# CITY OF MORENO VALLEY

**DRAFT**

## INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND)
## FOR
## South of Iris
**PEN22-0160**


**December 2023**

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

**Prepared By**
**Ardurra Group**
Lori Duca Trottier, AICP CEP
3737 Birch Street, Ste 250
Newport Beach, CA 92660 949-235-3094

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# DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND) FOR SOUTH OF IRIS

**(PEN22-0160)**

## 1.0 BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

**1.1 Project Case Number(s):** **Tentative Tract Map**: PEN22-0156
**Planned Unit Development**: PEN22-0157
**Change of Zone**: PEN22-0158
**General Plan Amendment**: PEN22-0059

**1.2. Project Title:** South of Iris

**1.3. Public Comment Period:** Pursuant to Section 15105(b) 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.

**1.4. Lead Agency:** City of Moreno Valley
Community Development Department
Oliver Mujica, Planning Division
14177 Frederick Street, Moreno Valley, CA 92553
(951) 413-3206
planningnotices@moval.org

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

**1.6. Prepared By:** Lori Duca Trottier, AICP CEP
Riley Christie, ENV SP, LEED AP ND
Christian Ramirez, EIT

IEC Ardurra Group
3737 Birch Suite 250
949-235-3094
ltrottier@ardurra.com

**1.7. Project Sponsor:**

**Applicant/Developer**
David Patton
Perris at Pentecostal LLC
41 Corporate Park Suite 250
Irvine, CA 92606
(949) 852-0266
dpatton545@gmail.com

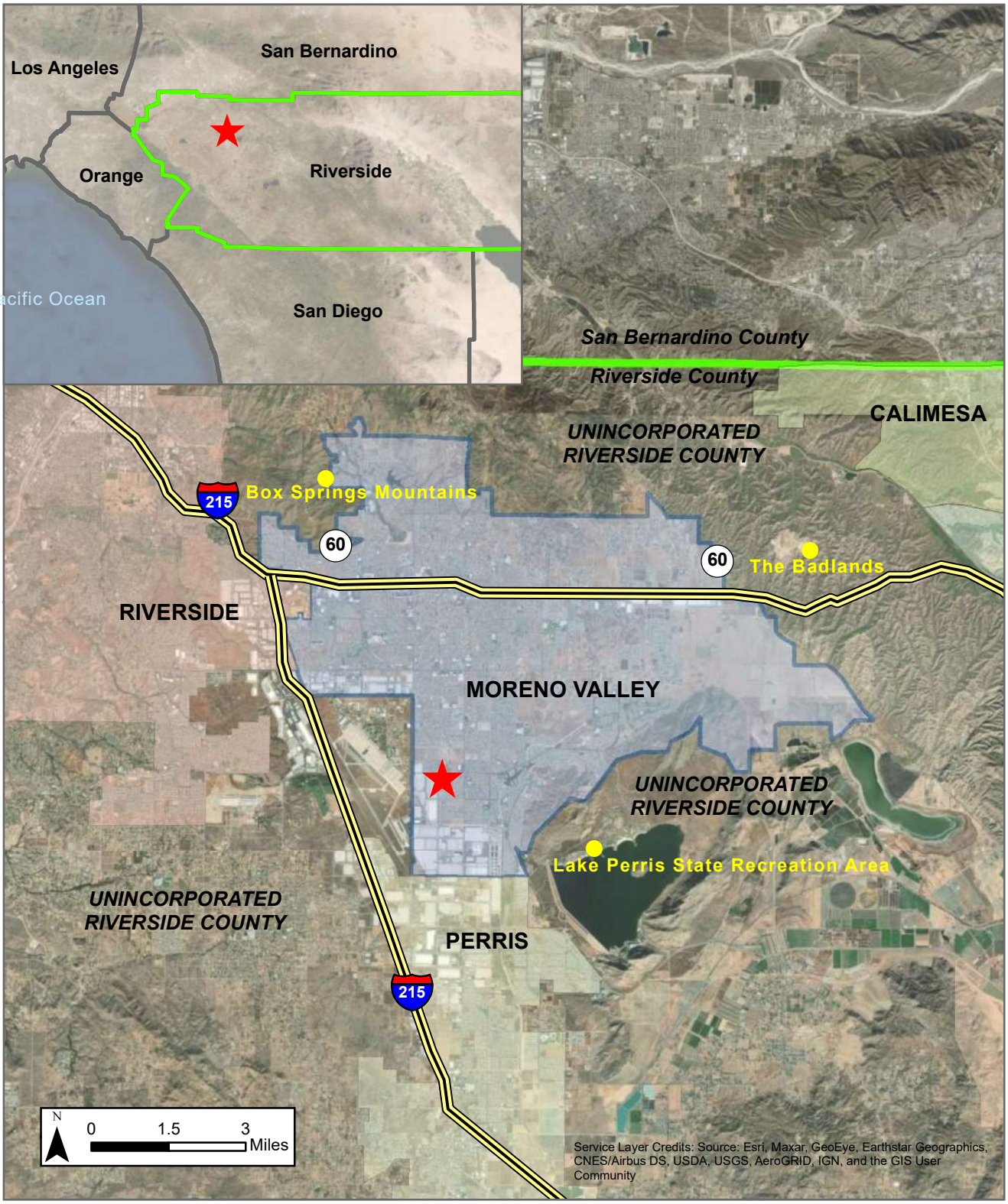
**Property Owner**
David Patton
Perris at Pentecostal LLC
41 Corporate Park Suite 250
Irvine, CA 92606
(949) 852-0266
dpatton545@gmail.com

**1.8. Project Location:** The Project Site is comprised of three parcels: Assessor's Parcel Numbers (APN) 316030002, 018, and 019 totaling 9.42 gross acres. The site is located approximately 1,900 feet west of the intersection of Perris Boulevard and Iris Avenue and has approximately 328 linear feet of street frontage, along the southerly right-of-way (ROW) of Iris Avenue between Emma Lane and Indian Street. The Project is located in the western portion of the City of Moreno Valley, northwestern Riverside County, California. The Location of the Project is approximately 3.8 miles south of State Route 60 (SR-60), 2.2 miles east of Interstate 215 (I-215), 3.5 miles northwest of Lake Perris and 7.3 miles north of State Route 74 (SR-74) (See **Figure 1:**

**Regional Location Map**). The Project Site is at approximately 1,510 feet above mean sea level and at Latitude 33.886492°N/Longitude -117.233281°W within a mostly urbanized area (See **Figure 2: Local Vicinity Map**)

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

**1.10. Specific Plan Name and Designation:** Project is not in a Specific Plan area.




Project Location

Moreno Valley

Riverside County Boundary

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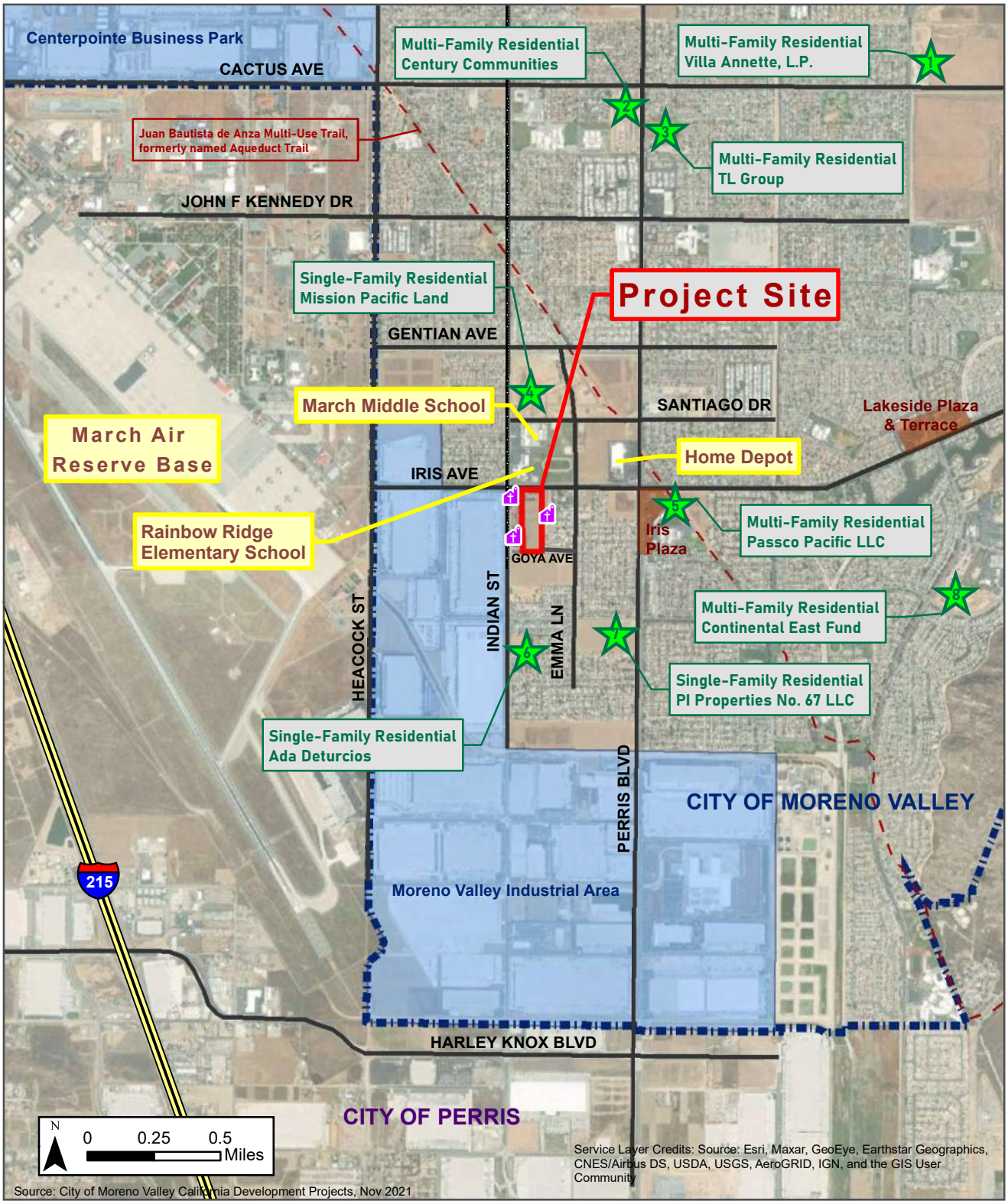
9 Acres South of Iris

Figure 1. Regional Map




Church

Project Site

City of Moreno Valley

Commercial Development

Industrial Development

City of Moreno Valley Development Project

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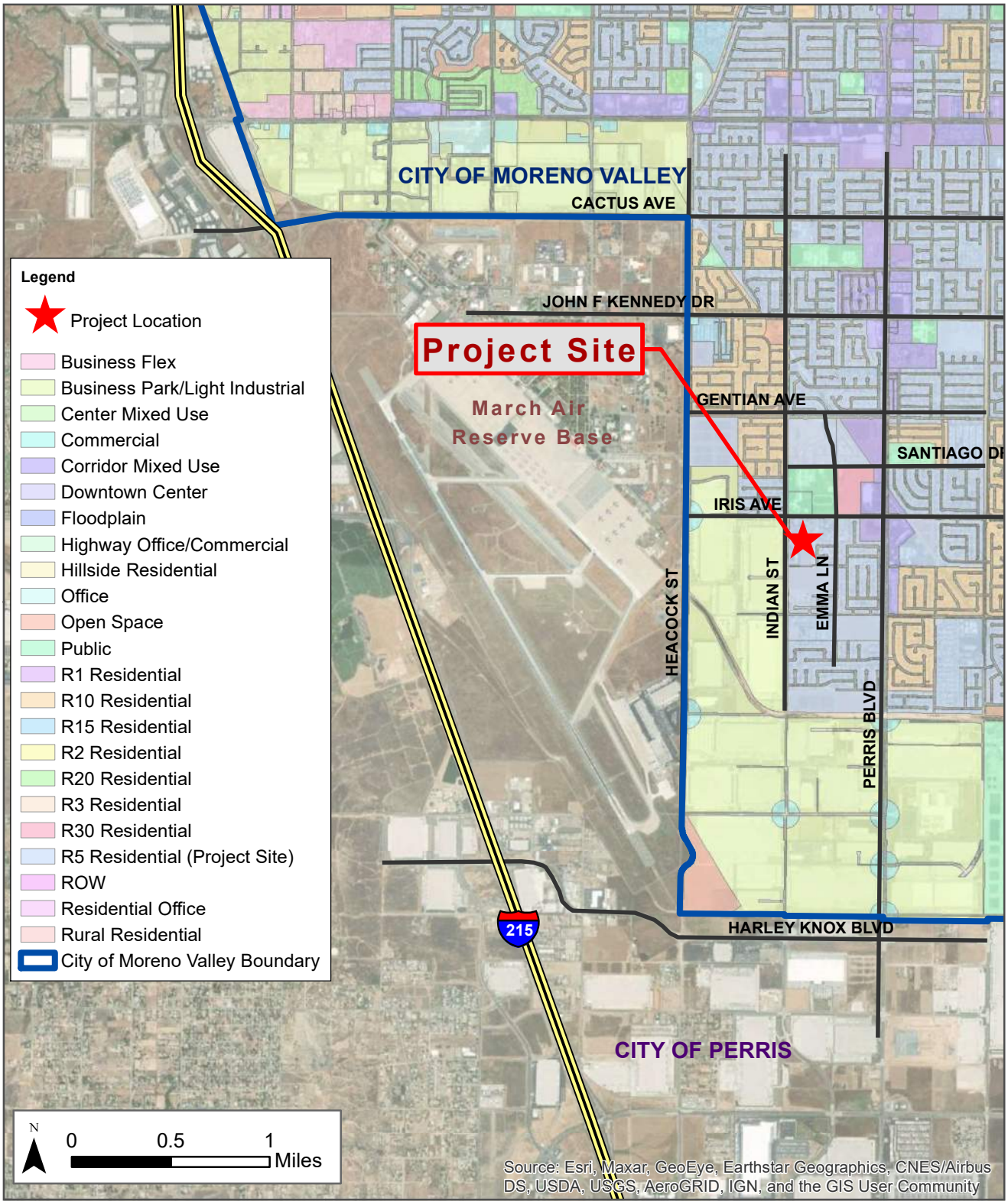
9 Acres South of Iris

Figure 2. Vicinity Map

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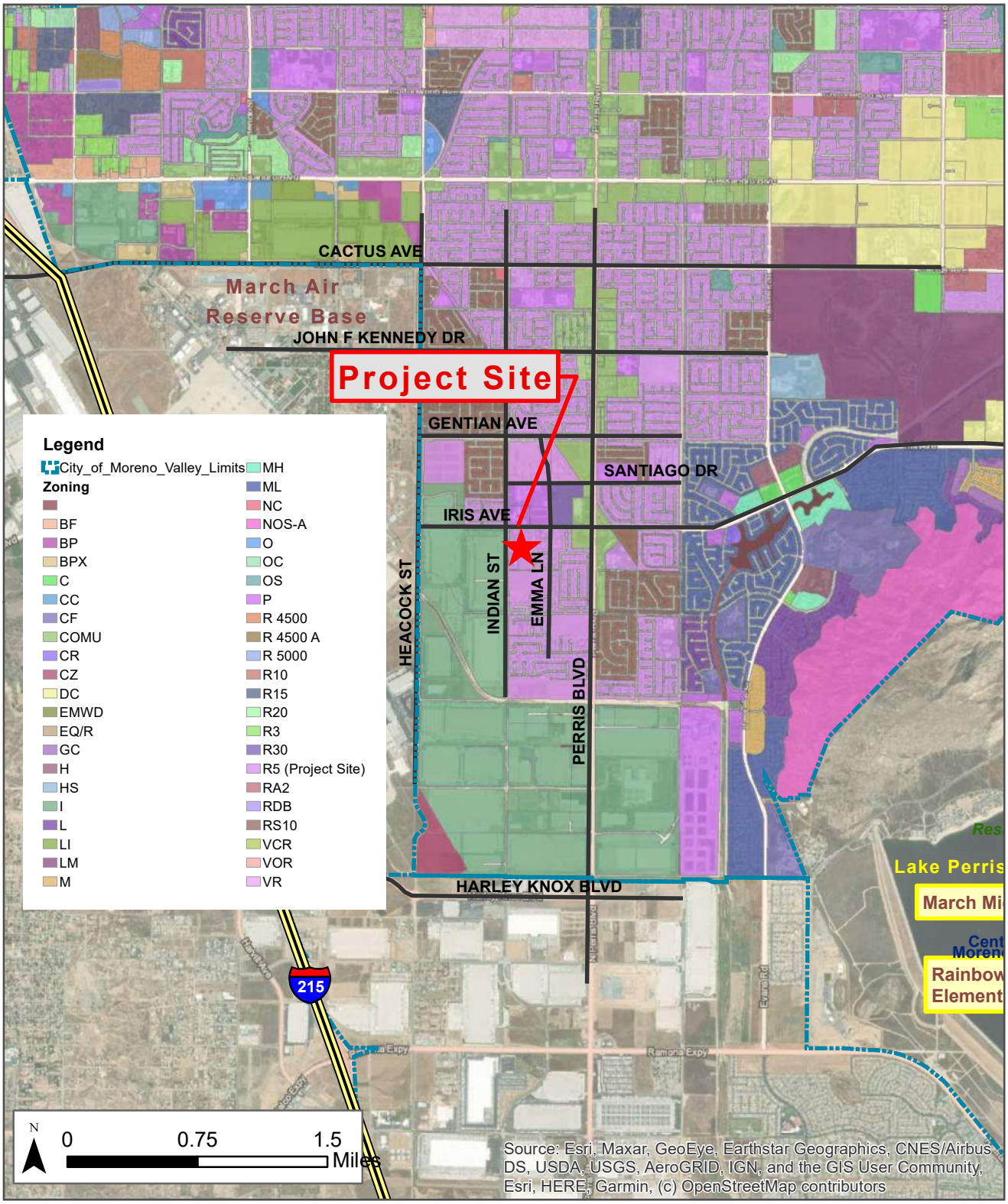
9 Acres South of Iris

