** Due to the grid street system

[8] Class II Bikeways (Bike Lanes) are striped lanes designated for the use of bicycles on a street or highway. Vehicle parking and vehicles pedestrian cross flow are permitted at designated locations (MoVal GP EIR 2020).

within the Local Vicinity, there are many opportunities for avoiding the Project Site during construction. As a result, Project implementation will result in less than significant impacts on nearby bus routes and streets in the study area.

Pursuant to Moreno Valley's Circulation Element Policy C.3-4, a Transportation Screening Assessment was conducted by Ganddini Associates for the Project, see **Appendix G**. As indicated by the City of Moreno Valley's "Transportation Analysis Preparation Guide for Vehicle Miles Traveled and Level of Service Assessment" (June 2020) [City TIA Guidelines], the Project does not appear to satisfy any of the City-established VMT screening criteria; therefore LOS analysis is needed to confirm Project consistency with approved City plans including the General Plan. The City-established thresholds indicate that a project may be exempt from future VMT analysis if one or more of the following screening steps are satisfied: (1) Transit Priority Area (TPA)[9] Screening; (2) Low VMT Area Screening; (3) Project Type Screening. Since the Project is partially located within a TPA and is forecasted to generate 1,235 daily trips (92 trips during AM peak hour and 124 during PM peak hour), further analysis was performed to access the Project potential VMT impact relative to thresholds of significance established within the City's TIA Guidelines. The forecasted number of daily trips was calculated in accordance with Trip Generation Manual published by the Institute of Transportation Engineers (ITE), as a result of the calculation the Project requires LOS analysis since trip generation exceeds less than 100 vehicle trips in the peak hour. A comprehensive outline of Project Trip Generation can be found below in *Table 28: Project Trip Generation Rates*.

TABLE 28: PROJECT TRIP GENERATION RATES

Trip Generation Rates									
			AM Peak Hour			PM Peak Hour			Daily Rate
Land Use	Source[1]	Land Use Variable[2]	%In	%Out	Rate	%In	%Out	Rate	
Single-Family Detached Housing	ITE 210	DU	26%	74%	0.70	63%	37%	0.94	9.43
Trip Generated									
			AM Peak Hour			PM Peak Hour			
Land Use	Source	Quantity	In	Out	Total	In	Out	Total	Daily
Single-Family Detached Housing	ITE 210	131 DU	24	68	92	78	46	124	1,235

Source: (Traffic Impact Assessment, Ganddini Group, 2023)
Notes:
1 ITE- Institute of Transportation Engineers Trip Generation Manual (11th Edition, 202); ### = Land Use Code. All rates are based on General Urban/ Suburban setting.
2 DU = Dwelling Unit.

The study intersection LOS for Project conditions indicate study intersections will operate within acceptable LOS during peak hours with the Project implemented. In addition, the City does not anticipate significant permanent delays within the study intersections due to the proposed Project and the implementation of Moreno Valley's cumulative projects (Cumulative Conditions) listed within *Table 5: Moreno Valley Cumulative Projects,* which will result in ambient growth. As shown within *Table 29: Traffic Impact Assessment,* both impact assessments for Project Competition and Cumulative Conditions indicate no significant impacts would result from the Project implementation related to conflict with program plan, ordinance or policy addressing the circulation system, and no improvements are required at the study intersections based on City-established operational criteria.

[9] A TPA is defined as a half-mile area around an existing major transit stop of an existing stop along a high-quality transit corridor per the definitions below:

Major Transit Stop: an existing transit station, ferry terminal with bus or rail service, or the intersection of two or more major bus routes less than 15 minute-headways during the peak commute hours (Pub. Resource Code, Section 21064.3).

High Quality Transit Corridor: A corridor with fixed bus service with service intervals no longer than 15 minutes during the peak commute hours (Pub. Resources Code, Section 21155).

TABLE 29: TRAFFIC IMAPCT ASSESSMENT

Impact Assessment for Project Competition														
			AM Peak Hour						PM Peak Hour					
			Existing		Existing Plus Ambient Growth Plus Project				Existing		Existing Plus Ambient Growth Plus Project			
Study Intersection	Traffic Control	Acceptable LOS	Delay[2]	LOS[3]	Delay	LOS	Project Related Change	Improvements Required?	Delay[2]	LOS[3]	Delay	LOS	Project Related Change	Improvements Required?
1. Indian St. @ Iris Ave.	TS	D	39.8	D	42.3	D	+2.5	No	34.8	C	35.1	D	+0.3	No
2. Indian St. @ Goya Ave.	CSS	D	-	-	9.7	A	n/a	No	-	-	8.6	A	n/a	No
3. Indian St. @ Project Dwy	CSS	D	-	-	9.8	A	n/a	No	-	-	8.9	A	n/a	No
4. Project Dwy @ Goya Ave.	CSS	C	-	-	8.6	A	n/a	No	-	-	8.7	A	n/a	No
5. Emma Ln. @ Goya Ave.	AWS	C	7.4	A	7.4	A	+0.1	No	7.5	A	7.6	A	+0.1	No
Impact Assessment for Cumulative Conditions														
			AM Peak Hour						PM Peak Hour					
			Existing		Existing Plus Ambient Growth Plus Project				Existing		Existing Plus Ambient Growth Plus Project			
Study Intersections	Traffic Control	Acceptable LOS	Delay[2]	LOS[3]	Delay	LOS	Project Related Change	Improvements Required?	Delay[2]	LOS[3]	Delay	LOS	Project Related Change	Improvements Required?
1. Indian St. @ Iris Ave.	TS	D	64.7	E	64.8	E	+0.1	No	40.2	D	40.2	D	-	No
2. Indian St. @ Goya Ave.	CSS	D	-	-	9.8	A	n/a	No	-	-	8.8	A	n/a	No
3. Indian St. @ Project Dwy	CSS	D	-	-	12.6	B	n/a	No	-	-	10.6	B	n/a	No
4. Project Dwy @ Goya Ave.	CSS	C	-	-	8.9	A	n/a	No	-	-	9.3	A	n/a	No
5. Emma Ln. @ Goya Ave.	AWS	C	7.1	A	7.3	A	+0.2	No	7.3	A	7.5	A	+0.2	No

Source: (Traffic Impact Assessment, Ganddini, 2023)
Notes: (1) TS= Traffic Signal; CSS= Cross Street Stop; AWS= All Way Stop
(2) Delay is shown as seconds/ vehicle

SC TRAF-01: Construction Traffic Control Plan- Prior to the start of construction, the City of Moreno Valley's standard development review process and conditions of approved shall verify that the Project comply with the following or similar conditions throughout Project construction to ensure minimal traffic impacts during Project construction:

- A construction work zone traffic control plan that complies with State/Federal standards as prescribed in the California Manual on Uniform Traffic Control Devices (CA MUTCD) shall be submitted to the City for review and approval prior to the issuance of a grading permit or start of construction. The plan shall identify any roadway, sidewalk, bicycle route, or bus stop closures and detours as well as haul routes and hours of operation. All construction-related trips shall be restricted to off-peak hours to the extent possible.

- All on-site and off-site roadway design, traffic signing and stripping, and traffic control improvements relating to the proposed project shall be constructed in accordance with applicable State/Federal engineering standards.

- Site-adjacent roadways shall be constructed or repaired at their ultimate half-section width, including landscaping and parkway improvements in conjunction with development, or as otherwise required by the City

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

of Moreno Valley. Specifically, the proposed project includes construction of adjacent street improvements to ultimate right-of-way width for Goya Avenue and Indian Street.

- Adequate emergency vehicle access shall be provided to the satisfaction of the Moreno Valley Fire Department.

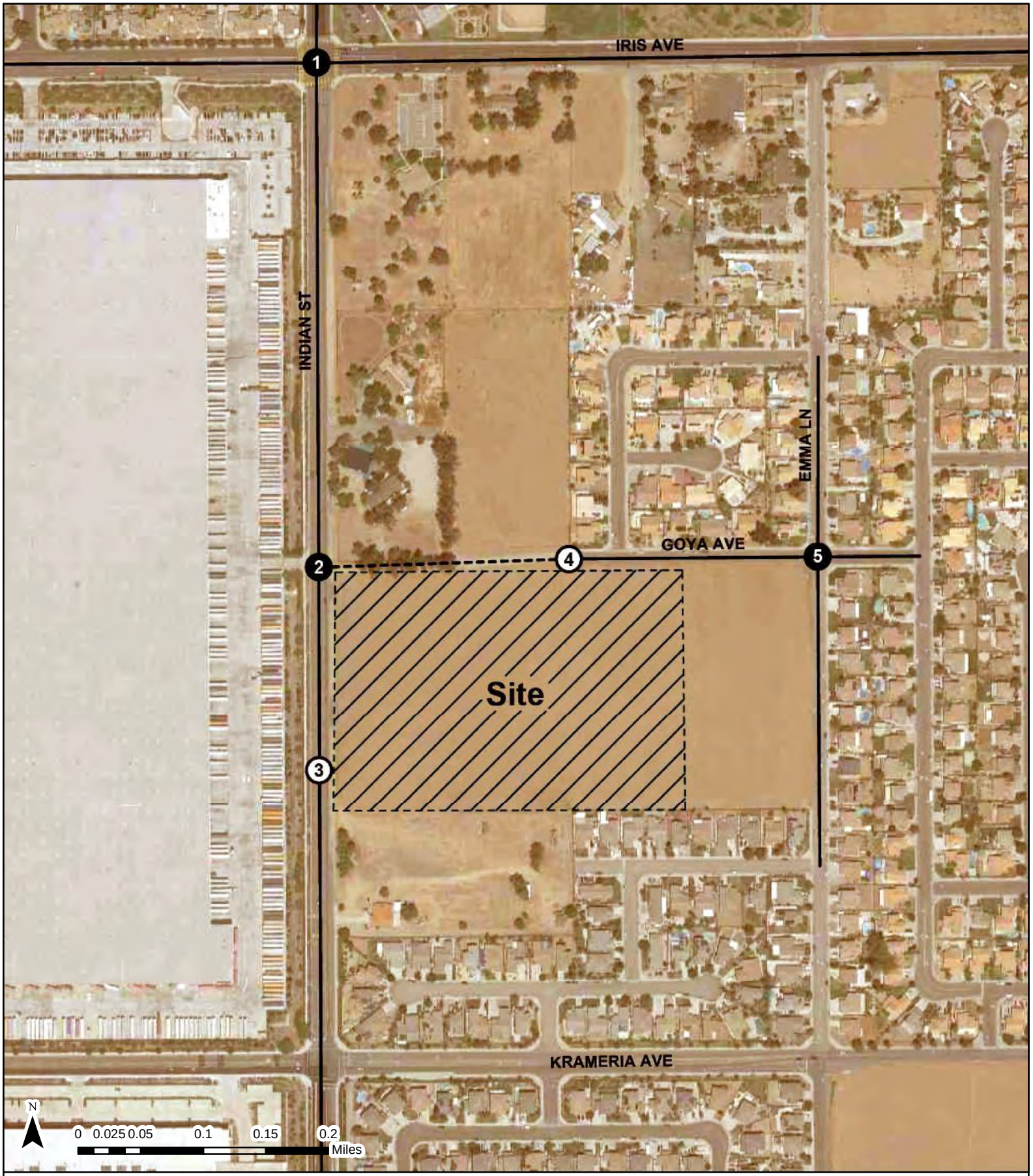
- The final grading, landscaping, and street improvement plans shall demonstrate that sight distance requirements are met in accordance with applicable sight distance standards.

TABLE 30: PROJECT CONSISTENCY WITH GENERAL PLAN CIRCULATION ELEMENT POLICIES AND GOALS

2006 General Plan	2021 General Plan	Project Consistency
	***Goal C.1: Strengthen connections to the regional transportation network*.**	Street improvements to Goya Avenue and Indian Street will strengthen connection to regional transportation networks (SR-60, I-215, and March Air Reserve Base). Improvements consist of the implementation of a designated bike path along Indian Street, pedestrian walkways along Indian Street, and Goya Avenue, installation of curbs, gutters, sidewalks, and streetlights. In addition, off-site improvements will extend Goya Avenue to its westerly terminus for increased mobility.
	***Goal C-2: Plan, design, construct, and maintain a local transportation network that provides safe and efficient access throughout the City and optimizes travel by all modes*.**	The backbone circulation plan proposed by the Project consists of 36-foot-wide vehicular access to the proposed developments. This backbone circulation system will incorporate a "layered network" approach that will allow for travel via on foot, car, and bike. This comprehensive, layered transportation network allows for continued growth and evolution within Moreno Valley's City Limits by "fostering compact development pattern(s) and a mix of uses" (MoVal GP 2020).
Policy 5.2.3 Encourage the incorporation of traffic calming design into local and collector streets to promote safe vehicle speeds.	***Policy C.2-11 in the General Plan Update 2021.***	According to site plans, the proposed backbone circulation system incorporates a 0.48-acre tot lot and dog park and eleven single-family residential developments, combined, in the shape of a square in the center of the development. This design feature creates curves in the roadways around the residential development to mitigate potential speeding.
Policy 5.1.2 Plan the circulation system to reduce conflicts between vehicular, pedestrian and bicycle traffic.	***Policy C.2-10 Ensure that complete streets applications integrate the neighborhood and community identity into the street design and retrofits. This can include special provisions for pedestrians and bicycles that complement the context of each community*.**	Site plans indicate that sidewalks will not end abruptly. Rather, they will display continuity in the sidewalks design from all sides of the backbone circulation system within the planned development into Goya Avenue and Indian Street. To ensure that complete streets application is integrated, the backbone circulation system is designed to accommodate a myriad of transportation networks through its "layered network" approach, encouraged by the City.
Policy 5.5.8 Whenever possible, require private and public land developments to provide on-site and off-site improvements necessary to mitigate any development-generated circulation impacts. A review of each proposed land development project shall be undertaken to identify project impacts to the circulation system. The City may require developers to provide traffic impact studies prepared by qualified professionals to identify the impacts of a development.	***Policy 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.***	Refer to Section XVII Response a) for a detailed report of the Transportation Screening Assessment conducted by Ganddini Associates.
Goal 5.10: Encourage bicycling as an alternative to single occupant vehicle travel for the purpose of reducing fuel consumption, traffic congestion, and air pollution.	***Policy C.5-3 in the General Plan Update 2021.***	Due to the implementation of the "layered network" approach on the proposed backbone circulation system, promotion of bicycle usage will be present. Potential employment hubs and educational centers are within the Project Vicinity; therefore, allows future residence to utilize other modes of transportation to reduce fuel consumption, traffic congestion, and air pollution.

Sources:

1. City of Moreno Valley General Plan 2006 (superseded) adopted July 11th, 2006.
    a. Chapter 9: Goals, Objectives, Policies, and Programs
2. City of Moreno Valley General Plan 2040, adopted June 15, 2021
    a. Chapter 4: Circulation



Legend

Study Intersection

(#) Project Driveway

Source: Traffic Impact Assessment, Ganddini, 2023

City of Moreno Valley

Goya at Heritage Park

Figure 15. Traffic Study Area

ARDURRA

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐

Response:

Less than Significant Impact. Refer to Section XVII, Response a). Vehicle Miles Traveled (VMT) is the metric utilized to evaluate the transportation impacts under CEQA. In general terms, VMT quantifies the amount and distance of automobile travel attributable to a project or land use for a region. Based on the review of the Western Riverside Council of Governments (WRCOG) VMT Screening Tool, the proposed Project is partially located within a Transit Priority Area and has a Floor Area Ratio (FAR) of less than 0.75. Therefore, a conclusion less than significant VMT impact based on location within a TPA cannot be supported and additional analysis is needed.