Figure 3. General Plan - Land Use Map

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9 Acres South of Iris

Figure 4. Zoning Map

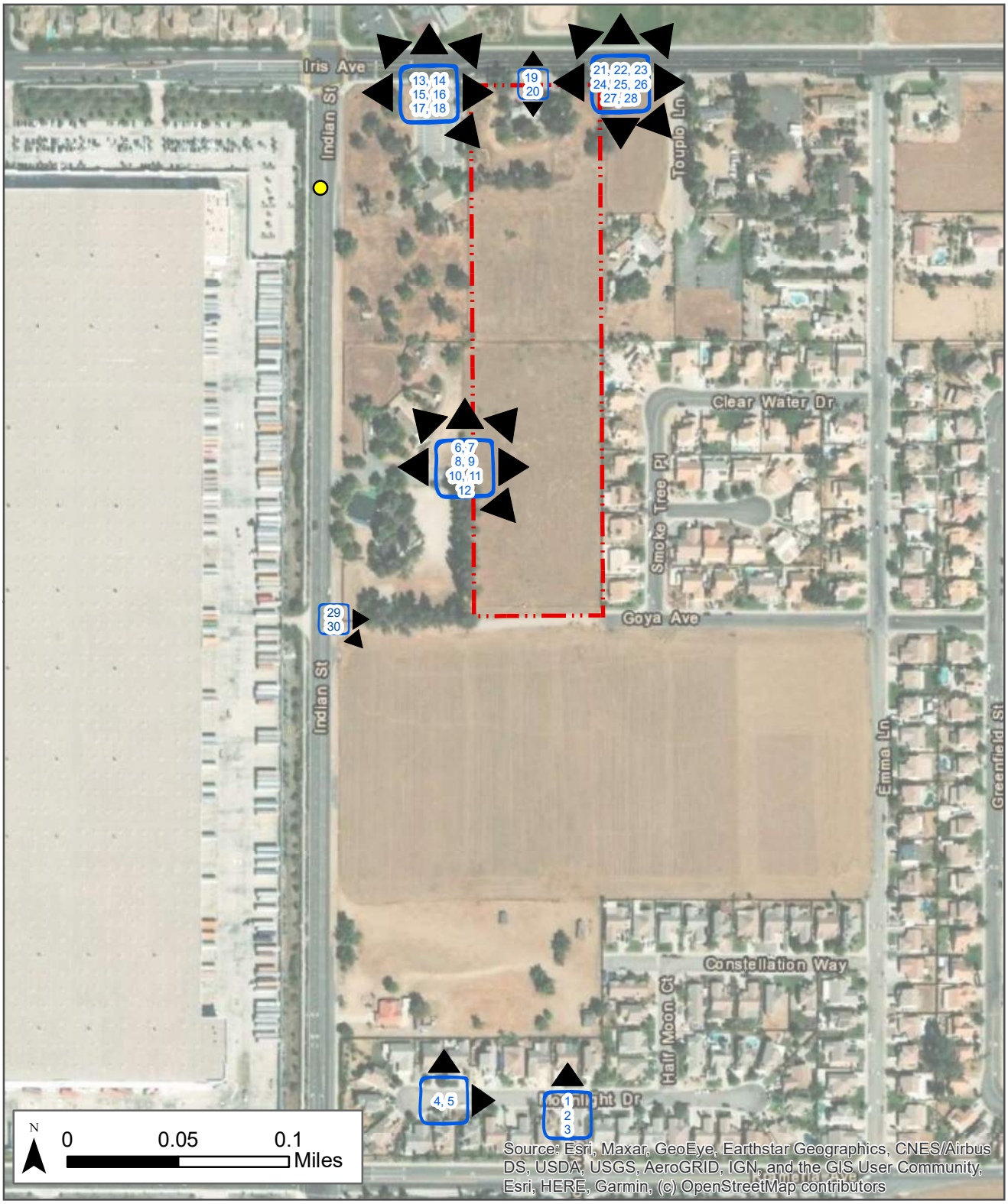
**1.11. Existing Zoning:** The Project Site is zoned for single-family residential (R5) land use, which allows up to 5 residential dwelling units per acre (approximately 47 dwelling units). The zoning designation for the Project Site is compatible with the approved General Plan. (**Figure 4: Zoning Map**).

**1.12. Surrounding Land Uses and Setting:** As shown in Site Photos (See **Figures 5: Photo Location Map and Figures 6A through 6D: Site Photos**), parcels adjacent to the south and northeast of the Project Site are currently undeveloped. Parcels in all other directions are urbanized with a variety of land use. Adjacent land use is summarized in *Table 1: Surrounding Adjacent Land Use* and development in the Local Vicinity is described as follows:

There are eight (8) single-family residences southeast of the Project Site. Maarlene Church (16101 New Light Way) is located east of the Project. There are two (2) churches adjacent to the west of the Project Site (Mt. Rubidoux Seventh-day Adventist at 24525 Iris Avenue and Misionera Christiana at 16220 Indian Street). There are two churches east of the Project Site: True Zone Fellowship (16100 New Light Way) is approximately 250 feet east and Strong Tower Church of God (24771 Iris Avenue) is 680 feet east of the Project. Tan's Child Care is at 16405 Half Moon Court, approximately 875 feet southeast of the Project. Areas to the west of Indian Street are developed with industrial buildings with numerous light industrial businesses operating there. There are numerous commercial retail and service businesses east of the Project in commercial centers located near the intersection of Perris Boulevard and Iris Avenue all within walking distance of the Project. Single family residences are located northeast of the intersection of Indian Street and Iris Avenue as well as southeast of the Project.

**Table 1: Surrounding Adjacent Land Use**

| | Land Use | General Plan | Zoning |
|---|---|---|---|
| **Project Site** | **Vacant and single-family residential** | **Residential 5** | **Residential (R5) District** |
| North (Across Iris Avenue) | March Middle and Rainbow Ridge Elementary Schools | Public Facilities | Public District (P) Public and Institutional Facilities |
| Northeast (Across Iris Avenue, East of Emma Lane) | Planned Apartments | R30 | R30 Residential |
| Adjacent to the South | Vacant | R5 | R5 Residential |
| Adjacent to the East | Vacant, Maarlene Church, and Single-Family Homes | R5 | R5 Residential |
| West and Southwest | Mt. Rubidoux Seventh-day Adventist (West) La Iglesia Misonera Christiana (Southwest) | R5 | R5 Residential |




**Legend**

9 Acers South of Iris

Photo

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South of Iris

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P4- Sorrouning Homes South of the Project Site (R5 Zoning) pt.4

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P8- View from Western Perimeter on Indian St. looking Northeast

P9- View from Western Perimeter on Indian St. looking Northeast pt.2

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South of Iris

**Figure 6A. Site Photos**

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South of Iris

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P26- View from Northeastern Corner of the Project Site looking Northwest

P27- View from Northeastern Corner of the Project Site looking North

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9 Acres South of Iris

**Figure 6C. Site Photos**

P28- View from Northeastern Corner of the Project Site looking Northeast

P29- View from Indian St. and Goya Ave. dirt road looking East

P30- View from Indian St. and Goya Ave. dirt road, Southwest of the Project Site looking Southeast

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9 Acres South of Iris

**Figure 6D. Site Photos**

## 1.13. Description of the Site and Project:

### ***Environmental Setting***

The Project is proposed near the western boundary of the Moreno Valley City Limits on 9.42 gross acres of vacant land, which has been planned for medium density residential development at 5 DU/AC. Adjacent parcels are either urbanized or planned for development. Most of the Project Site is level, void of vegetation, and is a gently sloping toward the south. Existing development adjacent to the Project consists mainly of single-family residences and churches. There are commercial and industrial businesses within walking distance in the Local Vicinity in all directions. March Air Reserve Base is located at the western City Limits approximately 2 miles west of the Project. Lake Perris is approximately 3.5 miles southeast of the Project. Review of historical aerial photos taken in 1967 document land use on site and in the Local Vicinity as very low density residential with the predominant land use being agriculture, with open agricultural fields surrounding in all directions. The Project Site and Local Vicinity appear to have been used for agriculture between 1967 and 1978. Historical aerial photos of the Local Vicinity document tract residential development and the existing schools to the north across Iris Avenue by 1997. (https://www.historicaerials.com/viewer).

According to a site visit and the City's Circulation Element (Moreno Valley, 2021) existing vehicular access to the Project Site is from an existing curb cut for a former driveway on the south side of Iris Avenue, south of the eastbound lanes, and located approximately midway between the westerly and easterly property lines of the Project Site. The Project Site can also be accessed from the planned northerly right-of-way boundary of Goya Avenue, which is currently a dirt road along the south property line of the Project. Iris Avenue is designated as a Major Arterial and Goya Avenue is a Minor Arterial on the City's Circulation Element. Existing Storm Drain, Sanitary Sewer, Natural gas, Electrical power poles and lines are near the north side of the property within the Iris Avenue Right-of-Way.

The Local Vicinity surrounding the Project Site is mainly urbanized except for a few parcels that are vacant and planned for development. This area is characterized by a consistent north-south/east-west street grid comprised of wide arterials and uniform city blocks on mostly level terrain. This area is developed with mostly low density, low-profile one and two-story institutional, residential, and commercial structures. Above-ground utilities, including telephone poles, are visible within the Local Vicinity near the Project Site along Iris Avenue. New development that is approved, recently constructed or under construction near the Project Site include residential and commercial projects. See **Figure 5 Photo Location Map** and **Figures 6A through 6D: Site Photos**.

### ***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 and in the Local Vicinity (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 9.18 net acres of land for single-family homes and public easements for access, recreation, and landscaping. As proposed, the Project is a Planned Unit Development (PUD) with design guidelines. Plans for the Project include 78 2-story, single-family detached residences with private backyards within a clustered neighborhood layout. Approximately 0.39 acres of public open space for recreation/

neighborhood parks is proposed with the Project as well as access connecting the Project with existing and approved development in the Local Vicinity via streets and sidewalks. Onsite service and utility improvements that will be constructed with the Project include a detention basin, on-site drainage system, tot lot, dog park, and community facilities, collector 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 ultimate right-of-way improvements along adjacent street frontages along the northerly Project Site boundary, along Iris Avenue (eastbound lanes) and for the half width of Goya Avenue (westbound lanes) adjacent to the south of the Project Site. Off-site utilities improvements consisting of extensions to the Project Site are needed and will be constructed with the Project from existing mains and service systems in the Local Vicinity pursuant to the City's Municipal Code. Community common areas and landscape setbacks, and aesthetic 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. The Project is intended to 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***

Sensitive native habitat is not present at existing ground surface, therefore significant direct impacts on biological resources are not expected with the implementation of the Project. In addition, noise and activity during construction has the potential to disrupt nesting migratory birds at the Project Site and in trees and shrubs growing 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. Fees are required to be paid by the Project Applicant prior to issuance of building permits and are considered as full mitigation for potential impacts on Stephen's kangaroo rat, an endangered species. A burrowing owl survey was performed for this initial study and indicates burrowing owl, species of special concern, are not present, See **Appendix B**. Field survey of surface conditions indicates no cultural resources present. Deeper earthwork has the potential to impact buried archaeological, tribal, and paleontological resources, which are not visible from the surface, and will require mitigation measures to reduce potentially significant impacts to less than significance, which have been included in the Mitigation Monitoring and Reporting Program for the Project. Mitigation measures have been incorporated into the Mitigation Monitoring and Reporting Program for the Project to reduce all potentially significant impacts to less than significance. 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 47 detached single-family homes. The Project proposes to construct detached single-family residences at 8.3 DU/AC and will result in 78 detached single-family homes. The proposed development will construct ultimate arterial street improvements, consistent with City plans and 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 Site, construction footprints for off-site improvements, 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 9.42-acre site from Residential 5 to Residential 10;
2. Change of Zone (PEN22-0158) to change the Zoning District Classification of the subject 9.42-acre site from Residential 5 (R5) District to Residential Single-Family 10 (RS10) District;
3. Tentative Tract Map 38458 (PEN22-0156) to subdivide the 9.42-acre site into 78 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, 0.27-acre tot-lot, 0.12-acre dog park, 0.41-acre retention basin, and on-site and off-site improvements.

**On-site Project Improvements**

The Project will dedicate and construct public right-of-way for ultimate street widths along approximately 328 linear feet of street frontage on both the south side of Iris Avenue and on the north side Goya Avenue planned Right-of-Way. The Project includes construction of the half-widths of these adjacent arterial streets consisting of pavement widening, curb, gutter, and sidewalk adjacent to the proposed development. The Project includes development of a total of 78 2-story residences on individual lots with shared driveway access to two-car garages, a collector street, dog park (0.12 acres), tot lot (0.27 acres) and a water quality detention basin (17,835 square-feet). Proposed open space and water detention basin are included in the proposed development of 9.18 net acres of land. See *Table 2: Project Site Use Summary* below. The Project proposes to construct a community with a residential density of 8.3 dwelling units per acre (DU/AC). 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, the Project requires a Tentative Tract Map for subdivision of land into individual lots and establishment of the internal backbone circulation via a proposed north/south local collector street, extension of utilities and shared driveways. A Conditional Use Permit is required to establish a Planned Unit Development (PUD) for the Project, with development standards for smaller lots consistent with proposed RS10 zoning.

**Table 2: Project Site Use Summary**

| Use | Acreage |
|---|---|
| **Residential Lot (1-78) (density)** | 8.3 DU/AC |
| **Adjusted Easement & Public Open Space (LOT A from TTM)** | 0.88 AC |
| **Total Gross Acreage** | 9.42 AC |
| **Public Streets** | 0.24 AC |
| **Total Net Acreage** | 9.18 AC |

Reference **Figure 12: Tentative Tract Map.**

Project plans are shown in **Figure 7: Site Plan**, **Figure 8 Floor Plans**, and **Figure 9: Elevations, and Figure 10: Tentative Tract Map**. Site and floor plans indicate that proposed residences have four distinct elevation designs (Ranch, Spanish, Prairie, and Craftsman) and floor plans vary in square footage (See *Table 3: Floor Plan Elevations*). The Site Plan shows private fenced yards are proposed for each residence. Common access connects the proposed backbone collector road between Iris Avenue to the north and Goya Avenue to the south. Private driveways for each residence are accessible via shared common access drives. Each common access drive is shared between 6. To discourage speeding, the 36-foot-wide private collector street meanders at a point adjacent to the proposed 0.27 acres of designated open space on the eastern portion of the Project Site, proposed to be developed for a tot lot. Approximately 43 street parking spaces will be provided along the eastern border of the collector road for residents and guests. In addition, the proposed collector road sets aside land for turn arounds at gates and provides continuous pathways for pedestrian circulation in compliance with the City's Municipal Code. In order to meet the City's requirements, the Project will construct street improvements to the adjacent roadways, install landscaping along the street frontage of Iris Avenue, as well as install storm drains, utilities, and a water quality retention basin, pursuant to City Ordinance No. 827. The retention basin has been proposed in the southwestern portion of the site and is approximately 6 feet deep and 17,835 sf in area and accommodates a 12 ft. access road along the perimeter of the basin for maintenance.

**Table 3: Floor Plan Dimensions**

| Plan No. | Lots | Unit Type | Height | Interior Square Feet (sq. ft.) per dwelling Unit |
|---|---|---|---|---|
| **Plan 1** | 26 | 3 Bedroom, 2.5 Bath, Office, Loft, 2 Car Garage | 2-story | 2,221 sq. ft. |
| **Plan 2** | 26 | 4 Bedroom, 2.5 Bath, Tech, 2 Car Garage | 2-story | 2,412 sq. ft. |
| **Plan 3** | 14 | 4 Bedroom, 3 Bath, Loft 2 Car Garage | 2-story | 2,547 sq. ft. |
| **Plan 4** | 12 | 5 Bedroom, 3 Bath, 2 Car Garage | 2-story | 2,709 sq. ft. |

Source: (Kevin Crook Architect Inc., 2023)
Note: See **Figure 9A through 9D: Floor Plans**

According to **Figure 8: Landscaping Plan**, approximately four (4) Chinese Pistache "Keith Davey" trees will be planted along the northerly Right-of-Way boundary of Goya Avenue and approximately 27 Chinese Pistache "Keith Davey" trees will be planted along the southerly right-of-way boundary of Goya Avenue: Approximately six (6) mature Bloodgood London Plane (*Platanus x Acerifolia 'Bloodgood*'), a designated street tree along Iris Avenue, will be planted along the southerly right-of-way boundary of Iris Avenue within the proposed 10-foot-wide parkway. Both Bloodgood London Plane and Chinese Pistache trees are flowering; therefore, landscaping will enhance both entrances to the Project Site (Goya Avenue and Iris Avenue). 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** | 2,221 sq. ft. | • **Identifying Characteristics**:<br>o Informal, asymmetrical building form<br>o Low plate lines and low-pitched roof forms<br>o Siding and/or stone accents<br>• **Massing**: Predominant rectangular building form<br>• **Roof**:<br>o Predominant gable and shed roofs.<br>o 3:12 to 5:12 typical roof pitch; 12" to 16" eave; 8" rake |

| | | |
|---|---|---|
| | | ○ Flat concrete tiles; flat rustic shingle tiles<br>• **Exterior Walls**: stucco; Limited use of siding on front elevation encouraged.<br>• **Windows**: square or rectangular window shapes' 1" minimum window recesses<br>• **Details**:<br>○ Wooden headers and sills<br>○ Exposed truss tails or fascia boards<br>• **Colors**:<br>○ *Primary*- Soft to light earthy colors as pale beiges, light khaki and green.<br>○ *Fascia and trims*- contrasting colors in darker brown and weathered gray tones.<br>○ *Accent*- contrasting colors in light or dark tones.<br>○ *Roof*- Grays and browns. |
| **Spanish** | 2,412 sq. ft. | • **Identifying Characteristics**:<br>○ Red "S" tiles roofs<br>○ Arch element, recessed entry, or feature window on the front elevation<br>○ Decorative metal railing, gable roof end details<br>• **Massing**: Asymmetrical, one and tow-story simple building masses<br>• **Roofs**:<br>○ Gable or hip roofs; shed roof over porch.<br>○ Typical 4:12 to 5:12 roof pitch<br>○ 0" to 12" overhang with tight rakes on gable roof ends<br>○ Shallow sloped, concrete "S" tiles in variegated colors (predominantly red)<br>• **Exterior Walls**: Stucco accent<br>• **Windows and Entries**:<br>○ Rectangular or square window shapes<br>○ 1" minimum trim; entry stucco or precast surround<br>○ Recessed entry or feature window on front elevation<br>• **Details**:<br>○ Ground-level arch elements on front elevation<br>○ Stucco eave and trim details<br>○ Exposed truss tails with simple decorative cut<br>○ Gable roof end vents with concrete pipe details or recessed faux vents.<br>○ Decorative metal railings or grilles<br>○ Attached garage and decorative garage door with wood accents.<br>• **Colors**:<br>○ *Primary*- White tones, pale to mid tones of mild yellows and light tans<br>○ *Fascia and trims*- Dark born earth and wood tones<br>○ *Accent*- Rich tones of blues, reds and washed greens<br>○ *Roof*- Darker browns and reds |
| **Prairie** | 2,547 sq. ft. | • **Identifying Characteristics**:<br>○ Horizontal massing and clean lines<br>○ Low-pitched hip roofs<br>○ Details emphasizing horizontal lines.<br>• **Massing**: Strong horizontal building form; one and two-story massing<br>Roofs:<br>○ Low-pitched hips roofs or flat horizontal roofs<br>○ Typical 3:12 to 4: 12 roof pitch<br>○ 12" to 24" overhangs<br>○ Flat concrete tiles<br>• **Exterior Walls**: Stucco<br>• **Windows**:<br>○ Square or rectangular window shapes<br>○ Horizontal window grouping<br>• **Details**:<br>○ Stucco square porch columns<br>○ Contrasting wall materials or trims emphasizing horizontally<br>• **Colors**:<br>○ *Primary*- Neutral earthy tones and lighter and whiter tones<br>○ *Fascia and trims*- muted earthy colors such as browns, grays, greens, and wheat tones with pops of rusts, reds, and oranges<br>○ *Accent*- deep red, green and medium dark wood tones; blues used on occasion.<br>○ *Roof*- dark in value of brown and gray tones |
| **Craftsman** | 2,709 sq. ft. | • **Identifying Characteristics**:<br>○ Low-pitch gable roofs, occasionally hipped |