Residential and office projects located within a low VMT generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. The WRCOG VMT Screening Tool, developed from the Riverside Transportation Analysis Model (RIVTAM), was used to identify if the Project was in a low VMT area. This travel forecasting model measure VMT performance for individual jurisdictions and for individual traffic analysis zones (TAZs). TAZs are geographic polygons similar to census block groups used to represent areas of homogenous travel behavior. Therefore, projects located in areas that incorporate similar features of the TAZ will tend to exhibit similar VMT. Results from the WRCOG VMT Screening Tool indicated the Project Site is located within TAZ 1202, which generates 13.5 VMT per capita and exceeds the Citywide average of 13.4 VMT per capita. (**Appendix G, Exhibit A,** Ganddini, 2023). The proposed Project is consistent with existing residential land uses within TAZ 1202 therefore the Project is considered consistent with the WRCOG VMT Screening Tool data for TAZ 1202.

Since the Project is estimated to generate 10.5 VMT per capita for Existing Plus Project conditions, which exceeds the City-established threshold of 10.4 VMT per capita, the Project has the potential to result in significant VMT. According to the California Air Pollution Control Officers Association (CAPCOA) *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities and Advancing Health and Equity Designed for Local Governments, Communities and Project Developers* (December 2021) ["CAPOCA Handbook"], an industry standard document, an applicable VMT reduction measure includes increasing residential density. The handbook states that "increasing residential density results in shorter and fewer trips by single-family occupancy vehicles and thus reduction in GHG emissions" (CAPOCA Handbook, 2021).

The Project proposes to increase density from R5 single-family residential (5 DU/AC) to RS10 single-family residential with a density of 9.56 DU/AC. This increase in density is anticipated to result in a VMT reduction of 1.2 percent (-0.162 VMT per capita) based on the CAPCOA guidance, resulting in Project VMT of 13.3 VMT per capita. Due to the Project's increased density, VMT is consistent with City-established average VMT thresholds of 13.4 VMT per capita.

Therefore, impacts from the proposed Project are not anticipated to result in significant conflict or inconsistencies with CEQA Guidelines section 15064.3, subdivision (b). No Mitigation Measures are needed.

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 Impact. See Section XVII, Response a) through b). The proposed Project's land use activities are anticipated to be consistent with the long-range development patterns for the area and will be compatible with the Local Vicinity. The installation of sidewalks, streetlight, bike lanes, and establishing public-right-of-way for the Goya Avenue extension will comply with City-established standards outlined in Moreno Valley's Standard Engineering Plans, posted on the City's website and in the Circulation Element of the General Plan. These improvements will be constructed with an approved Encroachment Permit issued by the City's Engineering Department. The following street improvements will be constructed with the Project.

Two points of entry are proposed: One is located on the northern border of the Project Site at Goya Avenue and the other is located on the western border at Indian Street. The layout of the internal circulation system is consistent with the City's design guidelines and does not contain sharp, dangerous intersections. Incompatible uses are not proposed. The Project conforms to the City's Municipal Code and provides landscaping, sidewalks, curb and gutters along the western and northern perimeter of the Project Site to enhance the pedestrian experience per City guidance. Approximately 110 trees are proposed via the Landscaping Plan (See **Figure 8: Landscape Plan**) and about thirty-six (36) trees will be visible along adjacent street (Goya Avenue and Indian Street), enhancing street-level views.

Traffic Impact Analysis for the Project indicates significant impacts on Goya Avenue and at the proposed Project driveways at Goya Avenue and Indian Street will be less than significant. Results from traffic analysis along Goya Street, forecasted that a total of 2,286 cumulative daily trips would occur along Goya Avenue (See *Table 31: Forecast Daily Trips on Goya Avenue*) under cumulative future conditions including traffic from the Project, other planned and existing development within the study area. This is based on information provide from the Institute of Transportation Engineers Trip Generation Manual (11th Edition, 2021). Half of these trips, approximately 1,143 trips, will be west bound on Goya and half will be eastbound on Goya.

TABLE 31: FORESCAST DAILY TRIPS ON GOYA AVENUE

Trip Generation Rates					
Land Use			**Source[1]**	**Land Use Variable[2]**	**Daily Rate**
Single-Family Detached Housing			ITE 210	DU	9.43
Trips Generated					
Land Use	**Source**	**Quantity**	**Daily Trips**	**% To Goya**	**Daily Trips on Goya**
Goya at Heritage Park	ITE 210	131 DU	1,235	50%	410
South of Iris	ITE 210	78 DU	736	50%	368
8.53 AC SEC Indian/ Iris	ITE 210	42 DU	396	50%	198
8.84 AC SWC Emma/ Iris	ITE 210	44 DU	415	25%	104
4.26 AC SEC Emma/ Iris	ITE 210	21 DU	198	25%	50
4.53 AC SWC Emma/Goya	ITE 210	22 DU	207	50%	104
4.67 AC NEC Indian/Krameria	ITE 210	23 DU	217	0%	0
Existing SFD	ITE 210	358 DU	3,376	25%	844
Total		**719 DU**	**6,780**		**2,286**

Source: (Trip Forecast for Goya Avenue, Ganddini, 2023)
Notes:

1. ITE- Institute of Transportation Engineers Trip Generation Manual (11th, Edition, 2021); 210- Land Use Code. DU-Dwelling Units

Calculated future cumulative traffic, including the Project, on Goya Street, a two-lane undivided residential street and other roadways and intersections within the Project study area as shown in *Table 29: Traffic Impact Analysis* will not exceed thresholds of significance established by the Moreno Valley's Level of Service (LOS) thresholds. Specifically, Goya Avenue at the Project driveway will remain at LOS A and the Project driveway at Indian Street will remain at LOS B. Therefore, the daily trips with Project under future cumulative conditions would not result in dangerous intersections and Project impacts are not anticipated to be significant.

Project-related roadway improvements will be designed to the City's standards and will complete the City's planned circulation system surrounding the Project Site. Encroachment permits are subject to review and approval under the City's standard process for plan check and inspections and permit approval. Project review and approval by the City Engineer pursuant to the City's Engineering Design Manual will verify less than significant Project impacts due to hazards associated with geometric design features.

d) Result in inadequate emergency access?	☐	☐	☒	☐

Response:

Less than Significant Impact. See Response XVII, a) through c). During Project construction, which is anticipated to last for approximately 8 months, access to the Project Site and Local Vicinity may experience delays. However, emergency access; however, access around the Project Site will remain acceptable pursuant to the contractor's

implementation of the Traffic Control Plan and conditions of the approved Encroachment Permit. Therefore, emergency access will not be significantly impacted. Traffic control from the Project contractor pursuant to the City's Municipal Code and Standard Condition **SC TRAF-01: Construction Traffic Control Plan** will be in place to ensure adequate emergency access is maintained onsite and in the Project Vicinity during Project construction.

As a result of the reasons listed above, the Project anticipates less than significant impact due to inadequate emergency access.

Sources:

1. **Appendix G**- Transportation Study Screening Assessment & VMT Impact Analysis for Goya at Heritage Park Project, Moreno Valley, Ganddini Group, April 4th, 2023
2. **Appendix G**- Transportation Impact Analysis for Goya at Heritage Park, City of Moreno Valley, CA, Ganddini Group, May 30th, 2023
3. **Appendix G**- Trip Forecast for Goya Avenue, Ganddini Group, 2023
4. Moreno Valley General Plan, adopted 2020
    - Chapter 4- Circulation Element
        - Map C-2: Existing and Planned Bicycle and Pedestrian Network
5. Moreno Valley General Plan, adopted July 11, 2006
    - Chapter 5 Circulation Element
        - Figure 9-1 – Circulation Plan
        - Figure 9-2 – LOS Standards
        - Figure 9-3 – Roadway Cross-Sections
        - Figure 9-4 – Bikeway Plan
6. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
    - Section 5.2 – Traffic/Circulation
        - Figure 5.2-1 – Circulation Plan
        - Figure 5.2-2 – General Plan Roadway Cross-Sections
        - Figure 5.2-3 – Year 2000 Number of Through Lanes
        - Figure 5.2-4 – Year 2000 Daily Volume/Capacity (V/C) Ratios
        - Figure 5.2-5 – Year 2000 Average Daily Traffic Volumes
        - Figure 5.2-6 – Proposed Circulation Plan
        - Figure 5.2-7 – LOS Standards
    - Appendix B – Traffic Analysis, City of Moreno Valley General Plan Traffic Study, Urban Crossroads, June 2004.
7. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
8. Moreno Valley Municipal Code Chapter 3.18 Special Gas Tax Street Improvement Fund
9. Moreno Valley Master Bike Plan, adopted January 2015
10. Riverside County Transportation Commission, Congestion Management Program, December 14, 2011

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

Regulatory Setting

Senate Bill 18

California Senate Bill 18 states that prior to a local (city or county) government's adoption of any general plan or specific plan, or amendment to general and specific plans, or a designation of open space land proposed on or after March 1, 2005, the city of county shall conduct consultations with California Native American Tribes from the purpose of preserving or mitigating impacts to Cultural Places:

1. Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine (PRC Section 5097.9), or;
2. Native American historic, cultural, or sacred site, which is listed or may be eligible for listing in the California Register of Historic Resources pursuant to Section 5024.1, including any historic or prehistoric ruins, any burial ground, or any archaeological or historic site (PRC Section 5097.995).

Assembly Bill 52

California Assembly Bill 52 was approved on September 2, 2014, and applies to projects that have a Notice of Preparation or a Notice of Intent for Negative Declaration or Mitigated Negative Declaration filed on or after July 1, 2015. The bill also establishes "Tribal cultural resources" (TCRs) as a new category of resources under CEQA.

TCRs are defined by Public Resources Code 21074 as any of the following "Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either: (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources and/or (B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1. This may include 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 Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe. "

In addition, under Assembly Bill 52, a new consultation process with California Native American tribes for proposed project in geographic areas that are traditionally and culturally affiliated with that tribe is required. It is the responsibility of Lead Agency's to initiate consultation and carry out this process for CEQA environmental analysis.

Less than Significant Impact. According to Public Resources Code Section 5020.1 (k), "Substantial adverse change" is defined as "demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired". The changes include indirect and direct changes that have the potential to impact historical resources listed or eligible for listing on the State and/or National Register of Historic Places as well as historical structures deemed locally significant by the Lead Agency. The cultural records search indicated that no cultural resources have been found or recorded on the current Project Site and the Project Site is vacant. Therefore, it is not anticipated that the Project will not have impacts on resources that are listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources.

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
State law and County of Riverside Guidelines identify Native American consultation and participation as an important aspect of cultural resources evaluation. To identify potential Native American resources, a Sacred Land File Search was conducted at the California Native American Heritage Commission (NAHC). A current Sacred Lands File Search response from the NAHC was received on September 28, 2022 (See **Appendix C**). The results of the Sacred Lands File Search were negative in that no resources have been previously identified in the immediate area of the Project Site. Therefore, based on the results from the SLF, impacts to tribal cultural resources pursuant to Public Resources Code Section 21074 and 5020.1(k) are less than significant. However, impact is subject to change depending on the result of trial outreach explained in response b).				
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 with Mitigation Incorporated. See Section XVII, Response a) i). Public Resources Code section 5042.1 subdivision(c) provides criteria following National Register of Historic Places for historical resources in the California Register. The legislature finds and declares the California Native American tribes traditionally and culturally affiliated with a geographic area may have expertise concerning their tribal cultural resources. For this reason, the City of Moreno Valley will initiate and carry out the required Native American Consultation for tribes of local importance. Outreach from the City will involve scoping letters sent to Native American tribes from a list NAHC provided.

The Project Site is situated in the traditional boundaries of the Cahuilla (Bean and Shipek 1978; Kroeber 1925), who belong to the Cupan subgroup of the Takic subfamily of the Uto-Aztecan language family (Bean and Shipek 1978: 575). The Cahuilla are generally divided into three subgroups: Desert Cahuilla, Mountain Cahuilla, and Western (or Pass) Cahuilla (Krober 1925; Bean and Smith 1978). Traditional territories of the Cahuilla lie within the geographic center of Southern California and the Cocopa-Maricopa Trail, a major prehistoric trade route.

This tribe along with many others who are relatively close to the Project Area and were historically present within the region are believed to have knowledge of cultural resources in the Project Area. On September 13, 2022, the Native American Heritage Commission (NAHC), attached a list of Native American Tribes that may have knowledge of cultural resources in the Project Area. This lists includes the following tribes and will be contacted for consultation pursuant to AB 52: Agua Caliente Band of Cahuilla Indians, Augustine Band of Cahuilla Mission Indians, Cabazon Band of Mission Indians, Cahuilla Band of Indians, Los Coyotes Band of Cahuilla and Cupeno Indians, Morongo Band of Missions Indians, Pala Band of Missions Indians, Pechanga Band of Mission Indians, Quechan Tribe of the Fort Yuma Reservation, Ramona Band of Cahuilla, Rincon Band of Luiseno Indians, Santa Rosa Band of Cahuilla Indians, Soboba Band of Luiseno Indians, and Torres- Martinez Desert Cahuilla Indians. Responses from scoping letters are still pending.

The City of Moreno Valley initiated tribal consultation on August 18, 2023. AB 52 Tribal Consultation was conducted with Agua Caliente Band of Cahullia Indians, Morongo Band of Mission Indians, Desert Cahullia Indians, Pechanga Cultural Resources Department, Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, and The Yuhaaviatam of San Manuel Nation. On Augst 25, 2023, the City of Moreno Valley received a letter from the Agua Caliente Band of Cahuilla Indians (ABCI), indicating the Project Location is within the boundaries of the ACBCI Reservation; therefore, ACBCI requested formal government consultation under AB-52 and SB-18. Copies of the cultural resource documentation, records searches with associated survey reports from the SLF information center,

and cultural resources inventory of the Project Area by a qualified archeologist was sent to the tribe. On August 30, 2023, ACBCI commented on associated cultural resources documentation for the Project and requested the presence of an archeologist at the Project Site pursuant to the Secretary of Interior's standards during ground disturbing activities pursuant to Mitigation Measure **MM CUL-01: Archeological Monitoring**; presence of an approved Cultural Resources Monitor during ground disturbing activities pursuant to Mitigation Measure **MM CUL-02 Native American Monitoring** and **MM CUL-03: Cultural Resource Monitoring Plan (CRMP)**; and provide a copy of the MND once available. The letter indicated the conclusion of AB-52 consultation, since the concerns of ACBCI had been addressed through Mitigation Measures procured during consultation activities.

On August 31, 2023, the City of Moreno Valley received a response from Sarah Heysel, a representative for the Yuhaaviatam of San Manuel Nation (formally known as the San Manual Band of Mission Indians). The YSMNs confirmed the receipt of project documentation; however, indicated the tribe will not be requesting further consultation or participation in the scoping, development, or review period, since the Project Location is outside of Serrano ancestral territory. On September 8, 2023, Rincon Band of Luiseno Indians indicated the Project Site was within the Traditional Use Area (TUA) of the Luiseno people. The requested copies of existing documents pertaining to the project including site records, shapefiles, archeological resource search results, geotechnical report, and grading plans. The City of Moreno Valley sent the tribe these documents and received no further response. On November 18, 2023, the Soboba Band of Luiseno Indians wrote a letter to the City of Moreno Valley indicating the Project Area fell within the Traditional Use Areas of the Tribe and the Project site is considered to be culturally sensitive. As a result, the tribe requested SB18 consultation and cultural resources monitoring pursuant to **MM CUL-02** and **MM CUL-03**. Through the agency-to-agency tribal consultation process, the City of Moreno Valley and Native American Tribes have agreed to Mitigation Measures **CUL-01 through CUL-09** as full mitigation for potentially significant impacts on cultural and tribal resources.