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

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

**Off-Site Improvements**
Off-site improvements to Goya Avenue and Iris Avenue will be implemented with the Project. Improvements along Iris Avenue, a major arterial, include the installation of streetlights, signage, improvements to existing sidewalks, installation of curbs and curb ramps to align new curb and gutter to the southernly right-of-way boundary of Iris Avenue, repaving Iris Avenue half width along the Project Site's northernmost site boundary, and driveway access from the easterly travel lane of Iris Avenue. Streetlights and signage will be installed pursuant to the City's Engineering Standards.

Improvements along Goya Avenue, a minor arterial, will include installing pavement to the centerline of the full ultimate right-of-way width along Goya Avenue between Smoke Tree Place and Indian Street; this will require tree removals, clearing, grubbing grading within the street Right-of-Way for 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).

## 1.14. California Native American Tribes: 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.

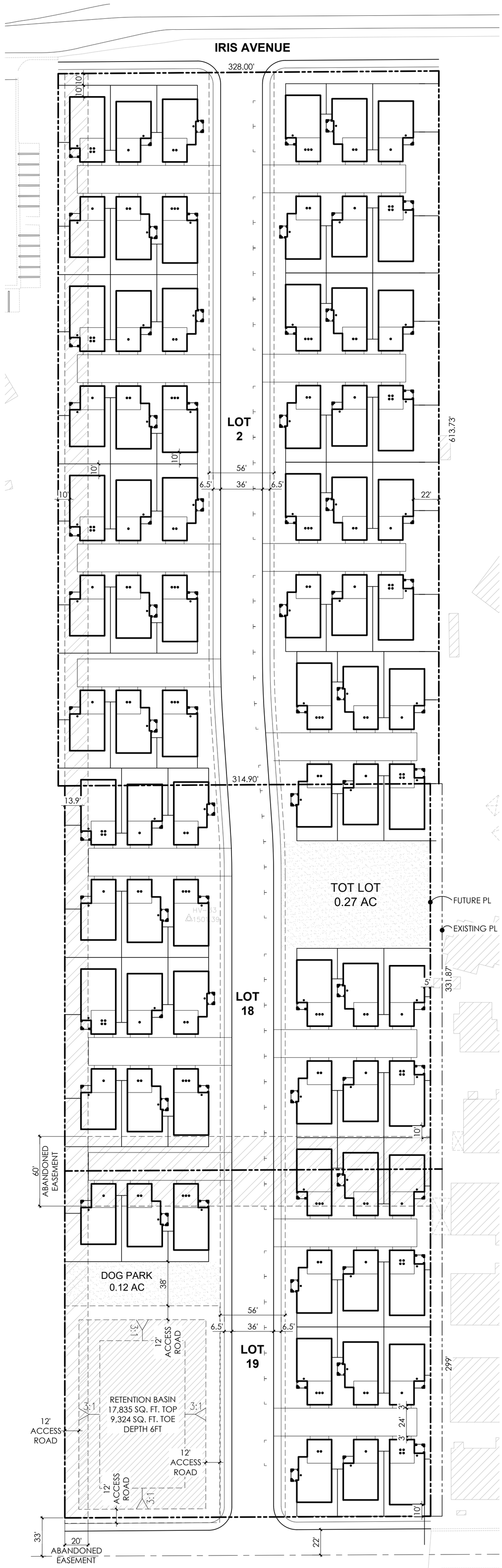
State law and County of Riverside Guidelines identify Native American consultation and participation as an important aspect of the cultural resource evaluation. To identify potential Native American resources, a Sacred Lands File Search was conducted at the California Native American Heritage Commission (NAHC). A current Sacred Lands File Search response from the NAHC was received on April 25, 2022 (See **Appendix C**). The results of the Sacred Lands Search were negative in that no resources have been previously identified in the immediate area of the Project Site. Scoping letters submitted to the Native American contacts provided by the NAHC (see **Appendix C**) have resulted in some replies indicating that the Project is outside of their territory. A representative from the Pechanga Band of Indians in Temecula, California, expressed concerns that the Project is located within the heart of "Our Ancestral Territory" and indicates they are interested in participating in Project

consultation with the City based upon their traditional knowledge of this area. They indicate that the Project is approximately 600 yards from a Traditional Cultural Landscape and within proximity with two more Traditional Cultural Places. Additionally, the Tribe believes that the possibility of recovering subsurface resources during ground-disturbing activities for this Project is extremely high due to Project proximity to multiple known Ancestral-remains and extensive sites previously recorded by the Tribe near the Project. Therefore, the Project has the potential to disturb sensitive cultural resources buried within alluvial soils (See **Appendix C**). This concern is that undiscovered resources may be identified during grading in native alluvial soils and Native American monitoring during earthwork is recommended by the tribe. This is discussed in further detail in Section XVIII. Tribal Cultural Resources.

On August 19, 2022, Moreno Valley received a response from the Agua Caliente Band of Cahuilla Indians (ACBCI). The representative from the tribe indicated that the Project Site does not fall within the boundaries of their reservation. As a result, they have deferred consultation to Pechanga Band of Luiseño Indians and have requested a copy of mitigation measures that will be utilized for the proposed Project. The City of Moreno Valley received an additional response from Morongo Band of Mission Indians (Tribe/ MBMI) Tribal Historic Preservation Office, after the deadline for consultation on October 4, 2022. However, the representative indicated that they would like to initiate government- to-government consultation under Assembly Bill (AB) 52, since the Project Site could contain potentially sensitive cultural resources regardless of the presence or absence of remaining surface artifacts and features. To ensure meaningful consultation, Morongo Band of Mission Indians have requested Project designs, the grading plan, a records search conducted by the appropriate California Historical Resources Information System (CHRIS), copies of cultural resource assessments, shapefiles of Project area of effect (APE), and a copy of the Geotechnical Report. As a result of AB 52 consultation, the City of Moreno Valley in conjunction with the Consulting Tribes, added Mitigation Measures **MM CUL-01 through MM CUL-09** to ensure less than significant impacts to cultural and tribal cultural resources occurred throughout Project implementation.

## 1.15. Public Approval: Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

Utilities Service Agreement, SCAQMD Fugitive Dust Emissions Control, Water Quality Certification.



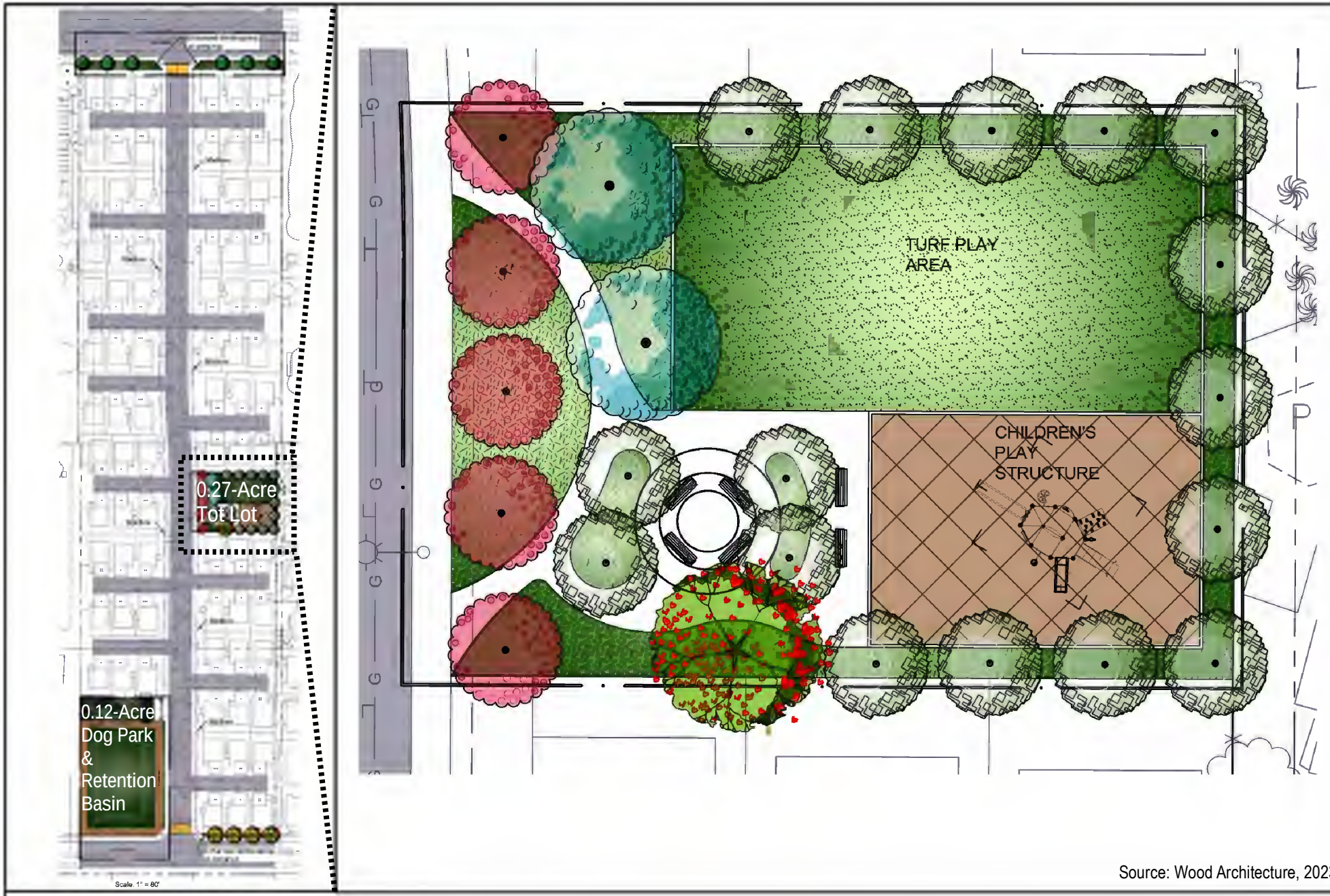

N

Not to Scale

ARDURRA

9 Acres South of Iris

Figure 7. Site Plan




Source: Wood Architecture, 2023

Legend

JACARANDA MIMOSIFOLIA
Jacaranda

LAGERSTROEMIA 'NATCHEZ'
Crape Myrtle 'Natchez'

LAGERSTOEMIA 'TUSCARORA'
Crape Myrtle 'Tuscarora'

OLEA 'SWAN HILL'
Swan Hill Olive

PISTACHIA 'KEITH DAVEY'
Chinese Pistache 'Keith Davey'

PLATANUS X ACERIFOLIA 'BLOODGOOD'
Bloodgood London Planetree

PLANTING AREA

TURF

TOT LOT

N

Not to Scale

ARDURRA

9 Acres South of Iris

Figure 8A. Landscape Plan- 0.27 Acre Tot Lot


Source: Wood Architecture, 2023

Legend

JACARANDA MIMOSIFOLIA
Jacaranda

LAGERSTROEMIA 'NATCHEZ'
Crape Myrtle 'Natchez'

LAGERSTOEMIA 'TUSCARORA'
Crape Myrtle 'Tuscarora'

OLEA 'SWAN HILL'
Swan Hill Olive

PISTACHIA 'KEITH DAVEY'
Chinese Pistache 'Keith Davey'

PLATANUS X ACERIFOLIA 'BLOODGOOD'
Bloodgood London Planetree

PLANTING AREA

TURF

TOT LOT

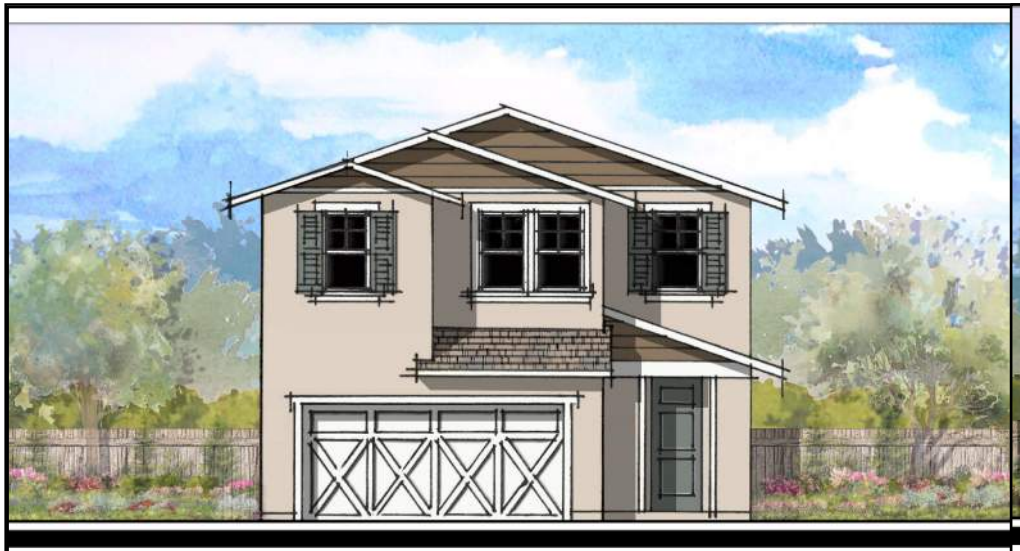
N

Not to Scale

ARDURRA

9 Acres South of Iris

Figure 8B. Landscape Plan- 0.12 Acre Dog Park



PLAN 1- RANCH

Note: Plan 1 (2,221 sq. ft.)

PLAN 2- SPANISH

Note: Plan 2 (2,421 sq. ft.)

PLAN 3- PRAIRIE

Note: Plan 3 (2,547 sq. ft.)

PLAN 4- CRAFTSMAN

Note: Plan 4 (2,709 sq. ft.)

Source: Kevin Crook Architect Inc.