With the implementation of Mitigation Measures **MM CUL-01: Archeological Monitoring**, **MM CUL-02 Native American Monitoring** and **MM CUL-03: Cultural Resource Monitoring Plan (CRMP)**, significant impacts to resources pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1 and subdivision (c) of PRC Section 5024.1 are not anticipated.

Sources:

1. Moreno Valley General Plan, adopted July 11, 2006
   - Chapter 7 – Conservation Element – Section 7.2 – Cultural and Historical Resources
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
   - 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.
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.*)

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 with Mitigation Incorporated. The Project Site is currently vacant agricultural land that has been approved for development; therefore, existing built utilities systems are in adjacent easements within improved streets and have planned extensions to the Project Site which have not yet been fully implemented. Utility and service systems, in adjacent areas and below ground surface, are in both Indian Street and Goya Avenue within 100 feet of the Project Site. These include pipelines and conduit for water, wastewater, electricity, gas, and communications that will need to be upgraded and extended to the Project Site to serve the Project. Project construction will implement new on-site utility systems including water, sewer, surface drainage and electrical utilities that will be installed within the proposed backbone access road and extended to the proposed residential structures. Implementation will require trenching to install new extensions, utility connections, and to provide individual service laterals to each house with backflow devices on-site in compliance with the City's codes and ordinances. Off-site extension of existing water, wastewater, electricity, storm drain, and natural gas lines will be extended to the Project boundaries and connections with the proposed backbone utility system at the Project driveways at Goya Avenue and Indian Street will occur after the systems have been tested and disinfected for drinking water per City and state requirements.

The Project Site is within the Eastern Municipal Water District (EMWD) service area for water and wastewater. EMWD will provide long-term water and wastewater services to the Project. Building permits for construction will be contingent on receipt of will-serve letters from EMWD prior to issuance of permits. The closest EMWD service lines are a 12-inch water main in the northbound lanes of Indian Street (approximately 100 feet west of the Project Site) and a 12-inch water main in the eastbound travel lane for Goya Avenue approximately 100 feet east of the Project Site. An 8" sewer main is westbound Goya Avenue at Smoke Tree Place (approximately 100 feet east of the Project Site). Off-site service system improvements installed with the Project will occur within areas dedicated to the City for ultimate right-of-way geometrics during the City's subdivision approval process for TTM 38702. Utilities will be installed within utility easements within Goya Avenue and Indian Street right-of-way. The Project requires the construction of 1,400 linear feet of sewer main within the Indian Street and Krameria Avenue right-of-way, which will extend from the westerly terminus of Goya Avenue to the Krameria Avenue and Orion Way intersection (See **Figure 16: Proposed and Existing Utility Lines**). The proposed sewer main will connect to an existing 8" PVC sewer line, currently running east-west along Krameria Avenue, serving adjacent residential development. The Project will maintain clearances for proper installation, operation, and maintenance of the service systems by EMWD.

Electrical service will be provided by the City of Moreno Valley (Moreno Valley Electrical Utility). Proper installation and conformance with City standards for operation/delivery, and maintenance of electrical service will be verified during the City's standard plan check for final building plans and the construction inspection process for the Project for both traditional delivery electric service and for solar power. Individual dwellings will be constructed with interconnections for electric vehicle charging stations and roof-mounted solar systems. City standards for easements, physical layout, and energy delivery will be implemented with the Project pursuant to City standards for electrical equipment, communication equipment, and infrastructure conduit, vaults, pull boxes, handholes, transformers and switches.

Storm water from the Project Site currently either infiltrates into site soils and groundwater table below or is discharged off-site to the drainage ditch that is adjacent to the west of the site in the road shoulder of the northbound lanes of Indian Street. The grading plan for the Project shows compliance with surrounding topography and existing general drainage toward the southwest corner of the Project Site. The Project is designed to direct storm water flows away from structures into landscaped areas and a series of onsite inlets which will discharge to a water retention basin in the southwestern corner of the Project Site. The detention basin for the Project is designed to collect surface flows, allow

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

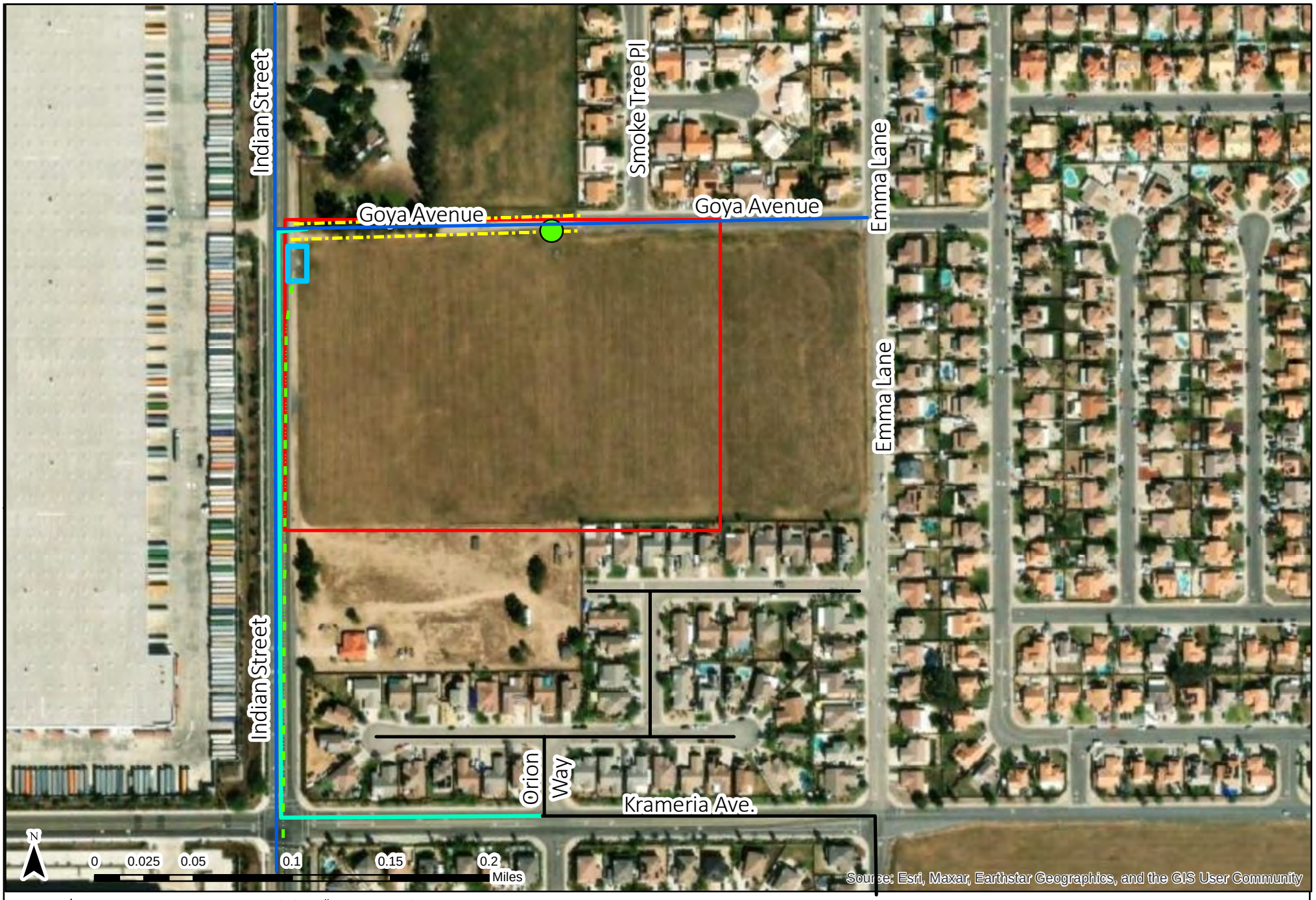
onsite infiltration and groundwater recharge, and to discharge filtered stormwater off-site into the City's storm drain along Indian Street. Plans for the Project indicate a controlled rate and volume of runoff which does not exceed existing conditions. According to site plans, fencing around the perimeter of the retention basin will include a 12-foot access road for long-term maintenance and operations. The basin is part of the Water Quality Management Plan (WQMP) required by the developer to ensure long-term water quality and implementation will occur in perpetuity by homeowners and the HOA.