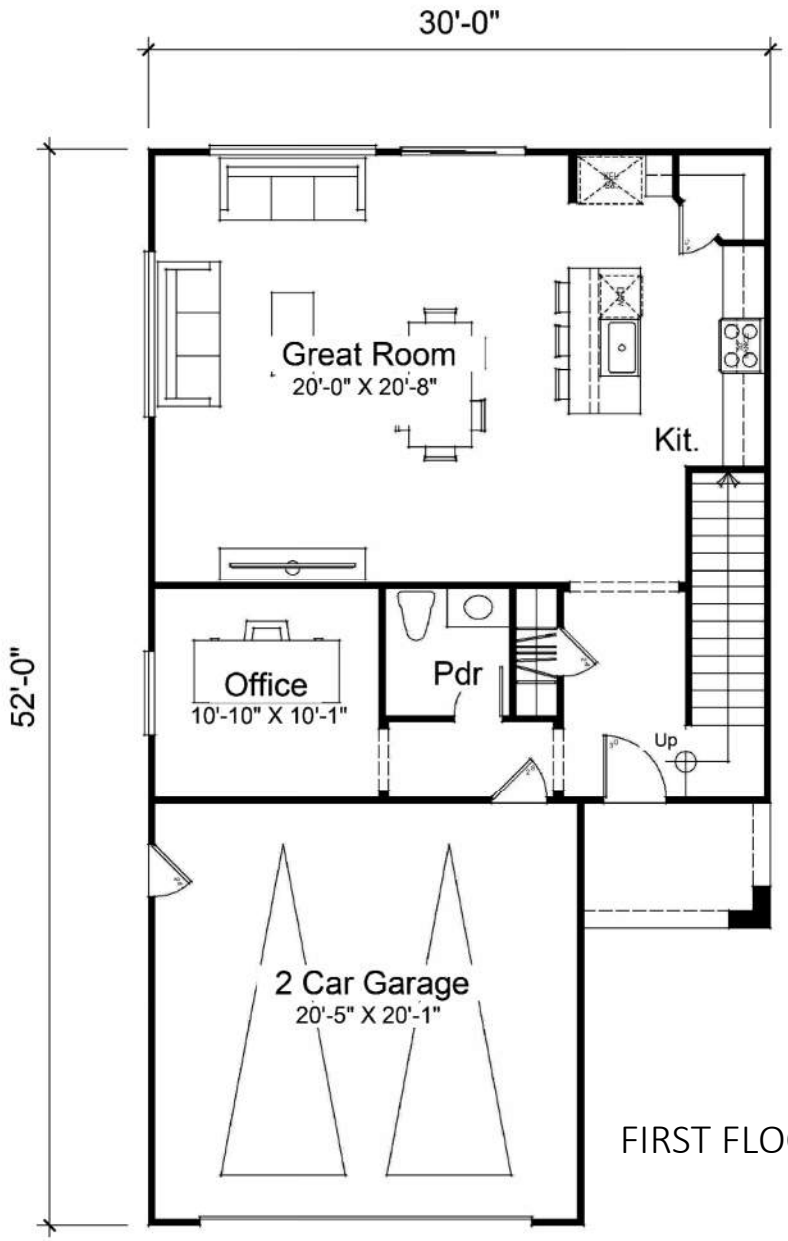
ARDURRA

Not to Scale

Note: Maximum structure height 35 ft

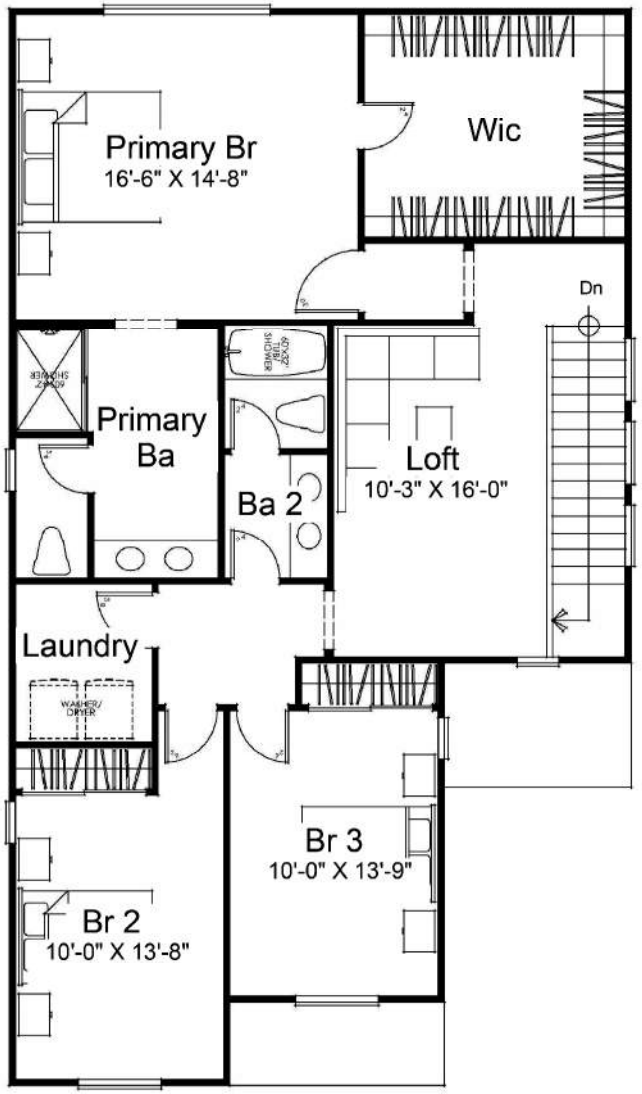
9 Acres South of Iris

Figure 9: Front Elevations




FIRST FLOOR PLAN

Note: Maximum structure height 35-feet




SECOND FLOOR PLAN

Note: Maximum structure height 35-feet

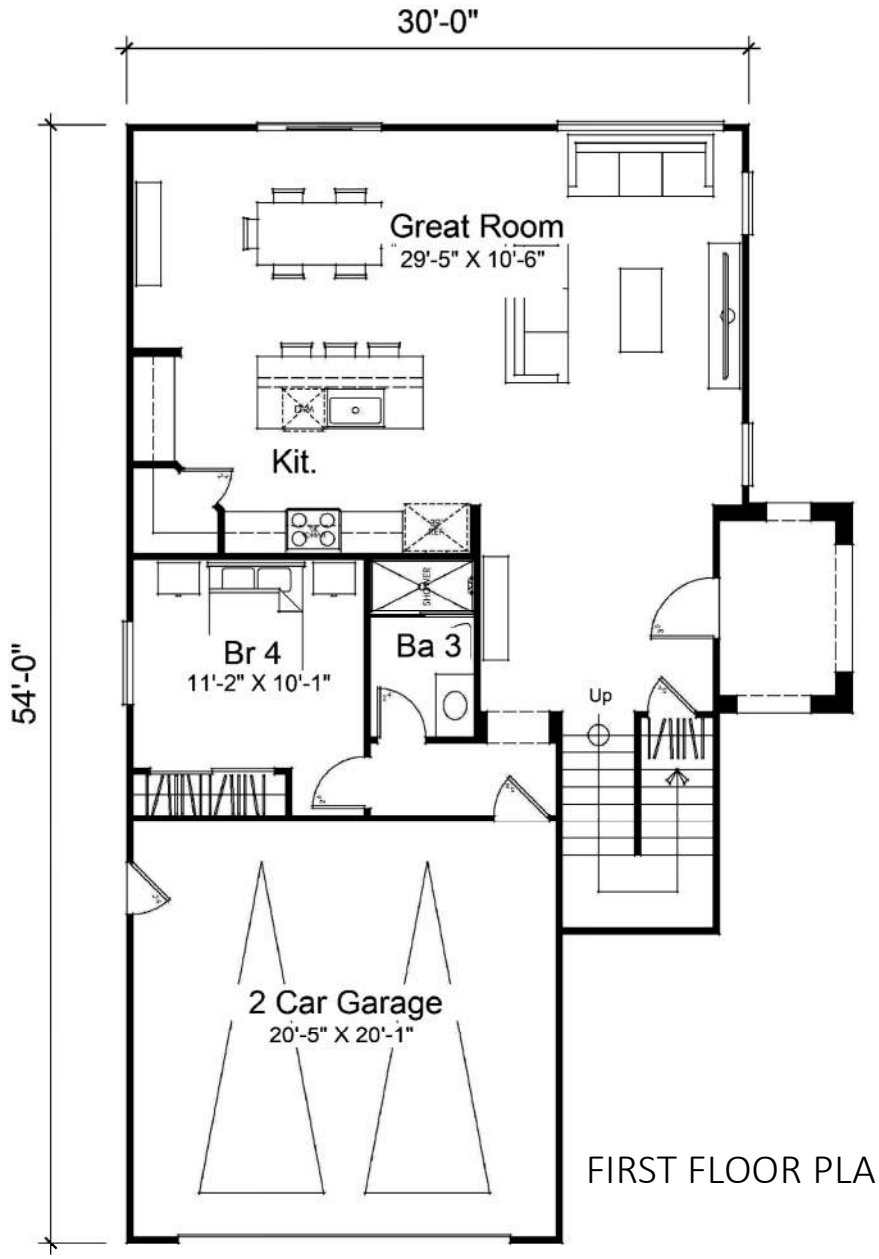
Source: Kevin Crook Architect Inc.

ARDURRA

9 Acres South of Iris

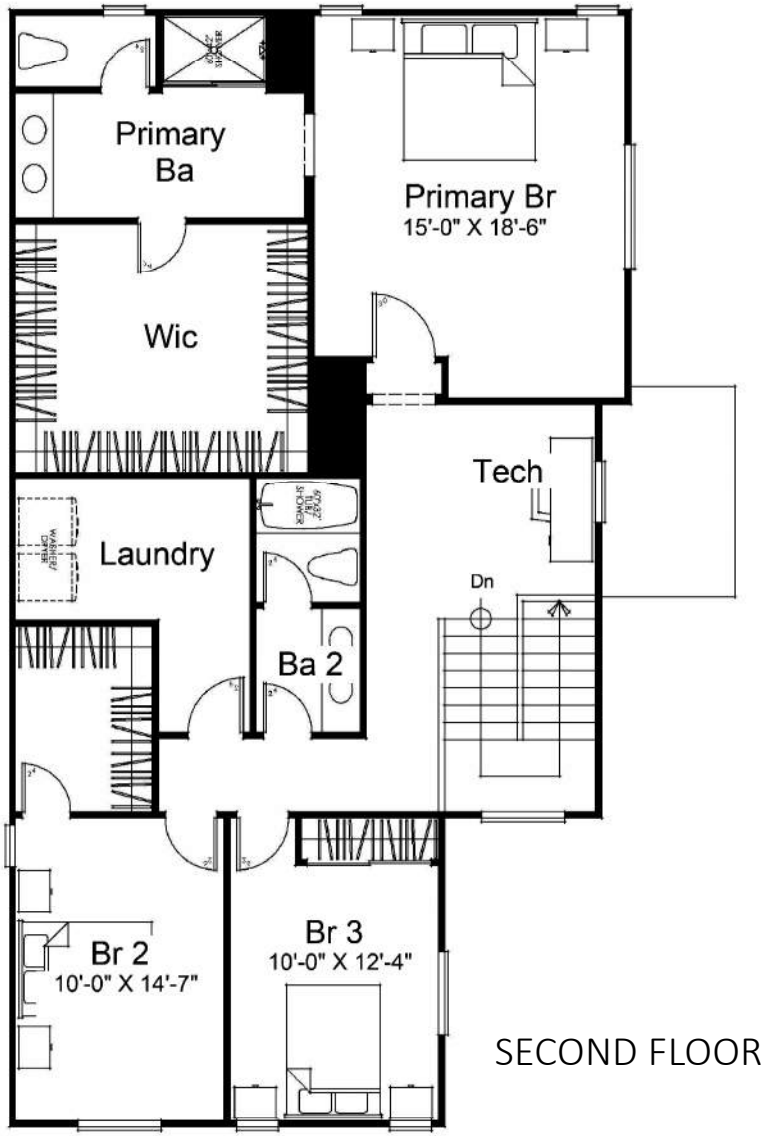
Not to Scale

Figure 9A: Plan 1 Floor Plan




FIRST FLOOR PLAN

Note: Maximum structure height 35-feet




SECOND FLOOR PLAN

Note: Maximum structure height 35-feet

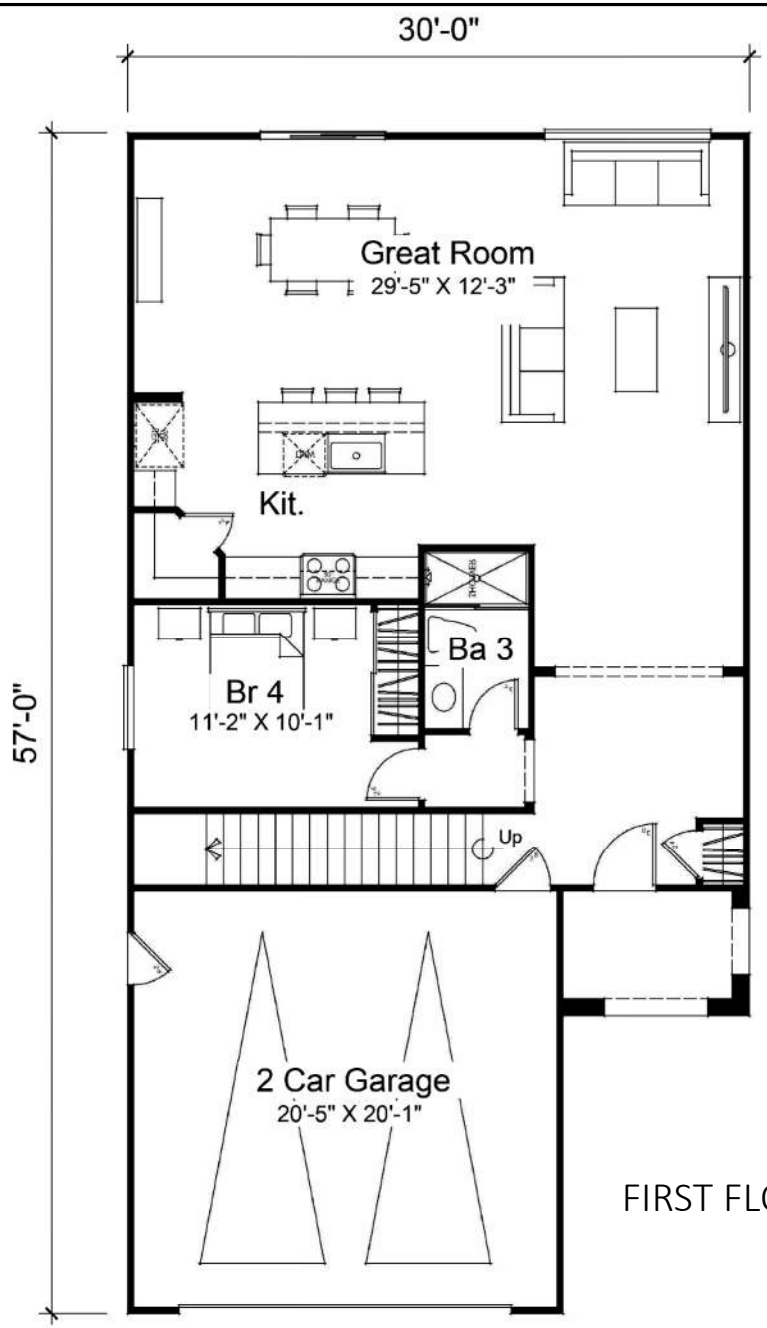
Source: Kevin Crook Architect Inc.

ARDURRA

Not to Scale

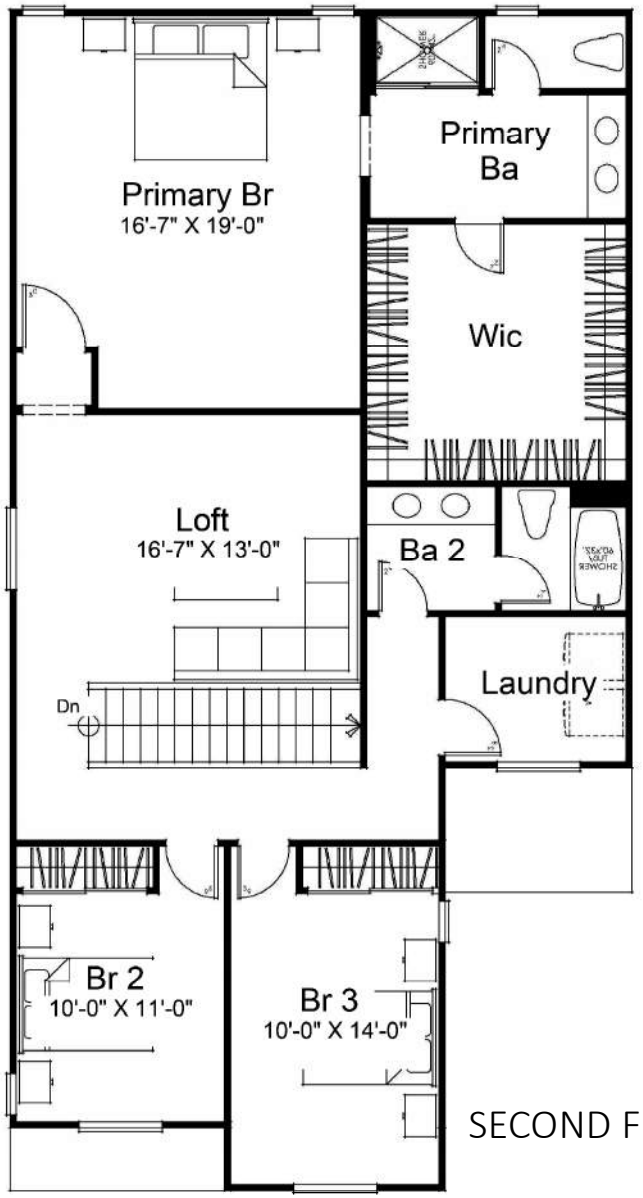
9 Acres South of Iris

Figure 9B: Plan 2 Floor Plan




FIRST FLOOR PLAN

Note: Maximum structure height 35-feet




SECOND FLOOR PLAN

Note: Maximum structure height 35-feet

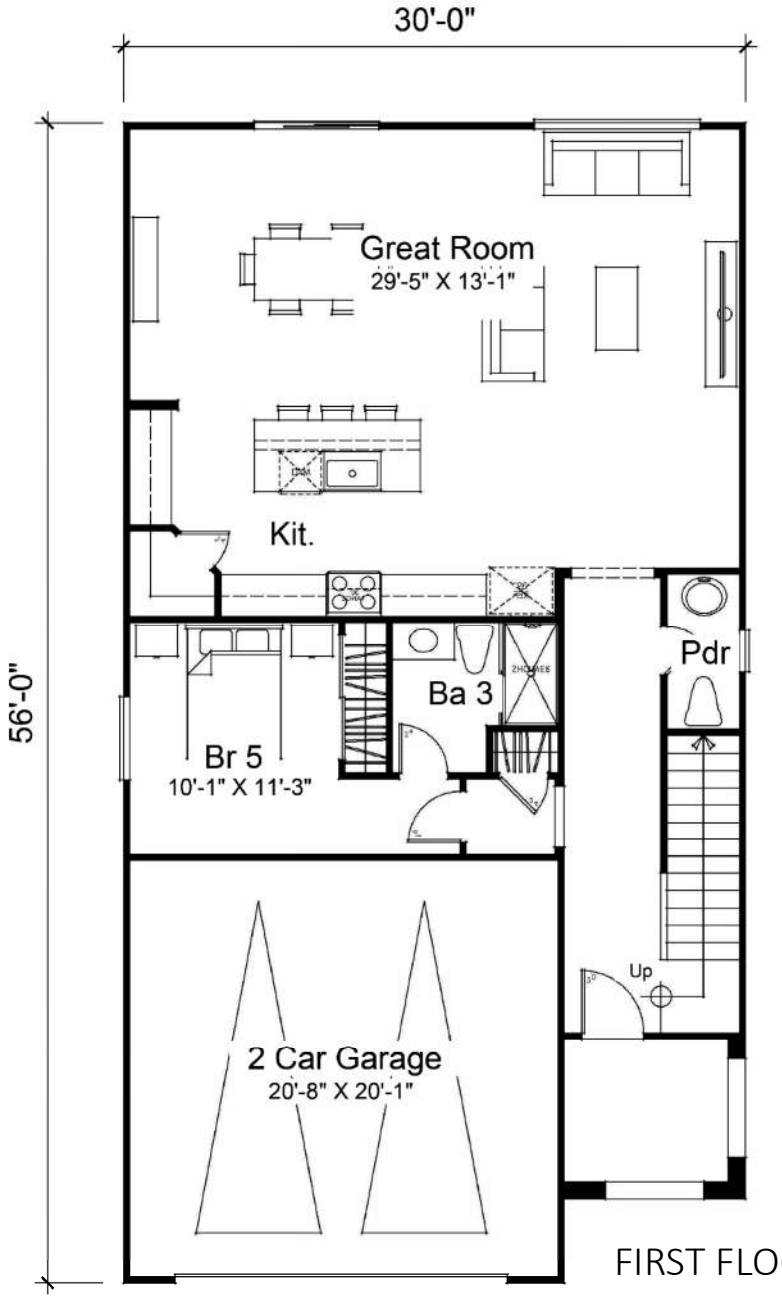
Source: Kevin Crook Architect Inc.