The Project is within existing service areas for, SoCal Gas (natural gas services), Waste Management of Inland Valley (refuse collection and recycling and disposal), and Frontier, Spectrum and AT&T (Cable Communications/Internet). The majority of the solid waste produced at the Project Site will be disposed of at Badlands Sanitary Landfill, northeast of the Project Site at 3115 Ironwood Avenue, Moreno Valley, California. Telecommunication lines will be installed underground during street improvements planned along Goya Avenue and Indian Street in accordance with the City's Municipal Code requirements.

For the reasons above, the Project will require construction of new expanded water, wastewater treatment or storm water drainage, however, the new construction will be installed during Project construction and will comply with design standards and programs established for health, safety and welfare and implemented by the City. The Project will implement Mitigation Measures **MM UTL-01: Neighborhood Coordination and Traffic Control** and **MM UTL-02: Utility Purveyor Approval**, resulting in less than significant impacts. The Project will comply with the Green Building Code and implement strategies to reduce energy and water consumption that include the accommodation for solar energy and drought tolerate landscaping (See **Figure 8: Landscaping Plan**). Additionally, the Project will accommodate population growth that is anticipated in regional plans and the City's approved Housing Element.

MM UTL-01- Neighborhood Coordination and Traffic Control: Prior to issuance of permits, the City Engineer shall verify that Project plans include a construction traffic management plan for the off-site improvements that will be constructed within public right-of-way with the Project (pursuant to city standards outlined in "Traffic Control Plan Guidelines and Checklist" updated 04/20/2022).

MM UTL-02- Utility Purveyor Approval: Prior to issuance of final tract map approval and permits, the City Building Official shall verify that improvement plans for utility extensions and connections and service to the structures are approved by each utility purveyor.



Legend

- Monitoring Wells
- Drainage Inlet
- Project Site
- Unpaved Goya Avenue ROW
- Existing 8" PVC Sewer Line
- Proposed Sewer Line
- Existing Water Line
- Existing Storm Drain

City of Moreno Valley
Goya at Heritage Park

Figure 16: Proposed and Existing Utility Lines

ARDURRA

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 with Mitigation Incorporated. The approved General Plan and Housing Element indicate increased acreage for development of housing is needed within city limits (increased from 25% of the city according to the 2009 General Plan to 46.9% of the City in the General Plan Update and current Housing Element). A substantial number of new dwellings must be constructed to accommodate population growth anticipated by the Department of Housing and Community Development in all socioeconomic categories. City and regional plans, including the Urban Water Management Plan for this area, indicate that water supplies are available to sufficiently serve increased future demand for water in Moreno Valley if infrastructure improvements are implemented to extend service and water conservation features are implemented with new development.

The Project will contribute 63 additional dwelling units above what is allowed under the current General Plan and Zoning at the Project Site; Project implementation will result in a total of 131 low density dwelling units constructed to meet a portion of the City's quantified future housing needs of 13,627 new dwellings, 152 rehabilitated dwellings, and 79 preserved dwellings. The clustered layout of the Project allows space for neighborhood parks and open space in an area where future parks, in addition to medium density homes, are needed.

The proposed Project will enforce water conservation policies by including them within CC&Rs enforceable by the PUD's HOA during long-term use. Each homeowner and tenant will be required to comply with HOA requirements, or they may be subject to fines. New landscaping proposed with the Project consists of 14,882 sq. ft. of low-water demand trees and plants with a plant factor of 0.03, resulting in an irrigation efficiency of 0.75 overhead. According to the landscaping plan, estimated annual water use will be approximately 978,465 gallons, which is approximately 8 percent below the maximum allowable allowance of 1,063,389 gallons due to the application of water-efficient features.

According to an EMWD special report published May 2019, water efficient households utilize approximately 55 gallons per person per day. Since the proposed Project anticipates a total population increase of approximately 504 residents, approximately 10,117,800 gallons of water will be used annually for the Project's long-term needs. In combination with the proposed Project's irrigation needs, the Project anticipates a total of 11,096,265 gallons of water use annually. Due to the zone change from R5 to RS10, the proposed Project requires EMWD to supply an additional 4,858,150 gallons of water annually.

The Project will implement water conservation features which will be managed in perpetuity through the application of CC&Rs and the HOA. Therefore, the Project contributes to regional housing needs and maintains goals that are consistent with desired outcomes from city-established policies and objectives contained within the Housing Element and Climate Action Plan as well as the regional plans for water supply in EMWD's Urban Water Management Plan. The Project provides a unique neighborhood that contributes to the local character, City circulation (internal connectivity), and increases housing in a designated residential land use.

The Eastern Municipal Water District (EMWD) planning documents indicate water supplies are available to provide water services to the Project. Due to the size of the Project, it will not exceed forecasted water demand for EMWD. Improvements to the pipelines as well as implementing new storage tanks outlined in EWMD's Updated Water Management Plan (UWMP) will assist in better serving the Project and future growth in the Local Vicinity within Moreno Valley. The Project will implement measures to conserve water, such as drought tolerant landscaping and compliance with the Green Building Code.

For these reasons, the proposed Mitigation Measure **MM UTL-03: EMWD Water Conservation Policies** will reduce impacts to sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years to less than significant levels.

MM UTL-03: EMWD Water Conservation Policies: Prior to final tract map approval and issuance of permits the City Engineer and Planning Department shall verify that EMWD Water Conservation Policies are incorporated within the Project's CC&R's and construction plan set per the following:

1. Irrigate landscape only between 9:00 p.m. and 6:00 a.m. except when:
    - Manually watering.
    - Establishing new landscape.
    - Temperatures are predicted to fall below freezing; or
    - It is very short period of time to adjust or repair an irrigation system.
2. Unattended irrigation systems using potable water are prohibited unless they are limited to no more than 15 minutes watering per day, per station. This limitation can be extended for:
    - Very low flow drip irrigation systems when no emitter produces more than two gallons of water per hour.
    - Weather based controllers or stream rotor sprinklers that meet 70 percent efficiency.
    - Runoff or over watering is not permitted in any case.
3. Irrigation systems operate efficiently and avoid overwatering or watering of hardscape and the resulting runoff.
4. Excessive water flow or runoff is prohibited.
5. Install new landscaping with low-water demand trees and plants. New turf shall only be installed for functional purposes.
6. Watering during rain is prohibited.

Long-term maintenance of items a) through f) above shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.

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 Impact. Two treatment plants service the Eastern Municipal Water District: Henry J. Mills in Riverside and Robert A. Skinner in Winchester. Wastewater collection systems span over 1,534 miles of gravity sewer, 54 lift stations, and 4 operational regional water reclamation facilities. To ensure the Project Site is compliant with EMWD requirements, the developer will complete the “New Development Process” required by EMWD. The process includes five phases that will help the developer acquire water, sewer, and recycled water service connections to the Project Site.