ARDURRA

Not to Scale

9 Acres South of Iris

Figure 9C: Plan 3 Floor Plan




FIRST FLOOR PLAN

Note: Maximum structure height 35-feet


SECOND FLOOR PLAN

Note: Maximum structure height 35-feet

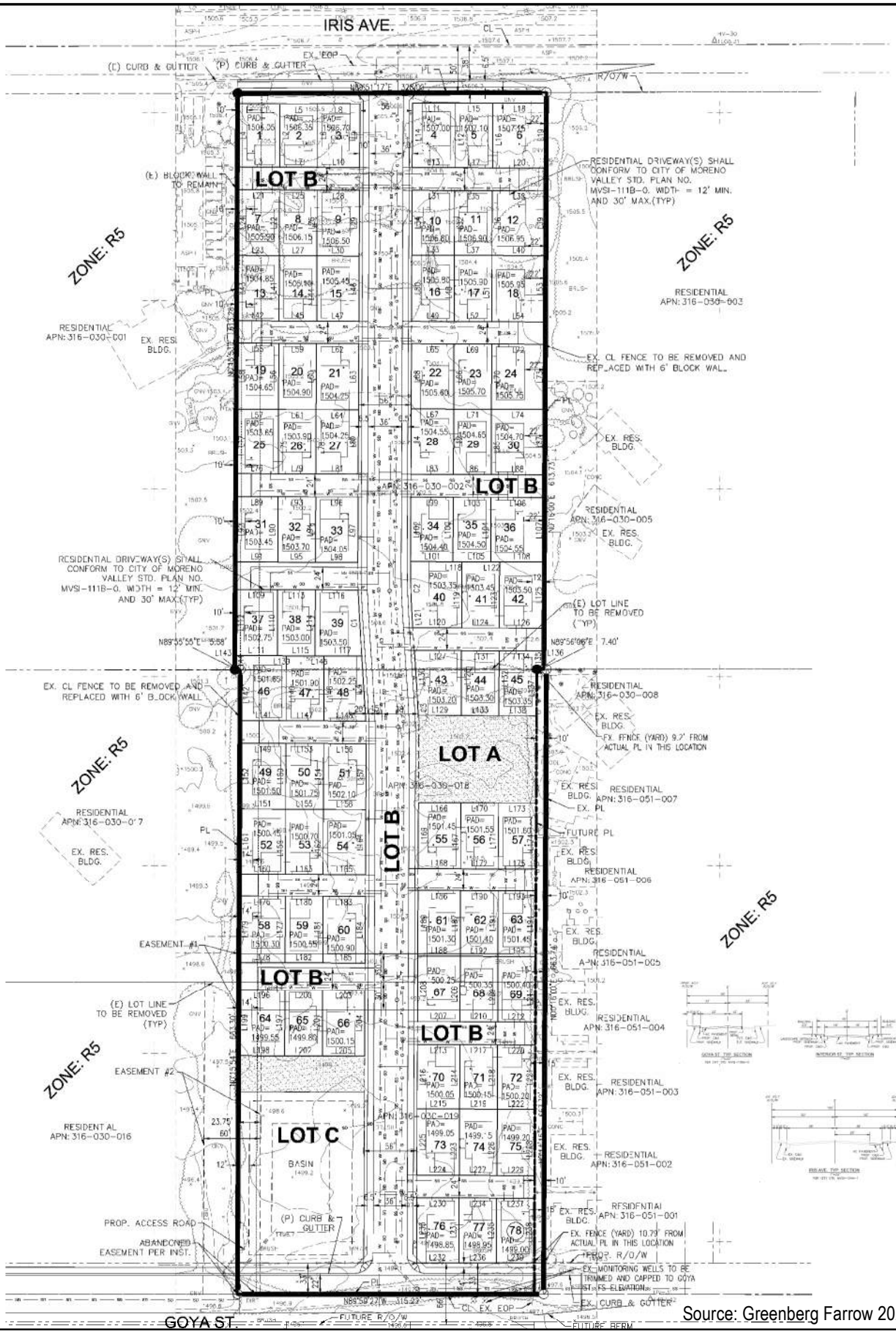
Source: Kevin Crook Architect Inc.

ARDURRA

9 Acres South of Iris

Not to Scale

Figure 9D: Plan 4 Floor Plan




Source: Greenberg Farrow 2023

Legend

| USE | ACREAGE |
|---|---|
| RESIDENTIAL (LOTS 1-78) | 8.30 AC |
| ADJUSTED EASEMENT & PUBLIC OPEN SPACE (LOT A) | 0.88 AC |
| **TOTAL GROSS ACREAGE:** | 9.42 AC |
| PUBLIC STREETS | 0.24 AC |
| **TOTAL NET ACREAGE:** | 9.18 AC |

N

Not to Scale

ARDURRA

9 Acres South of Iris

Figure 10:Tentative Tract Map (TTM 38458)

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

**Appendix A** – Air Quality, Global Climate Change, and Energy Impact Analysis (Ganddini 2022)
**Appendix B** – Habitat Assessment and Western Riverside County MSHCP Consistency Analysis (ELMT Consulting 2022)
**Appendix C** – Cultural Resources Survey Report (Laguna Mountain 2022)
**Appendix D** – Paleontological Resources Technical Report (San Diego Natural History Museum 2022)
**Appendix E** –Geotechnical Engineering Investigation (Krazan & Associates 2022)
**Appendix F** – Project Specific Water Quality Management; Preliminary Drainage Report (Greenberg Farrow 2022)
**Appendix G** –Transportation Study Screening Assessment (Ganddini 2022)
**Appendix H** – Noise Study (Ganddini 2022)
**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 |
| CEQA - | California Environmental Quality Act |
| CIWMD - | California Integrated Waste Management District |
| CMP - | Congestion Management Plan |
| DTSC - | Department of Toxic Substance Control |
| DWR - | Department of Water Resources |
| EIR - | Environmental Impact Report |
| EMWD - | Eastern Municipal Water District |
| EOP - | Emergency Operations Plan |
| FEMA - | Federal Emergency Management Agency |
| FMMP - | Farmland Mapping and Monitoring Program |
| GIS - | Geographic Information System |
| GHG - | Greenhouse Gas |
| GP - | General Plan |
| HCM | Highway Capacity Manual |
| HOA - | 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 |
| RTA - | Riverside Transit Agency |
| RTIP - | Regional Transportation Improvement Plan |
| RTP - | Regional Transportation Plan |
| SAWPA - | Santa Ana Watershed Project Authority |
| SCAG - | Southern California Association of Governments |
| SCAQMD - | South Coast Air Quality Management District |
| SCE - | Southern California Edison |
| SCH - | State Clearinghouse |
| SKRHCP - | Stephens' Kangaroo Rat Habitat Conservation Plan |
| SWPPP - | Storm Water Pollution Prevention Plan |
| SWRCB - | State Water Resources Control Board |
| USFWS - | United States Fish and Wildlife |
| USGS - | United States Geologic Survey |
| VMT - | Vehicle Miles Traveled |
| VVUSD - | Valley Verde Unified School District |
| WQMP - | Water Quality Management Plan |
| WRCOG - | Western Riverside Council of Government |

## 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:

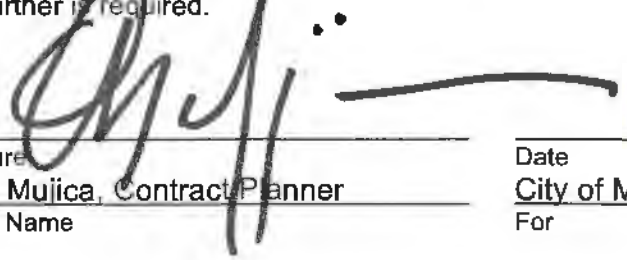
☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

■ 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.



DEC. 27, 2023

Signature — Date

Oliver Mujica, Contract Planner — City of Moreno Valley

Printed Name — For

# DRAFT MITIGATION MONITORING AND REPORTING PROGRAM

## FOR SOUTH OF IRIS PROJECT

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

The following is a Mitigation Monitoring and Reporting Program (MMRP) for South of Iris Project (Neighborhood 1 of the Heritage Park Planned Unit Development) 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 Conditions (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?<br><br>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:<br>a) ***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 on the highest side of the fence 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.<br><br>b) ***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 | Prior to the issuance of building permits. | City's Building Official, Planning Division, and the City Engineer. | Initials: _____<br><br>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… | surface and are constructed of tongue and groove panels, top and bottom rails, and vinyl posts with vinyl caps.<br><br>c) *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.<br><br>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; as listed 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.<br><br>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 | | | |

| 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… | 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 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 Iris Avenue and Goya Avenue shall be buffered. Pursuant to the Heritage Park PUD Design Guidelines, landscaping along Iris Avenue and Goya Avenue should consist of the following:<br>Iris Avenue<br>Iris Avenue shall contain a 10-foot curb separated parkway maintained by the HOA and adorned with six (6) Bloodgood London Plane 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.<br><br>Goya Avenue<br>Goya Avenue shall contain curb separated landscaped parkways maintained by the HOA and adorned with six (6) 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. | 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: _____<br><br>Date: _____ |

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| Aesthetics | a), c) continued… | **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:<br><br>*a) Building Form, Massing, and Articulation*<br>1. Front and rear building setbacks along Goya Avenue and Indian Street shall be varied<br>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.<br>3. Street entry driveways from Goya Avenue and Indian Street shall include decorative pavement and large container trees and plants.<br>4. Plans shall show plane offsets for façade articulation and varied roof forms.<br>5. Plans shall show matching structure details, such as window trim and exterior doors, according to the architectural style of the structure.<br>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.<br><br>*b) Windows:* | Prior to final tract map approval and issuance of permits. | City Engineer, City Building Official and Planning Division | Initials: _____<br><br>Date: _____ |

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| Aesthetics | a), c) continued… | 1. Coordinate each elevation's window shape, size, and location to provide a logical, proportional, and attractive composition consistent with the architectural style.<br>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.<br>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.<br>4. When used, the shape and size of shutters should be proportionate to the window opening and appear as functioning elements.<br><br>*c) Colors and Materials:*<br>*1.* 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.<br>*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.<br>*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.<br>*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.<br>*5.* Select high-quality, low-maintenance, and durable materials to minimize the need for a replacement that would contribute to landfill waste. | | | |

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| Aesthetics | a), c) continued… | *6.* Appropriate building materials include, but are not limited to:<br>- Stucco<br>- Simulated wood siding<br>- Natural or manufactured stone veneer<br>- Natural or manufactured brick veneer<br>- Metal<br>- Vinyl Windows<br><br>*d) Roofs*<br>*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.<br>*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.<br>*3.* 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.<br>*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.<br><br>*e) Gutters and Downspouts*:<br>*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. | | | |

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| Aesthetics | a), c) continued… | *2.* Whenever possible, downspouts should be located in the least conspicuous location, such as side and rear facades of the building.<br>*3.* Exposed gutters and downspouts may be painted to complement or match the colors of the surfaces to which they are attached.<br>*4.* Gutter and downspout locations shall be subject to CC&R guidelines and HOA approval.<br><br>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. | | | |
| | | **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:<br>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)<br>b) New electrical and communication lines are to be placed underground (GP Policy 7.7.1)<br>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)<br>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: _____<br><br>Date: _____ |

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| **Air Quality** | d) Conflict with or obstruct implementation of the applicable air quality plan?<br><br>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?<br><br>e) Expose sensitive receptors to substantial pollutant concentrations? | **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:<br><br>**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.<br><br>**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.<br><br>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:<br><br>• Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more). | Throughout Project construction. | Project contractor, City of Moreno Valley Building Officials | Initials: _____<br><br>Date: _____ |

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| **Air Quality** | a), b), c) Continued… | • Water active sites at least three times daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving.)<br>• 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.<br>• Reduce traffic speeds on all unpaved roads to 15 miles per hour (mph) or less.<br>• Suspension of all grading activities when wind speeds (including instantaneous wind gusts) exceed 25 mph.<br>• 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.<br>• Replanting disturbed areas as soon as practical.<br>• 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.<br><br>**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.<br><br>**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: | | | |

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| Air Quality | a), b), c) Continued… | (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.<br>(2) Coatings are applied with high-volume low-pressure, electrostatic and/or airless spray equipment.<br>(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.<br><br>**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.<br><br>**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.<br><br>**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.<br><br>**SCAQMD Rule 1186:** Limits the presence of fugitive dust on paved and unpaved roads and sets certification protocols and | | | |

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| Air Quality | a), b), c) Continued… | 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.<br><br>**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.<br><br>**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.<br><br>**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).<br><br>**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: | Throughout Project construction. | Project contractor | Initials: _____<br><br>Date: _____ |

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| Air Quality | a), b), c) Continued… | • 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<br>• 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.<br>• 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: _____<br><br>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? | **MM BIO-01- 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. Verification of a pre-construction clearance survey shall be conducted by the Planning Division and City Building and/or Grading Inspector. The survey shall be documented with a report prepared by a qualified biologist and provided to the City for the administrative record on the Project. If an active avian nest is discovered during pre-construction clearance survey the following best management practices should take place:<br>• Construction should stay outside of a no-disturbance buffer. The size of the no disturbance buffer will be determined by a wildlife biologist, | Prior to issuance of Permits | City Planning Division, City Building Official, City Inspector | Initials: _____<br><br>Date: _____ |

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| **Biological Resources** | a) continued… | • Limits of construction will occur to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of nest areas<br>• A biological monitor should be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. | | | |
| | | **MM BIO-02- Burrowing Owl**: The Planning Division and City Building and/or Grading Inspector shall verify that a 30-day pre-construction burrowing owl clearance survey shall be conducted prior to issuance of grading permit and ground disturbing activities. | Prior to issuance of Permits | City Planning Division, City Building Official, City Inspector, Project Biologist | Initials: _____<br>Date: _____ |
| | | **Standard Condition** | | | |
| | | **SC BIO-03- 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: _____<br>Date: _____ |
| **Cultural Resources** | b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | **MM CUL-01: Archaeological 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, Agua Caliente Band of Cahuilla Indians, Rincon Band of Luiseno Indians, Soboba Band of Luiseno 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 **MM CUL-03**. The Project Archaeologist shall attend the | 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, Agua Caliente Band of Cahuilla Indians, Rincon Band of Luiseno Indians, | Initials: _____<br>Date: _____ |

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| Cultural Resources | b) Continued… | 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 before any ground-disturbing activity takes place. The archaeological monitor, provided by the Project Archaeologist, 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. | | Soboba Band of Luiseno Indians, Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians | |
| | | **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, Agua Caliente Band of Cahuilla Indians, Rincon Band of Luiseno Indians, Soboba Band of Luiseno 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 (Native American Monitor(s) 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 present the Tribal Perspective of the mandatory Cultural Resources Worker Sensitivity Training to those in attendance. | Prior to the issuance of grading permit(s) | Project Builder/ Developer/Contractor, Pechanga Band of Indians, Morongo Band of Mission Indians, Agua Caliente Band of Cahuilla Indians, Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians, Project Archeologist, and construction manager | Initials: _____<br>Date: _____ |
| | | **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 | Prior to the issuance of building permits and Project initiation. | Project Archeologist in consultation with Consulting Tribe(s) | Initials: _____<br>Date: _____ |

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| Cultural Resources | b) Continued… | Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:<br>a. Project description and location<br>b. Project grading and development scheduling;<br>c. Roles and responsibilities of individuals on the Project;<br>d. The pre-grading meeting and Cultural Resources Worker Sensitivity Training details;<br>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.<br>f. The type of recordation needed for inadvertent finds and the stipulations of recordation of sacred items.<br>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:<br><br>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:<br><br>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.<br>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 | In the event that Native American cultural resources are discovering during ground disturbing activities (inadvertent discoveries. | City of Moreno Valley Planning Division | Initials: _____<br><br>Date: _____ |

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| Cultural Resources | b) Continued… | 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: 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 Representative(s) are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the discovery 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: _____<br>Date: _____ |
| | | **MM CUL-06: Inadvertent Finds**. If potential historic or cultural resources are uncovered during excavation or construction activities during the Project and which were not assessed within the archaeological report(s) and/or environmental assessment conducted prior to Project approval, all ground-disturbing activities in the affected area and 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 Representative(s), 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 a 100 foot-radius of the discovery. A physical barrier will be constructed, and all Project personnel will be excluded from this protected area. A Treatment Plan will be prepared by the Project Archaeologist and approved by all Consulting Parties. The Treatment Plan will be implemented. After treatment is completed, work may resume within the protected area of the discovery.. Work shall be allowed to continue outside of the protective buffer area and will be monitored by an additional archaeologist and Tribal Monitors, if needed. Determinations and | 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: _____<br>Date: _____ |

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| Cultural Resources | b) Continued… | recommendations by the Project Archaeologist 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**, before any further work commences in the affected area. If the discovery is determined to be significant and avoidance cannot be achieved, a Phase III data recovery plan shall be prepared by the Project Archaeologist, in consultation with the Consulting Tribes, and shall be submitted to the City and Consulting Tribes for their review and approval prior to implementation of the said plan. | | | |
| | c) Disturb any human remains, including those interred outside of formally dedicated cemeteries? | **MM CUL-07: 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.<br><br>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 radius of the discovery. The area shall be protected by a physical barrier; project personnel/observers will be restricted from entering this area. 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.<br>b. In the event that the human remains and/or cremations are identified as Native American, the | Upon the discovery of human remains and/or cremations | City of Moreno Valley Planning Division, Construction supervisor, County Coroner | Initials: _____<br><br>Date: _____ |