The Project is consistent with regional land use plans provided by SCAG and EMWD’s plans to implement water conservation strategies that assist in the reduction of wastewater. According to the U.S. EPA, the “typical” average daily wastewater flows are between 40 to 60 gallons per person per day (USEPA, n.d.). As a result of the proposed Project best-case and worst-case scenarios would result in approximately 20,160 gallons and approximately 30,240 gallons of wastewater per day. Since the Project requires the construction of 1,400 linear feet of sewer line along the Indian Street and Krameria Avenue right-of-way, Project implementation is not anticipated to result in demand for wastewater service exceeding the provider’s commitments or outcomes expected from full buildout of the General Plan. The installation of an additional sewer line ensures the Project’s wastewater needs do not impact existing capacities; therefore, EMWD will have adequate capacity to provide wastewater treatment for the Project.

However, during Project construction, short-term and temporary impacts to local roadways including Indian Street and Krameria Avenue many occur. For this reason, prior to construction activities a City approved, traffic control plan pursuant to Standard Condition **SC TRAF-01: Construction Traffic Control Plan** will be implemented during Project implementation, which will specify the need for roadways signs/ striping, shoulder closures, detours or flagging, and roadway closures.

As a result, the Project anticipates less than significant impact.

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 Impact. Through the City's maintenance of contracts with landfills including the Badlands Sanitary Landfill, El Sobrante Landfill, and Lamb Canyon Landfill, waste management services will be provided at the Project Site regularly by Waste Management of Inland Empire. Due to Moreno Valley's Municipal Code Ordinance 8.80.030: Waste Management Plan, the proposed a completed "waste management plan" for City approval prior to permit issuance, estimated the volume and weight of waste generated at the Project Site along with feasibly diverted waste via recycling and reuse. As a result, Project waste is not anticipated beyond state or local capacity, nor will Project waste exceed the approved Waste Management and Recycling Plan pursuant to the City's Municipal Code. See Section XIX, response e). According to the Moreno Valley 2006 General Plan EIR, Table 5.13-17 Estimated Current and Future Solid Waste Generation Alternative 1, each single-family residential development generates approximately 10 pounds of solid waste per day. Since the Project proposes to implement 131 dwelling units within the PUD, each day approximately 1,310 pounds of solid waste will be generated at the Project Site: resulting in a weekly total of 9,170 pounds for the proposed Project. The Project is not anticipated to exceed waste generation that was anticipated in the approve General Plan Update and EIR

As a result, impacts are anticipated to be less than significant.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Response:

Regulatory Setting:

Senate Bill 1383

Senate Bill 1383 grants CALRecycle regulatory authority to set waste disposal reduction targets and establish an additional target that no less than 20 percent of currently disposed edible food is recovered for human consumption by 2025 (MoVal 2040 GP EIR).

Less than Significant Impact. Through the approved Waste Management and Recycling Plan, submitted to the City per the Municipal Code, the Project will comply with state and local management, reduction and recycling strategies and regulations for reducing solid waste disposal. In addition, the Project will follow the California Integrated Waste Management Act,, Senate Bill 1383, and the City Municipal Code.

Sources:

1. Moreno Valley General Plan, adopted July 11, 2006
   6) Chapter 2 – Conservation Element – Section 2.4 – Utilities
   7) Chapter 6 – Safety Element – Section 6.7 – Water Quality
   8) Chapter 7 – Conservation Element – Section 7.3 – Solid Waste
   9) Chapter 7 -- Conservation Element – Section 7.5—Water Resources
      - Figure 7-1 – Water Purveyor Service Area Map
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
   - Section 5.7 – Hydrology and Water Quality
     - Figure 5.7-1 – Strom Water Flows and Major Drainage Facilities
     - Figure 5.7-2 – Groundwater Basins
   - Section 5.13 – Public Services
     - Figure 5.13-1 – Locations of Public Facilities
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

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Impact. See Section IX, f). According to the CAL FIRE Fire Hazard Severity Zone (FHSZ) Viewer and the City's General Plans, areas of the City prone to fire are along the edge of City Limits north and east near the Badlands, east near College Park, and southeast into Lake Perris Recreation Area. CALFIRE designates these locations as "Very High Fire Hazard Severity Zones" (VHFHSZ), refer to Figure 4.18-1: See California FIRE Fire Hazard Severity Zone, Moreno Valley General Plan EIR 2021. However, sites designated as VHFHSZ are over three miles from the Project Site; therefore, the Project Site is not at high risk for association with a potentially significant fire hazard. Additionally, the City's Local Hazard Mitigation Plan indicated that wildland fires are typically "uncontrolled fire(s) in combustible vegetation that is typically found in rural or wilderness area." According to site visits and aerial photographs, the Project Site is located within an urbanized area of the City, void of thick vegetation and brush typical for wildland fires.

In the event of a fire near the Project Site or within City Limits, fire stations close to the Project Site are readily available to provide emergency response. The closest fire station to the Project Site includes Riverside County Fire/ Moreno Valley Station 65, approximately 1.4 miles north of the Project Site, and Riverside County Fire Department Station 91, approximately 2.3 miles east of the Project Site. Both stations house Type 1 engines for emergency response; Type 1 fire engines have a "minimum tank capacity of 300 gallons, minimum tank flow of 1,000 gallons per minute (GPM), a minimum of 1,700 feet in hoses, and carries at least 4 personnel" (Municibid 2023). During Project construction, access to local roadways including Indian Street and Goya Avenue will be temporarily impacted due to proposed street improvements. The mobilization of slow-moving, heavy equipment to and from the Project Site and along local roadways including Goya Avenue and Indian Street, will require that the Project contractor implement a Traffic Control Plan in compliance with the City standards to reduce temporary construction impacts on nearby roads. The Project will also implement current design standards outlined in the City's Municipal Code and California Building Code. Since the Project will construct low profile residential structures with side and rear yard setbacks which are compliant with the Municipal Code, the Project will not require special equipment for firefighting. Fire hydrants will be installed within the PUD pursuant to Moreno Valley's fire code, which will be enforced throughout the City's plan check and review process. The closest fire hydrants to the Project site are located approximately 100 feet east at the northwest corner of Smoke Tree Place and Goya Avenue and approximately 100 feet to the west across Indian Street.

Due to the size and nature of the proposed Project, the Project does not anticipate additional or unique emergency response services.

With the implementation of standard condition **SC TRAF-01: Construction Traffic Control Plan**, long-term evacuation routes adjacent to the Project Site, Perris Boulevard and Indian Street, will not be at risk for disruption; however, the use of slower moving trucks and scale of the Project's construction traffic has the potential to temporarily impair the circulation system or freeway operation with the implementation of a Traffic Control Plan.

As a result of the above reasons, the Project anticipates less than significant impact on emergency response plans or emergency evacuation plans. In addition, due to proximity to very high fire hazard severity zones, Project implementation will involve less than significant impacts on evacuation routes and emergency response plans within vulnerable, fire-prone areas.

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

Less than Significant Impact. See Section XX, response a). The Project Site is relatively flat with a slight natural slope north to south with a 0.8% gradient, for runoff and is not located in a unique location subject to winds or natural open space conditions that would exacerbate wildfire risk or expose occupants of the Project to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The Project is proposed for an urban setting and consistent with SCAG Regional policies and goals for land use and the City's Housing element goals and policies (See *Table 19: 2006 General Plan and 2021 General Plan Update: Land Use and Housing Element*).

Within the City's Emergency Operations Plan, the land use proposed with the Project is consistent with the existing land use patterns that are currently addressed.

For these reasons, the impacts due to slope, prevailing winds and other factors of wildfire rises are less than significant.