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| Cultural Resources | c) Continued… | Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.<br>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<br>d. **No photographs are to be taken except by the Coroner, with written approval by the Consulting Tribe[s].** | | | |
| | | **MM CUL-08 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). | In the event of the reburial of Native American human remains | County Coroner | Initials: _____<br>Date: _____ |
| | | **MM CUL-09: Archaeological Report - Phases III and IV.** Prior to final inspection by the City, the developer/permit holder shall prompt the Project Archaeologist to submit two (2) copies of the Archaeological Report, including the Phase III Data Recovery Report (if required for the Project) and the Cultural Resources Monitoring Report (Phase IV) that comply 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 | Prior to final inspection by the City | Project developer/permit holder, Project Archeologist | Initials: _____<br>Date: _____ |

| Issue | Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated | Recommended Mitigation Measure | Timing | Responsible Party | Date Completed and Initials |
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| **Cultural Resources** | c) Continued… | held during the pre-grade meeting. The Community Development Department shall review the Reports to determine adequate mitigation compliance. Provided that 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 (including all site record forms, if created during the Project) shall be submitted to each of the Consulting Tribe(s) Cultural Resources Department(s) or Tribal Historic Preservation Officer (THPO). | | | |
| **Geology and Soils** | a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:<br>ii) Strong seismic ground shaking? | **MM GEO-01- Grading Plan:** Prior to issuance of the grading permit for the project, the City Engineer shall verify that the grading plan includes notes to the contractor which require removal and decompaction of the upper zones of native soils within footprints of the building pads as recommended by the geotechnical engineer for the Project. Implementation of this mitigation measure shall be monitored during grading by the project geotechnical engineer and the City's grading inspector to reduce risk of hydrocollapse. | Prior to the issuance of grading permit for the Project. | Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer and Building Official and City Inspector | Initials: _____<br><br>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:<br>iii) seismic-related ground failure, including liquefaction?<br><br>iv) Landslides?<br><br>a) Result in substantial soil erosion or the loss of topsoil?<br><br>b) 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?<br><br>c) Be located on an 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? | **MM GEO-02- Compaction**: Fill soils that have not been properly compacted and certified shall be excavated and recompacted during grading, the Project Geologist should observe the bottom of excavation prior to backfilling to verify no additional removal is required. Proper fill criteria include:<br><br>1. Demolition activities involving buried structures or loosely backfilled excavations should be backfilled with Engineered Fill.<br>2. Any undocumented fill encountered during grading should be removed and replaced with Engineered Fill.<br>3. Fill soils should be placed in lifts approximately 6 inches thick, 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. Additional lifts should not be placed if the previous lift did not meet the required density or soil conditions are not stable.<br>4. All fills required to bring the building pads to grade should be Engineered Fills.<br>5. Deeper stripping of the Project Site may be required in localized areas; however, these materials will not be suitable for use as Engineered Fill. 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.<br>6. Imported Fill should consist of well-graded, slightly cohesive, fine silty sand or sandy silt, with relatively impervious characteristics when compacted. The material should be approved by the soils Engineer prior to use and should typically possess the following characteristics (shown in the Geotechnical Report in **Appendix E**, on Page 11):<br>a. ***Percent Passing No. 200 Sieve***: 20 to 50<br>b. ***Plasticity Index***: 10 Maximum<br>c. ***UBC Standard 29-2 Expansion Index :*** 15 Maximum<br>7. Utility trench backfill placed in or adjacent to buildings and exterior slabs, and pavement areas should be | During recompaction upon the competition of grading | Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector | Initials: _____<br><br>Date: _____ |

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| Geology and Soils | a) ii), iv), b), c) d) Continued… | compacted to at least 95 percent of the maximum dry density based on ASTM Test Method D1557. Pipe bedding should be in accordance with pipe manufacturer's recommendations.<br>8. 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-03- Clearing and Grading Operations**: During site clearing and grading operations, a Project Geotechnical Engineer should be present to test and observe earthwork construction. In addition, during demolition activities, proper removal of any buried structures or loosely backfilled excavations encountered should occur. After demolition activities, disturbed soils should be removed and/or recompacted to stabilize the upper soils and located any unstainable or pliant areas not found during field investigations. | During site clearing and grading operations | Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector | Initials: _____<br>Date: _____ |
| | | **MM GEO-04- Minimize Post-construction Soil Movement**: To reduce soil movement post-construction the following is recommended:<br>A. Provide uniform support for the buildings and other foundations, overexcavation and recompaction within the proposed building footprint areas should perform a minimum depth of at least five feet below existing grades or two (2) feet below the bottom of the proposed foundation bearing grades. The over excavation and re compaction should extended laterally five feet (5') beyond edges of the proposed footings or building limits.<br>B. Provide uniform support for the proposed parking and drive area, 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) feet below exiting grades or proposed subgrade, whichever is deeper. The over excavation and re compaction should also extend laterally | Throughout Project construction | Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector | Initials: _____<br>Date: _____ |

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| Geology and Soils | a) ii), iv), b), c) d) Continued… | three feet (3') beyond edges of the proposed paving limits or the property boundary.<br>C. The proposed structures may be supported on a shallow foundation system bearing a minimum of three (3) feet of Engineering Fill and footings should be a minimum depth of 18 inches below subgrade (soil grade) or adjacent exterior grade, whichever is lower. | | | |
| | | **MM GEO-05- Concrete Slabs on Grade**: Concrete slabs-on-grade should have a minimum of five (5) inches thickness, unless otherwise stated by the Project Structural Engineer, and slabs should be reinforced to reduce crack separation and possible vertical offset at the cracks. It is recommended that using at least No. 3 reinforcing pads placed on 18-inch centers are ideal. In addition, structures should be underlain by water vapor retarder and installed in accordance with accepted engineering practices. Specification for installment can be found in **Appendix E**. Additional measures to prevent moisture vapor intrusion include:<br>1. Ponding of water should not be allowed adjacent to structures<br>2. Over-irrigation within landscaped areas adjacent to the structures should not be performed<br>3. Ventilation of the structures (i.e., ventilation fans) is recommended to reduce the accumulation of interior moisture<br>4. During Project Site winterization, placement of aggregate base and protecting exposed soils during construction phase should be performed. | Throughout Project construction | Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector | Initials: _____<br>Date: _____ |
| | | **MM GEO-06- Exterior Floors**: Exterior floors should be poured separately in order to act independently of the walls and foundation system. Additionally, exterior finish grades should be sloped a minimum of 2 percent away from all interior slab areas to preclude ponding of water adjacent to the structure. | Throughout Project construction | Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector | Initials: _____<br>Date: _____ |

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| Geology and Soils | a) ii), iv), b), c) d) Continued… | **MM GEO-07- Utility Trenches**: Utility trenches should be excavated according to accepted engineering practice following OSHA (Occupational Safety and Health Administration) standards by a contractor experience in such work. Traffic and vibration adjacent to trench walls should be reduced; cyclic wetting and drying of excavation side slopes should be avoided. Shoring or sloping trench sidewalks may be required within these sandy soils, for they tend to cave in trench wall excavations due to their cohesionless nature. The Contactor is responsible for removing all water-sensitive soils from the trench regardless of the backfill location and compaction requirements. | Throughout Project construction | Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector | Initials: _____<br>Date: _____ |
| | | **MM GEO-08- Discovery of Groundwater**: If groundwater is encountered, the Project Geotechnical Engineer should be notified upon its discovery and consulted prior to dewatering the site. In addition, if earthwork is performed during or soon after periods of precipitation, the subgrade soils may become saturated or may not respond to densification techniques. The Project Geotechnical Engineers, Krazan & Associates, must be consulted prior to implementing remedial measures to observe the unstable subgrade conditions and provide appropriate recommendations. | Upon the discovery of groundwater during Project construction. | Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector | Initials: _____<br>Date: _____ |
| | | **MM GEO-09- Surface Drainage**: The ground surface should slope away from the building pad and pavement areas toward appropriate drop inlets or other surface drainage devices and be in accordance with Section 1804.4 of the 2019 California Building Code to follow the recommended ground surface adjacent to foundations, outlined in detail in **Appendix E**. These grades should be maintained for the life of the Project.<br><br>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. 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 | Throughout Project construction | Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector | Initials: _____<br>Date: _____ |

<table>
<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 rowspan="4">Geology and Soils</td><td rowspan="4">a) ii), iv), b), c) d) Continued…</td><td>planters to drainage interceptors. If cutoff walls can be successfully used at the site, construction of subgrade drains is considered unnecessary.</td><td></td><td></td><td></td></tr>
<tr><td>MM GEO-10- Lateral Distances: During grading and backfilling operations adjacent to any walls, heavy equipment should not be 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 excessive lateral pressures. Within this zone, only hand-operated equipment (“whackers,” vibratory plates, or pneumatic compactors) should be used to compact the backfill soils.</td><td>During grading and backfilling operations adjacent to any walls.</td><td>Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector</td><td>Initials: _____<br>Date: _____</td></tr>
<tr><td>MM GEO-11- Perforated Pipe: Retaining and/or below grade walls should be drained with either perforated pipe encased in free-draining gravel or a prefabricated system. If a prefabricated drainage system is proposed, a Geotechnical Engineering Firm should review the system for final acceptance prior to installation. Drainage pipes should be placed with perforations down and should discharge in non-erosive manner away from foundations and other improvements (outlined in Appendix E). Patches of geotextile fabric for edge drains, should conform to CalTrans Standard Specifications and should be affixed to the rear wall opening of each weep hole to retard soil piping.</td><td>Throughout Project construction</td><td>Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector</td><td>Initials: _____<br>Date: _____</td></tr>
<tr><td>MM GEO-12- Traffic Indices: Recommendations for light-duty and heavy-duty Portland Cement Concrete Pavement to support dynamic traffic loads are as follows:<br>Portland Cement Pavement<br>Light Duty
<table>
<tr><th>Traffic Index</th><th>Portland Cement Concrete</th><th>Class II Aggregate Base*</th><th>Compacted Subgrade**</th></tr>
<tr><td>4.5</td><td>5.0”</td><td>--</td><td>12.0”</td></tr>
</table>
Heavy Duty
<table>
<tr><th>Traffic Index</th><th>Portland Cement Concrete</th><th>Class II Aggregate Base*</th><th>Compacted Subgrade**</th></tr>
</table></td><td>Throughout Project construction</td><td>Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector</td><td>Initials: _____<br>Date: _____</td></tr>
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| Geology and Soils | a) ii), iv), b), c) d) Continued… | <table><tr><td>7.0</td><td>6.5”</td><td>--</td><td>12.0”</td></tr></table><br>*95% compaction based on ASTM Test Method D1557 or CAL 216<br>**95% compaction based on ASTM Test Method D1557 or CAL 216<br>***Minimum compressive strength of 3000 psi | | | |
| | | **MM GEO-13- CBC Parameters**: For appropriate seismic design of the structures based on the seismic provisions of the 2019 California Building Code (CBC), various parameters are recommended. See **Appendix E**, page 16 for the table of CBC parameters. | Throughout Project construction | Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector | Initials: _____<br>Date: _____ |
| | | **MM GEO-14- Infiltration Systems**: The location of the inflation systems should not be closer than ten (10) feet as measured laterally from the edge of the adjacent property line, ten (10) feet from the outside edge of any foundation and five (5) feet from the edge of any right-of way to the outside edges of the infiltration system.<br><br>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. | Throughout Project construction | Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector | Initials: _____<br>Date: _____ |
| | | **MM GEO-15- Sulfate Exposure:** : Since the soil sample gathered from the Project Site indicated moderate sulfate exposure value, established by HUD/FHA and CBC, Concrete in contact with soil utilize Type II Cement and should have a comprehensive strength of 4,000 psi and a water to cement ration of 0.50. | Throughout Project construction | Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector | Initials: _____<br>Date: _____ |
| | | **MM GEO-16- Electrical resistivity**: Electrical resistivity testing of the soil indicates that the onsite soils may have a moderate potential for metal loss from electrochemical corrosion process. A | Throughout Project construction | Project Developer/ Builder/Contractor, Qualified Corrosion Engineer, City | Initials: _____<br>Date: _____ |

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| Geology and Soils | a) ii), iv), b), c) d) Continued… | qualified corrosion engineer should be consulted regarding the corrosion effects of the onsite soils on underground metal utilities. | | Engineer, Building Official, City Inspector | |
| | | **MM GEO-17- Geotechnical Engineering Monitor**: A representative of the Project's Geotechnical Engineering Firm should be present at the site during the earthwork activities to confirm that actual subsurface conditions are consistent with the exploratory fieldwork. Acceptance of earthwork construction is dependent upon compaction testing and stability of the material. This representative can also verify that the intent of these recommendations is incorporated into the project design and construction and that grades or staking, have been provided by the Prime Contractor. | Throughout Project construction | Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector | Initials: _____<br>Date: _____ |
| | f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | **MM PALEO-01- Paleontological Monitoring Program:** Prior to the start of earthwork, a qualified Project Paleontologist shall be retained by the Project applicant to oversee the paleontological monitoring program and shall attend the pre-construction meeting to consult with Project contractors concerning excavation schedules, paleontological field techniques, and safety issues. A qualified Project Paleontologist is defined as an individual with an M.S. or Ph.D. in paleontology or geology that is experienced with paleontological procedures and techniques, who is knowledgeable in the geology and paleontology of Riverside County, and who has worked as a paleontological mitigation project supervisor for at least one year. In addition, a professional repository shall be designated to receive and curate any discovered fossils. A professional repository is defined as a recognized paleontological specimen repository (e.g., an AAM-accredited museum or university) with a permanent curator and should be capable of storing fossils in a facility with adequate security against theft, loss, damage, fire, pests, and adverse | Prior to the start of Project construction and earthwork activities. | Project developer and Paleontological Monitor | Initials: _____<br>Date: _____ |

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| Geology and Soils | f) Continued… | climate conditions (e.g., Western Science Center, San Diego Natural History Museum). | | | |
| | | **MM PALEO-02- Paleontological Monitoring**: A paleontological monitor shall be on-site during earthwork in areas mapped as early to middle Pleistocene-age very old alluvial-fan deposits (Qvof; See **Appendix D**, Figure 3, areas symbolized in red). A paleontological monitor is defined as an individual with a college degree in paleontology or geology who has experience in the recognition and salvage of fossil materials. The paleontological monitor shall work under the direction of the Project Paleontologist. The paleontological monitor shall be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain small fossil invertebrates and vertebrates. Monitors shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Paleontological monitoring may be reduced (e.g., part-time monitoring or spot-checking) or eliminated, at the discretion of the Project Paleontologist and in consultation with appropriate agencies (e.g., Project proponent, City of Moreno Valley representatives). Changes to the paleontological monitoring schedule shall be based on the results of the mitigation program as it unfolds during site development, and current and anticipated conditions in the field. | Throughout Project construction and earthwork activities. | Project developer and Paleontological Monitor | Initials: _____<br>Date: _____ |
| | | **MM PALEO-03- Discovery of Fossils**: If fossils are discovered when the paleontological monitor is or is not on the site at the time of discovery, the Project Paleontologist (or paleontological monitor) shall make an initial assessment to determine their significance. identifiable vertebrate fossils (large or small) and uncommon invertebrate, plant, and trace fossils are considered to be significant and shall be recovered (SVP, 2010). Representative samples of common invertebrate, plant, and trace fossils shall also be recovered. Although fossil salvage can often be completed in a relatively short period of time, the Project Paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt earthwork at his or her discretion during the initial | Upon the discovery of fossils during Project construction. | Project developer and Paleontological Monitor | Initials: _____<br>Date: _____ |

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| Geology and Soils | f) Continued… | assessment phase if additional time is required to salvage fossils. If it is determined by the Project Paleontologist that the fossil(s) should be recovered, the recovery shall be completed in a timely manner. Some fossil specimens (e.g., a large mammal skeleton) may require an extended salvage period. Because of the potential for the recovery of small fossil remains (e.g., isolated teeth of small vertebrates), it may be necessary to collect bulk-matrix samples for screen washing. | | | |
| | | **MM PALEO-04- Fossil Remains:** Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, taxonomically identified, and cataloged as part of the mitigation program. Fossil preparation may also include screen-washing of bulk matrix samples for microfossils or other laboratory analyses (e.g., radiometric carbon dating), if warranted in the discretion of the Project Paleontologist. Fossil preparation and curation activities may be conducted at the laboratory of the contracted Project Paleontologist, at an appropriate outside agency, and/or at the designated repository, and shall follow the standards of the designated repository. | Throughout paleontological monitoring at the Project Site. | Project developer and Paleontological Monitor | Initials: _____<br>Date: _____ |
| | | **MM PALEO-05- Written Repository Agreement**: Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be curated at a professional repository. The Project Paleontologist shall have a written repository agreement with the professional repository prior to the initiation of mitigation activities. | Upon the completion of paleontological monitoring. | Project developer and Paleontological Monitor | Initials: _____<br>Date: _____ |
| | | **MM PALEO- 06- Paleontological Resources Report**: A final summary report shall be completed at the conclusion of the monitoring and curation phases of work and shall summarize the results of the mitigation program. A copy of the paleontological monitoring report shall be submitted to the City of Moreno Valley and to the designated museum repository. The report and specimen inventory, when submitted to the City of Moreno Valley with confirmation of the curation of recovered specimens into an | Upon the completion of paleontological monitoring. | Project developer and Paleontological Monitor | Initials: _____<br>Date: _____ |

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| Geology and Soils | f) Continued… | established, accredited repository, shall signify completion of the program to mitigate impacts to palaeontologic resources. | | | |
| Hazards and Hazardous Materials | 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-01- Coordination with Val Verdes School District:** Prior to issuance of permits and construction mobilization for the Project, the Contractor shall provide the construction schedule to the Val Verde School District as verified by the grading and/or building inspector prior to grading and demolition at the Project Site. 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. | During Project construction. | Project Builder/ Contractor and City Inspector. | Initials: _____<br>Date: _____ |
| | | **MM HAZ-02- 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. | Prior to the issuance of permits and throughout construction. | Project Contractor and City Inspectors. | Initials: _____<br>Date: _____ |
| 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:<br><br>*Permanent Structural Source Control BMPs:*<br>1. At the location of drainage inlets, install storm drain markers "Only Rain Down the Drain/ Drains to Lake".<br>2. Implement a landscaping plan that will achieve the following:<br>a. Preserve existing native trees, shrubs, and groundcover to the maximum extent possible.<br>b. Design landscaping to minimize irrigation and runoff, to promote surface infiltration and | Upon Project implementation. | Property Owners, Homeowner's Association | Initials: _____<br>Date: _____ |

| Issue | Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated | Recommended Mitigation Measure | Timing | Responsible Party | Date Completed and Initials |
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| Hydrology and Water Quality | a) continued… | runoff where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.<br>c. Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions.<br>d. Consider using pest-resistant plants, especially adjacent to hardscape.<br>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.<br>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.<br>4. Cover outdoor storage areas; grade and berm outdoor storage areas to prevent run-on or run-off from area.<br>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.<br>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.<br>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.<br>8. Provide a means to drain fire sprinkler test water to the sanitary sewer.<br>9. Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment. | | | |

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| Hydrology and Water Quality | a) continued… | 10. Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.<br><br>*Operational Source Control BMPs:*<br>1. Maintain and periodically repaint or replace inlet markings.<br>2. Provide stormwater pollutant prevention information to new site owners, lessees, or operators.<br>3. Maintain landscaping using minimum or no pesticides.<br>4. Provide an adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered.<br>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.<br><br>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? | **Best Management Practices** | | | |
| | | **BMP NOI-01- Construction Noise Best Management Pracitices**: Best management practices to alleviate construction noise sources include the following:<br><br>• All construction equipment whether fixed or mobile, will be equipped with properly operating and maintained mufflers, consistent with manufacturer standards.<br><br>• All stationary construction equipment will be placed so that emitted noise is directed away from the noise sensitive receptors nearest the project site.<br><br>• As applicable, all equipment shall be shut off when not in use. | Prior to the issuance of building permits and grading permits. | City of Moreno Valley and Project contractor. | Initials: _____<br><br>Date: _____ |

| Issue | Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated | Recommended Mitigation Measure | Timing | Responsible Party | Date Completed and Initials |
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| Noise | a) Continued… | • Equipment staging in areas shall be located to create the greatest distance between construction-related noise/vibration sources and existing sensitive receptors.<br>• 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.<br>• No amplified music and/or voice will be allowed on the project site.<br>• Haul truck deliveries will not occur outside of the hours presented as exempt for construction per Sections 8.14.040 and 11.80.030(D)(7) of the City of Moreno Valley's Municipal Code. | | | |
| | b) Generation of excessive groundborne vibration or groundborne noise levels?<br><br>b) Continued… | **BMP NOI-02- Groundborne Vibration Best Management Practices**: In order to minimize the impacts of groundborne vibration related to architectural damage, the following best management practices have been suggested by the Project's Noise Specialist:<br>• Limit the use of vibratory roller within 26 feet or a large bulldozer within 15 feet of the existing residential structures to the east of the Project Site to avoid significant impacts. | Throughout Project construction | Project contractor | Initials: _____<br><br>Date: _____ |

| Issue | Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated | Recommended Mitigation Measure | Timing | Responsible Party | Date Completed and Initials |
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| **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:<br>iii) Schools?<br>iv) Other facilities? | Reference Mitigation Measure **MM TRAF-01 through MM TRAF-03.** | Prior to the issuance of the final tract map and permits and Project construction. | City Building Official, Project Developer/Builder, Project Traffic Engineer | Initials: _____<br>Date: _____ |
| | | **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: _____<br>Date: _____ |
| **Transportation** | c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | **MM TRAF-01- Signing/ striping and Traffic Control Improvements:** All construction plans for roadway design, signing/striping, and traffic control improvements relating to the proposed project shall be submitted to City of Moreno Valley Public Works Department for approval and constructed in accordance with applicable engineering standards prior to issuance of permits for the Project. | Prior to the start of construction. | City of Moreno Valley and Project Contractor. | Initials: _____<br>Date: _____ |
| | | **MM TRAF-02- Sight Distance Standards:** The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met in accordance with applicable City of Moreno Valley, national or state sight distance standards prior to issuance of permits. It is recommended that the landscape plan for the site should utilize the sight distance principals to avoid placing obstructions (such as dense trees or monument signs) within the limited use area on either side of proposed project access driveways. | Prior to the start of construction. | City of Moreno Valley and Project Contractor. | Initials: _____<br>Date: _____ |
| | | **MM TRAF-03- Traffic Control Plan:** A construction work site traffic control plan shall be submitted to the City for review and approval prior to the issuance of a grading permit or start of any construction work. If applicable, the plan shall identify any roadway closures, shoulder closures, detours or flagging operation as well as hours of operation. All construction related trips shall be restricted to off-peak hours to the extent possible. | Prior to the start of construction. | City of Moreno Valley and Project Contractor. | Initials: _____<br>Date: _____ |

| Issue | Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated | Recommended Mitigation Measure | Timing | Responsible Party | Date Completed and Initials |
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| **Transportation** | c) Continued… | | | | |
| | d) Result in inadequate emergency access? | Reference **MM TRAF-03- Traffic Control Plan.** | Prior to the start of construction. | City of Moreno Valley and Project Contractor. | Initials: _____<br>Date: _____ |
| **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, or object with cultural value to a California Native American tribe, and that is:<br>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 | See **MM CUL-02: Native American Monitoring.** | Prior to the issuance of a grading permit | Project Developer/ Applicant, City Planning Division, Native American Monitor, Project contractor | Initials: _____<br>Date: _____ |
| | | See **MM CUL-03: Cultural Resource Monitoring Plan (CRMP)**. | Prior to Project construction and the issuance of building permits. | Project Archaeologist, in consultation with the Consulting Tribe(s), the principal contractor, and the City | Initials: _____<br>Date: _____ |
| | | See **MM CUL-04: Cultural Resources Disposition**. | Upon the discovery of Native American cultural resources during ground disturbing activities at the Project Site. | Project archeologist, City Planning Division, Project Developer/ Applicant, Native American monitor | Initials: _____<br>Date: _____ |
| | a) 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 | See **MM CUL-05 Grading Plan.** | Prior to the issuance of a grading permit. | Project archeologist, City Planning Division, Project Developer/ Applicant | Initials: _____<br>Date: _____ |
| | | See **MM CUL-06 Inadvertent Finds**. | Upon the discovery of history or cultural resources during Project construction and | Project archeologist, City Planning Division, Project Developer/ Applicant | Initials: _____<br>Date: _____ |

| Issue | Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated | Recommended Mitigation Measure | Timing | Responsible Party | Date Completed and Initials |
|---|---|---|---|---|---|
| | significance of the resource to a California Native American tribe. | | earthwork activities. | | |
| 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- 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 the issuance of final tract map approval and permits. | City Building Official, Utility Purveyors | Initials: _____<br><br>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-01: 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:<br><br>i) Irrigate landscape only between 9:00 p.m. and 6:00 a.m. except when:<br>o Manually watering;<br>o Establishing new landscape;<br>o Temperatures are predicted to fall below freezing; or<br>o It is very short period of time to adjust or repair an irrigation system.<br>ii) 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:<br>o Very low flow drip irrigation systems when no emitter produces more than two gallons of water per hour.<br>o Weather based controllers or stream rotor sprinklers that meet 70 percent efficiency.<br>o Runoff or over watering is not permitted in any case.<br>iii) Irrigation systems operate efficiently and avoid overwatering or watering of hardscape and the resulting runoff. | Prior to final tract map approval and issuance of permits from the City Engineer and Planning Department. | City Engineer, City Planning Division, Project Developer/ Applicant | Initials: _____<br><br>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… | iv) Excessive water flow or runoff is prohibited<br><br>v) Install new landscaping with low-water demand trees and plants. New turf shall only be installed for functional purposes.<br><br>vi) Watering during rain is prohibited.<br><br>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.<br><br>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: _____<br><br>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 15063(c)(3)(D). In this case, a brief discussion should identify the following:

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

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

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

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

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

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

9) The explanation of each issue should identify:

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

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

| 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 as proposed is not related to Public Resource Code §21099, which applies to very high-density transit-oriented infill development. The Project is a medium density, single-family residential development that is within a Transit Priority Area associated with a high-quality transit corridor. 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. The Project is not considered infill development because there are more than one undeveloped parcel adjacent to the Project Site.

As defined by the Moreno Valley General Plan, a Scenic Vista consists of "Views of undisturbed natural lands exhibiting a unique or unusual feature that comprises an important or dominant portion of the viewshed. Scenic vistas may also be represented by a particular distant view that provides 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." Surrounding views that are considered notable existing Scenic Vistas, according to the City's definition, include natural open space and elevated terrain associated with mountains outside of City Limits to the north, east, and southeast of the Project Site. To the north, the Box Spring Mountains are elevated and highly visible at 3,180 feet above sea level (AMSL) as compared with the Project site at approximately 1,510 AMSL. Likewise, to the northeast and east Badlands stand at elevation 3,180 AMSL. To the southeast, Lake Perris State Recreation Area, provides open space at elevation 1,560 AMSL. These are visual resources that contribute to the existing aesthetic views of undisturbed land in the City of Moreno Valley. Since most of the visual landmarks are at considerably higher elevations, over 1,500 feet higher, than the Project Site and Local Vicinity, the surrounding mountains are visually pronounced providing scenic vistas as backdrops from vantage points at most urbanized locations within the Local Vicinity including the Project Site.

Existing local street-level views and the partial existing views of these hills from the Project Site looking north and east are shown on **Figure 5: Photo Location Map** and **Figures 6A through 6D: Site Photos**. Views of the Project Site are also shown in site photos from vantage points along adjacent streets. The Project Site is currently vacant and is planned for medium density residential development under the existing General Plan and zoning, which would allow two-story residential structures at 5 dwelling units per acre, a lower density than what is proposed with the Project. The orientation of the Project Site minimizes visual impacts to public views from the north at Iris Avenue looking south, where 6 houses will be visible from the street, and from the south along Goya Avenue looking north, where three houses will be visible from the street. Localized street-level views of the Project from Iris Avenue are expected to consist of backyards and second stories of 6 of the proposed 78 houses, which are adjacent to and rear on Iris Avenue. Proposed street setbacks from Iris Avenue appear to be 10 feet for the perimeter wall proposed with the Project and a total of 22 feet (including backyard setbacks adjacent to this arterial) for these 6 residential structures. The 10-foot-wide setbacks for the perimeter wall will combine aesthetic treatment and landscaping to provide an attractive buffer between Iris Avenue and these six residential structures. In addition, decorative window trim, such as framing, and shutters will be provided on the facades facing Iris at the second story levels of all 6 of these structures. Since the structures closest to Iris are in a highly visible location, mitigation measures **MM AES-01 (Decorative Perimeter Walls), MM AES-02 (Landscaping and Irrigation) and MM AES-03 (Exterior Finishes)** are recommended to reduce impacts on street-level views from Iris Avenue. Proposed street setbacks from Goya Avenue for three residences fronting on Goya and range from approximately 16 ½ feet for garages to approximately 36 ½ feet for other structural components of these three houses. Since the views of these three residents will have the most impact from the Project from adjacent vantage points to the south (looking north) from Goya Avenue, implementation of mitigation measures **MM AES-01 (Decorative Perimeter Walls), MM AES-02 (Landscaping and Irrigation) and MM AES-03 (Exterior Finishes)** are also recommended at the southerly end of the Project.

Since the Project will implement two-story medium density residential development and proposed mitigation measures **MM AES-01 through MM AES-03** to visually enhance perimeter walls, provide and maintain landscaping and irrigation, and enhance exterior finishes on structures facing the public streets, Project implementation is not anticipated to result in substantive changed views or significant impacts on scenic resources either within the Local Vicinity or views of the Project location from outlying areas. Based on the reasons above, views of the Project Site and Local Vicinity from adjacent arterials and nearby highways, primarily Iris Avenue, Goya Avenue, I-215, SR-60 (a Local Scenic Byway) and SR-74 (a State Scenic Byway) are not anticipated to have significant visual impacts with the implementation of the Project as compared with what has already been approved and what would occur under implementation of the existing General Plan and zoning at the Project Site.

Prominent in the north, the Moreno Valley "M" is a landmark visible from many vantage points within the Local Vicinity and the low-profile proposed development is not anticipated to block views of this landmark. The Project will be compatible with most urbanized areas in the Local Vicinity which are low-profile developments on flat terrain, therefore, mountain ranges and nearby hills will remain visible even at distances over two to three miles after the Project is constructed.

Along I-215, west of the Project and from SR-60, a local scenic highway, north of the Project, the backdrop hills and Local Vicinity are identifiable, yet the Project Site is not visible from these vantage points. The Project Site blends in with the local roadways and other developments in the Local Vicinity, neither obstructing views or offering a visual landmark, due to the level terrain and uniform development patterns throughout the Local Vicinity. From regional transportation routes and distant locations, the site is not in view. Structures dominating views of the Local Vicinity from these regional transportation routes include Moreno Valley Mall, The District, Moreno Valley Auto Mall, and World Logistics Center, immediately south of SR-60. The most visible land use from I-215 is March Air Reserve Base and the Industrial Area Specific Plan immediately east of I-215. The proposed scale of the Project is generally consistent with existing low-profile 1- and 2- story development in the Local Vicinity, therefore, the Project will not be highly visible from outlying areas and will have a lower profile than proposed 3- story structures expected with General Plan buildout to the north, west and south of the Project Site. Therefore, consistency with proposed scale, existing, and proposed development patterns, conclude no significant project-related impacts on scenic vista are anticipated with Project implementation.

While the Project proposes to increase the allowed residential 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. The Project is not expected to impact local street-level views, because it will incorporate important aspects of the General Plan and Housing Element such as construction of a low-profile single-family residential neighborhood, decorative entry gates and perimeter wall, as well as minimum landscaped street setbacks, and maximum structural heights, which are consistent with existing City ordinances. Project consistency with existing codes and ordinances is discussed in more detail in the Land Use and Housing Sections of this report. Refer to Section XI for discussion of Land Use and Planning consistency and Section XIV, Population and Housing for Project consistency with policies and goals from Moreno Valley's Housing Element. The PUD discretionary approval will allow city decision makers to evaluate the aesthetic details of the proposed Project including the land use, project layout, and architecture so that the Project meets aesthetic standards required by the City for this location. The PUD standards will be approved by City Resolution.

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. A Homeowners' Association (HOA) and Conditions, Covenants and Restrictions (CC&Rs) will be implemented with the Project, pursuant to Final Tract Map conditions that will establish and maintain aesthetic standards for the neighborhood, which are more specific than the existing General Plan and zoning on the Project Site. The PUD, HOA, Design Guidelines, and CC&Rs must be approved by the City Planning Commission and verified during the plan check process for the Final Tract Map. Exterior building treatment and neighborhood designs for the PUD will be reviewed and approved by the Planning Commission and enforced through the standard application of the City's discretionary permit process.

With the implementation of **Mitigation Measures MM AES-01 (Perimeter Walls), MM AES-02 (Landscaping and Irrigation) and MM AES-03 (Exterior Finishes)** 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.

**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:

d) ***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 on the highest side of the fence 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.

e) ***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.

f) ***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, as listed 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 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 Iris

Avenue and Goya Avenue shall be buffered. Pursuant to the Heritage Park PUD Design Guidelines, landscaping along Iris Avenue and Goya Avenue should consist of the following:

**Iris Avenue**

Iris Avenue shall contain a 10-foot curb separated parkway maintained by the HOA and adorned with six (6) Bloodgood London Plane 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.

**Goya Avenue**

Goya Avenue shall contain curb separated landscaped parkways maintained by the HOA and adorned with six (6) 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 Avenue 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.

**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 Iris Avenue 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 Iris Avenue and Goya Avenue and 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 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.

***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.

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.

| 5.0 ISSUES & SUPPORTING INFORMATION SOURCES: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 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 mentioned in Response I, a), the Project is not highly visible from outlying vantage points and the designated scenic portions of SR-60 and SR-74, or from I-215 and outlying areas of the Local Vicinity. Flat terrain and distance between the Project Site and these resources in the Local Vicinity limit views the Project Site from SR-60 or SR-74 or any other important scenic resources identified in the General Plan. The state has designated Scenic Vistas along CALTRANS Designated State Scenic Highways (portions of SR-60 and SR-74); however, the Project is not visible from SR-74, the closest designated State Scenic Byway, approximately 11 miles south and southeast of the Project.

Surrounding the Project Site are developments consisting of one and two-story residential and commercial buildings, which are not historically significant. New developments planned in outlying areas east and north of the Project Site are three-story structures, located between the Project and the closest historic buildings (approximately one-half mile away). Three-story structures will provide visual barriers between the Project and scenic resources to the north and east. Structural heights proposed with the Project are consistent with the development standards of the Zoning Code and comparable with existing and planned one-, two-, and three- story structures in adjacent parcels and neighborhoods as well as consistent with existing development standards applicable to the Project Site. Existing housing developments south of the Project Site display similar two-story structures proposed in Project plans, as shown in site photos (See **Figures 6A through 6D: Site Photos**). Light-industrial and industrial buildings to the east of the Project have building heights up to 50 to 60 feet high and will block views of the Project from I-215. In addition, there are existing two-story single-family houses on the eastern perimeter of the Project Site (west and south of the intersection of Emma Lane and Iris Avenue). The existing R5 housing developments to east of the Project Site have building heights that are similar to what is proposed with the Project.