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:

Less than Significant with Mitigation Incorporated. See Response XX, response a). Installation and extension of road and utilities to serve the Project Site are consistent with Moreno Valley's 2006 General Plan, 2021 General Plan Update, 2021-2029 Housing Policy, and SCAG Regional plans for growth within City Limits. The following documents indicate a critical need for new housing developments. The Project will contribute an additional 131 dwelling units toward the City's RHNA requirement and will assist the City in improving available housing. The City's Engineer will review the extension of utilities and services to ensure compliance with the Municipal Code and California Building Code. Extensions of utilities will not obstruct the desired policies and goals of the City's General Plan or SCAG's regional plans for this location. The Project Site is planned for development and there are existing services and utilities available for connection within proximity. Therefore, the utility companies will work in coordination with the Project contractor to extend utilities to service the Project Site and ensure existing utilities are not disrupted. Safe second story fire rescue will be able to take place since side yard setbacks will meet zoning requirements of 5-feet between the side lot and the house. In addition, Mitigation Measure **MM WILD-01: HOA Fire Safety** will ensure residents keep side yard setbacks free and clear of debris for fire safety and emergency response purposes.

For the reasons above, implementation of the Mitigation Measure will ensure the Project does not exceed what has already been considered and approved in existing local land use plans for the Project Site. Therefore, impacts will be less than significant upon implementation of the HOA CC&Rs.

MM WILD-01: HOA Fire Safety- To ensure fire safety and appropriate emergency response, the Homeowner's Association shall incorporate requirements within the recorded CC&Rs that require property owners to keep the side yard setbacks free and clear of debris year-round.

Long-term maintenance of above requirement shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.

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

No Impact. See Response XX, a) through c). The Project Site is not within an area that contains unique features or elevated risk from wildfire, slope, flooding, runoff, landslides, and drainage. The Project Site is in an area with flat terrain and is surrounded by urbanization including fully constructed surface and storm drainage and gently sloping landscaped setbacks and small pockets of irrigated open space. Land use and infrastructure proposed with the Project will comply with the California Building Code and the City's Municipal Code and will be verified with the standard application of the City's plan check and inspection processes during construction. Project plans show that the onsite water quality detention basin for the Project will fully contain storm water flows after the Project is constructed so that the volume of runoff discharged downstream will not exceed existing conditions.

As a result, impacts related to the exposure of 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, are not anticipated to occur from the proposed Project.

Sources:

1. Moreno Valley General Plan, adopted July 11, 2006
   - Chapter 6 – Safety Element – Section 6.2- Fire and Emergency Services – 6.2.8—Wildland Urban Interface
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
   - Section 5.5 – Hazards and Hazardous Materials
     - Figure 5.5-2 – Floodplains and High Fire Hazard Areas
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
   - Chapter 5 – Wildland and Urban Fires
     - Figure 5-2 – Moreno Valley High Fire Area Map 2016
   - Chapter 8 – Landslide
     - Figure 8-1 – Moreno Valley Slope Analysis 2016
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
6.

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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. The Project will be constructed on land that is planned for single-family residential development and has been subject to regular discing for weed abatement. Historical use of the Project site has been for agriculture and the cultural resources report for the Project indicates no sensitive resources are anticipated. The Project will implement mitigation measures for cultural resources (**MM CUL-01 through MM CUL-09**) and tribal cultural resources (**MM CUL-01 through MM CUL-03**) tailgate training and monitoring for archaeological and tribal resources should buried cultural resources be found during earthwork for the Project.

Project implementation will require removal of eucalyptus trees that are currently growing in the planned right-of-way for Goya Avenue and provide habitat for nesting birds. The Project is required to comply with the California Fish and Game Code (Sections 3503, 3503.3, 3511, and 3513 of the California Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs). The Project is also required to comply with the Migratory Bird Treaty Act which requires If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report. In addition, A 30-day pre-construction burrowing owl survey shall be conducted prior to any ground disturbing activities to avoid direct take of burrowing owls, in accordance Objectives 6 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project is within a Habitat Conservation Plan area for Stephen's kangaroo rat (SKR) and is eligible to pay mitigation fees. Payment of this fee is considered full mitigation for this species.

In addition to cultural resources monitoring, the Project is required to implement a SWPPP, WQMP, preconstruction bird nesting surveys for migratory birds and preconstruction surveys for burrowing owl, pay SKR mitigation fees, and which will result in less than significant direct and indirect impacts on habitat and wildlife species. The Project will implement these requirements pursuant to the mitigation measures for biology (**MM BIO-01 through MM BIO-03**) and best management practices for water quality (**MM HYDRO-01: Water Quality Best Management Practices**) to reduce potentially significant impacts to less than significance both onsite and offsite. These mitigation measures are included in the MMRP for the Project and must be implemented pursuant to Public Resources Code (PRC) Section 21081.6.

For these reasons impacts from Project implementation are less than significant with mitigation.

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. Mitigation measures for water quality (**MM HYDRO-01: Water Quality Best Management Practices**) and biological resources (**MM BIO-01 through MM BIO-03**) described above

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

and listed in the MMRP will reduce the Project's contribution to cumulative impacts on natural resources to less than significance. Project construction has the potential to occur concurrently with construction of other projects in the Local Vicinity and could result in cumulatively significant temporary impacts from traffic, air quality, hazardous materials, and noise. Mitigation measures are proposed that will be implemented with the Project, pursuant to the MMRP, to reduce potentially significant impacts to less than significance. The implementation of mitigation measures for traffic (**SC TRAF-01: Construction Traffic Control Plan**), noise (**MM NIO-01: Noise Attenuation**), and hazardous materials (**MM HAZ-01: Groundwater Monitoring Wells** and **MM HAZ-02: Coordination with Val Verdes School District**) in addition to mitigation measures for biological and water resources as described in Response a) above will reduce the Project contribution to significant cumulative impacts that may occur during construction to less than significance.

Significant long-term cumulative impacts related to automobile noise adjacent Goya Avenue and Indian Street, will be mitigated to less than significance with mitigation measures listed in the MMRP requiring noise reducing windows facing these streets. Other long-term cumulative impacts are not anticipated because the Project will incorporate applicable statutory requirements and engineering standards for safety through compliance with the City's standard process for plan check and inspection. In addition, the Project will provide much needed housing consistent with the City's Housing Element, General Plan and approved regional plans for this area. The Project implements sustainability measures associated with increased residential density within walking distance to potential employment, schools, retail, services, and the mixed-use corridor for Perris Boulevard. The Project is consistent with long-range regional plans and City plans and would not increase VMT or air emissions significantly.

Mitigation measures have been proposed to reduce potentially significant project-related individual impacts from aesthetics **(MM AES-01 through MM AES-03, SC AES-01**), geology/soils/seismicity (**MM GEO-01 through MM GEO-12**), public services and utilities (**MM PUB-01: School Fees, MM UTL-01 through MM UTL-03**), hazards and hazardous materials (**MM HAZ-01: Groundwater Monitoring Wells** and **MM HAZ-02: Coordination with Val Verdes School District**), and fire (**MM WILD-01: HOA Fire Safety**) . The Project is consistent with long-range regional, and city plans and is not anticipated to significantly contribute to cumulative impacts with the implementation of mitigation measures in the MMRP.

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. Project construction will incorporate mitigation measures MM for geology and soils (**GEO-01 through MM GEO-12)**, hazardous materials (**MM HAZ-01: Groundwater Monitoring Wells** and **MM HAZ-02: Coordination with Val Verdes School District**), and traffic (**SC TRAF-01: Construction Traffic Control Plan**) as well as standard conditions and mitigation measures for air quality (**SC AQ-01: Compliance with SCAQMD Rules; MM AQ-02: Dust Fugitive Dust Control Plan; MM AQ-03: Construction Idling**) and permanent water quality best management practices (**MM HYDRO-01: Water Quality Best Management Practices**) to reduce Project impacts to less than significance. The standard application of the City's plan check and inspection process and the implementation of the MMRP for the Project will result in less than significant environmental effects resulting in substantial adverse effects on human beings, either directly or indirectly.