Views of the Project Site are limited, and the site is primarily visible from adjacent streets and properties. The Project location is not near a state scenic highway. Existing views of the Project site from Iris Avenue, Goya Avenue, and adjacent properties consist of vacant land, existing single-family residences, worship centers, ancillary structures. Perimeter walls are built between the Project Site and existing single-family residences. There are no trees, rock outcroppings or historic buildings on or adjacent to the Project Site that are considered important scenic resources. Site photos show that the vacant Project Site is void of vegetation and there are no other scenic resources such as rock outcroppings or historic buildings at this location. According to the cultural resources records search for the Project Site (See **Appendix C**, Table 2), six cultural resources have been recorded within one-half mile of the Project Area, which include: Warner 1983, Chandler 2005, McKenna 2014, Smallwood 2016, Morales 2015, and Morales 2015 as discussed in Section XVIII, Tribal and Cultural Resources, and **Appendix C**; all of these resources are either a historical residence, prehistoric isolate, historic ranch complex, historic channel, or historic refuse. Historic infrastructure and bedrock milling features have been found within the City Limits, according to the General Plan Update EIR (MoVal 2021); however, none of these documented resources are located at or adjacent to the Project Site and there is no visibility between these resources and the Project. For these reasons, the Project will not have direct impacts on scenic resources related to historic buildings.

To remain consistent with the City's Municipal Code, the Project will implement an approved PUD and a decorative perimeter wall and landscaping with irrigation along the south side of Iris Avenue and north of Goya Avenue according to **MM AES-01 (Perimeter Wall) and MM AES-02 (Landscaping and Irrigation)**. This will visually buffer the portions of the Project that are visible from the adjacent streets. The Project will implement approved standards under a discretionary Conditional Use Permit for the PUD for architecture and design so that the Project provides an innovative and attractive neighborhood, which integrates proposed community features (water quality basin and dog park) within the intent of the medium density residential design standards of the City's Municipal Code for the Project Site and proposed neighborhood and surrounding area. The PUD will allow flexibility for minimum lot area and structural setbacks to accommodate the additional density proposed with the Project. Visual changes expected with Project implementation will consist of construction of two-story residential structures, which are the same height as

what would be built under the existing zoning. Smaller lots with less distance separating the structures are expected, which is a deviation from the Zoning Code; however significant impacts are not anticipated due to required implementation of **MM AES-01 (Perimeter Wall) and MM AES-02 (Landscaping and Irrigation)**

Therefore, Project plans indicate consistency with the goals and policies of the General Plan, General Plan Update, and Housing Element, by promoting high quality development 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, relocated utilities to underground, and differing exterior structural façades to enhance the aesthetics of the Project Site. 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 to the scenic resources. Significant impacts on scenic resources related to SR-74, SR-60 or historic structures, trees, and rock outcroppings are not anticipated. Therefore, no mitigation is required.

| | | | | |
|---|---|---|---|---|
| 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 in an urbanized area and will implement a development plan that includes design guidelines to protect scenic quality and implement applicable regulations of the City's Municipal Code. The Project will implement Medium Density residential development is similar with what would occur under existing development standards of the Zoning Code and the General Plan. Both R5 and R10 development are designated as Medium Density Residential Districts. The Project will implement mitigation measures for aesthetic resources. Due to the proposed mitigation measures and compliance with Moreno Valley Municipal Code shown in the plans for the Project, the Project is not expected to have significant impacts 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 significant with the implementation of proposed mitigation measure **MM AES-01, MM AES-02 and MM AES-03 (Perimeter Wall, Landscaping and Irrigation, and Exterior Finishes)**. The Project will be implemented with the PUD, according to a Conditional Use Permit that will be approved by the Planning Commission. Therefore, significant visual impacts from the Project are not anticipated at the site and in the surrounding area.

According to the existing development standards and the City's R5 Zoning, Project site could support a total of 4, 70-foot-wide lots with two-story (35-foot high) residential structures adjacent to Iris Avenue and Goya Avenue based on the size of the Project Site and the required minimum lot width under existing development standards. Strict application of the RS10 Zone with the zone change would allow 7 lots adjacent to Iris Avenue and Goya Avenue; the Project proposes 6 lots rearing on Iris Avenue and 3 lots fronting on Goya Avenue. Project plans specify six dwelling units adjacent to Iris Avenue, with three to the east and west of a proposed 36-foot-wide collector street. Adjacent to Goya Avenue, three units will be situated east of the proposed collector street, with the water quality basin on the west side of the collector and adjacent to the north of Goya. Proposed houses are individually separated by interior side yard setbacks that are approximately 10 feet wide. Minimum rear yard required building setback is 15 feet, and 10 feet is proposed. Minimum front yard setbacks are 20 feet and are compliant with the existing zoning of the Project Site. Plans indicate 16.5-foot-wide street setbacks for single-story attached garages and 36.5-foot-wide street setbacks for two-story building components that are proposed facing Goya Avenue. The proposed Site Plan (**Figure 7**) and Tentative Tract Map (**Figure 10**) show the proposed development layout on an east/west and north/south grid consistent with the general layout of the city blocks in the Local Vicinity. For the reasons

above, the Project is anticipated to observe the existing view orientation of the surrounding area in relation to scenic vistas to the north and east of the Project. Plans indicate exterior architectural finishes, building setbacks, heights, mass, and landscaping which reflect the intent of the City of Moreno Valley Municipal Code applicable to the Project Site and adjacent properties.

Plans for the Project show intent to provide enhanced architecture and identity for the proposed individual neighborhood. The exterior architectural finishes shown in Project Elevations **(Figure 9**) provide four different building elevations, which are described as Spanish, Ranch, Prairie, and Craftsman. *Table 4: Project Elevations* summarizes the design elements for each site elevation.

Proposed second story elements of buildings adjacent with Iris Avenue and Goya Avenue will be highly visible from street views. To maintain and enhance aesthetics from street views along Iris Avenue looking south and along Goya Avenue looking north, architectural details and enhanced finishes should be applied to the street-facing facades of each unit (facing Goya Avenue and Iris Avenue), supporting the aesthetic integrity of the Project as required in mitigation measures **MM AES-03 (Exterior Building Treatment)**. Landscaping in a parkway area of 10 feet wide adjacent to the south of Iris Avenue will also enhance street-level views along this view corridor looking south. Proposed landscaping and trees will be planted and maintained on site according to 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, in addition to designated street trees. 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.

With the implementation of **Mitigation Measures MM AES-01, MM AES-02 and MM AES-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 applicable zoning and other regulations governing scenic quality.

| | | | | |
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| 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). Compliance with the City's Municipal Code Sections listed below and requirements from the City's Public Works Department, the City Police Department, and Fire Department require installation of streetlights and substantial lighting on the exterior of houses. Since Iris Avenue is an arterial, streetlights must be installed every 100 feet, resulting in approximately three streetlights along Iris Avenue. Along residential and collector streets, streetlights must be installed every 150 feet, therefore, Goya Avenue requires two streetlights, and the collector street requires approximately eight streetlights.

| 5.0 ISSUES & SUPPORTING INFORMATION SOURCES: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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To remain compliant with proper down lighting, light intensity, and maintenance of landscape buffers that are prescribed in the following Municipal Code Sections, 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.

**Chapter 9.10.110 Light and Glare:** Project-relate 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 implemented for the Project is expected to be substantially similar with what would occur under full buildout of the existing zoning for the Project Site. The standard application of the plan check, permit, and inspection processes are expected to result in compliance with the City's Municipal Code. Therefore, Project impacts are considered less than significant. No Mitigation is required.

**Sources:**


1. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
   - Section 5.11 – Aesthetics
2. Caltrans Scenic Highways Website – https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways
3. City of Moreno Valley General Plan 2040, adopted June 15, 2021
   - Chapter 2 – Land Use and Community Character
   - Chapter 10 – Open Space and Resource Conservation Element – Section 7.8 – Scenic Resources
     - Map OSRC-1: Regional Open Space and Trails
     - Map OSRC-3: Scenic Resources and Ridgelines
4. Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan, SCH # 2020039022, Certified June 15, 2021
5. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
   - Chapter 9.08.100 Lighting.
   - Chapter 9.10.110 – Light and Glare of the Moreno Valley Municipal Code.
   - Chapter 9.10.120 Maintenance of open areas.
   - Chapter 9.08.230 Landscaping requirements.
   - Chapter 9.17.080 Landscaping and Water Efficiency for Multifamily residential development.

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

**Response:**

**Less than Significant Impact.** According to the California Agricultural Land Evaluation and Site Assessment Model, provided by the Department of Conservation, neither the Project Site nor Local Vicinity are designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). Farming does not take place on the Project Site or on adjacent parcels. However, sections within southern boundaries of the Project Site are designated as Farmland of Local Importance, defined by the City of Moreno Valley, "Farmland of Local Importance" is "land with the same characteristics as Prime Farmland or Farmland of Statewide Importance, with the exception of irrigation." Property in the northern half of the development is categorized as "Other Land", which is "vacant and non-agricultural land surrounded on all sides by urban development." According to historic aerials, the Project Site has not been used for agricultural purposes since 2002 (See https://www.historicaerials.com/viewer). In addition to the Project Site, the Local Vicinity contains surrounding parcels that are designated as Farmland of Local Importance. According to the Moreno Valley's 2021 General Plan, most of the land in the western section of the City is designated as "Urban and Built-up Land" (MovVal 2021 GP). This information is consistent with the Farmland Mapping and Monitoring Program's (FMMP) Important Farmland Finder Website provided by California's Department of Conservation. (See https://maps.conservation.ca.gov/DLRP/CIFF/).

Indicated by the City's General Plan 2040 EIR, the FMMP "does not necessarily reflect local General Plan actions, urban needs, changing economic conditions, proximity to market, and other factors." In Moreno Valley, the General Plan and Housing Element goals indicate that the FMMP program might not coincide with their City's needs. Research conducted for the City's Housing Element for 2021-2029, found that Moreno Valley "demonstrated need for denser housing at all levels of affordability." The polices and goals refenced were formulated in response to regional population needs evaluated 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 determined by California Department of Housing and Community Development, which was evaluated in the City of Moreno Valley's Housing Elements for 2008-2014 and 2021-2029. Accommodating housing needs, means increasing the conversion of agricultural lands to non-agricultural uses, which has been anticipated by the City since the approval of the 2006 General Plan. Moreno Valley is prepared to "rezone other sites where development is allowed regardless of any growth management restriction, open space or agricultural preservation policies." Thus, Farmland is an interim land use within City Limits that is allowable in all zones and subject to change.

The Project pursuant implements goals and policies of the General Plan for single-family housing in Moreno Valley and the Housing Element at the Project Site. The Project Site has been planned and approved for medium density residential development, similar to the Project, since 2006. Since the Project is consistent with desired outcomes of polices and goals within the City's General Plan and Housing Element, indirect impacts from the Project on Farmland are considered less than significant. Implementation of the Project will not result in conversion of agricultural lands beyond what has already been considered and approved

| 5.0 ISSUES & SUPPORTING INFORMATION SOURCES: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| by the City's General Plan, the Housing Element, and SCAGs regional plans pertaining to Project Site and regional population projections and land use. Therefore, no mitigation is required. | | | | |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | ☐ | ☐ | ☒ | ☐ |

**Response:**

**Less than Significant Impact**. Refer to Response II, a). In Moreno Valley, agriculture is a permitted land use in all zones. The Project Site and Local Vicinity are approved for development and urbanization under residential R5 zoning (up to 5 dwelling units per acre). However, the Project proposes to increase density to 8.3 dwelling units per acre under RS10 zoning in accordance with the polices and goals set by Moreno Valley's Housing Element pursuant to approval of a Conditional Use Permit for a PUD. This will result in 33 additional dwellings constructed on the Project Site than what could be built under existing zoning.

The City's General Plan and Zoning Code indicate there are no Williamson Act Contracts, land planned for agricultural preservation, or land designated for permanent agricultural use within City Limits. Implementing the Project will not result in the conservation of land protected by the Williamson Act contract to means converting agricultural land to urbanized land use. Since the Project Site has been approved for medium density residential development since 2006, no direct impacts will occur on agricultural land beyond what has already been considered and approved in regional plans, approved City plans, 2008-2014 Housing Element and the 2013 General Plan Amendment. The additional 31 dwelling units proposed with the Project are proposed to accommodate demand for housing indicated in the City's Housing Element and SCAG's regional plans. Therefore, the Project is not anticipated to result in significant increased conversion of land zoned for agricultural use to urban use, where land is zoned for agricultural use or a Williamson Act contract.

For the reasons stated above, less than significant impacts on agriculturally zoned land as well as land under the Williamson Act Contracts are anticipated from Project implementation. Therefore, no mitigation is required.

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| 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 Responses II a) to b). Proposed density of the Project is 8.3 dwelling units per acre (DU/AC); therefore, the Project exceeds the preexisting, approved density for residential development. The Project requires a zone change and General Plan Amendment under the City's Municipal Code. The Project Site is designated as General Plan Land Use Code 1112, Medium-Density Single Family Residential (3-8 DU/AC), pursuant to SCAG's Parcel Locator Data Base. Therefore, the Project is generally consistent with the growth management assumptions of medium 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 compliance is anticipated with the implementation of the proposed Project.

City plans indicate that Moreno Valley "does not possess any zoning classifications for forestland, timberland, or timberland production zones." Therefore, the City of Moreno Valley General Plan EIR concluded that no impact would occur. In addition, implementation will not result in significant changes in demand for or the use of forests or timberland resources beyond what has been considered and approved for the region based on consistency of the proposed land use and density with SCAG's regional plans and programs. This is a result of current population growth trends and increased land use development to accommodate the emerging housing demand. According to the Housing Element, land use for future population increase has led to housing demands which have already been anticipated in the General Plan.

| 5.0 ISSUES & SUPPORTING INFORMATION SOURCES: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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As noted by the City's 2006 General Plan EIR, "the City can mitigate the impact of implementing General Plan…, thereby reducing development pressure in adjacent farmlands. The City of Moreno Valley intends to intensify land use along existing transportation corridors, such as Perris Avenue and Alessandro Boulevard. Therefore, the Project's proposal to increase density, maximizes land use in an appropriate location near existing transportation corridors, and provides additional dwellings units within the City to help achieve regional housing needs. No mitigation is required.

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|---|---|---|---|---|
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | ☐ | ☐ | ☒ | ☐ |

**Response:**

**Less than Significant Impact**. Refer to Responses II a) through c). The Project Site will require a General Plan Amendment, zone change and Conditional Use Permit for a PUD, resulting in 31 additional units constructed in compliance with the City's Regional Housing Needs Allocation established for the City of Moreno Valley by the California Department of Housing and Community Development. Therefore, the Project is in alignment with residential housing needs. The level of development proposed by the Project is considered as Medium Density Residential by the General Plan and is also aligned with SCAG's regional plans for land use and future development in the City of Moreno Valley with higher densities located close to transit corridors such as Perris Boulevard. Consistency with SCAG's regional plans and the needs proposed in Moreno Valley's Housing Element will not result in significant conversion of forest land to non-forest use. The Project is proposed in response to existing need for additional housing in the City and would not alone result in loss of forest land or conversion of forest land to non-forest use or increased use of Timberland products or the conversion of additional forest to non-forest use. Therefore, the reasons above support the conclusion of less than significant impacts from the Project. No mitigation is required.

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| 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.** Refer to Responses II a) through d). Other changes in the existing environment, due to location or nature that will result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use are not anticipated. The Project is consistent with regional plans and programs for sustainability. Impacts have been evaluated as less than significant due to the project housing needs within Moreno Valley and Riverside County. Therefore, no mitigation is required.

**Sources:**

1. City of Moreno Valley Resolution 2013-26.
2. Moreno Valley General Plan, adopted July 11, 2006
   - Chapter 4.5 Agricultural Resources
3. City of Moreno Valley General Plan 2040, adopted June 15, 2021
   - Chapter 2 – Land Use and Community Character
   - Chapter 10 – Open Space and Resource Conservation Element – Section 7.8 – Scenic Resources
     - Map OSRC-1: Regional Open Space and Trails
4. Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan, SCH # 2020039022, Certified June 15, 2021
5. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
6. The SCAG 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy
7. Growth Forecast, adopted by the SCAG Regional Council on April 7, 2016
8. City of Moreno Valley Housing Element 2021-2029

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

**Response:**

**Less than Significant Impact with Mitigation Incorporated**. The information in Section III is based on 9 Acres South of Iris Air Quality, Global Climate Change, and Energy Impact Analysis, City of Moreno Valley, dated May 13, 2022, and prepared by Ganddini Associates. This report can be found in **Appendix A**.

**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), since the Project is located 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 preset levels 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). In order to accomplish this feat, the regulatory agency is primarily responsible for preparing and implementing 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 station representative of each area and records meteorology information to help forecast daily pollution levels. The nearest monitoring station to the Project Site is Perris Monitoring Station (Perris Station), located approximately 6.69 miles south of the Project Site at 237 ½ N. D Street, Perris. Another monitoring station close to the Project Site is Riverside- Rubidoux Monitoring Station (Riverside Station) located approximately 12.97 miles northwest at 5888 Mission Boulevard, Rubidoux

Compliance measures and standards were established by numerous government agencies including international, state, federal, state, regional, and local. 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, the City assesses the 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. Following are air quality plans and programs applicable to the Project:

The agencies listed above establish and regulate air quality measures to target criteria pollutants in the Basin which include 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 industrial processes, commercial operations (e.g., gasoline stations and dry cleaners), and motor vehicle exhaust. 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 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.

**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)

The regional air quality impacts are considered to be less than significant if the Project emissions exceed the significance thresholds identified in *Table 5 through 7* below or contribute pollution to areas that are in non-attainment status.

**Table 5: 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<br>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;<br>(c) Increased mortality risk;<br>(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;<br>(e) Vegetation damage; and<br>(f) Property damage. |
| Carbon Monoxide (CO) | 20.0 ppm/1-hour<br>9.0 ppm/8-hour | 35.0 ppm/1-hour<br>9.0 ppm/8-hour | (a) Aggravation of angina pectoris and other aspects of coronary heart disease;<br>(b) Decreased exercise tolerance in persons with peripheral vascular disease and lung disease;<br>(c) Impairment of central nervous system functions; and<br>(d) Possible increased risk to fetuses. |
| Nitrogen Dioxide (NO2) | 0.18 ppm/1-hour<br>0.03 ppm/annual | 100 ppb/1-hour<br>0.053 ppm/annual | (a) Potential to aggravate chronic respiratory disease and respiratory symptoms in sensitive groups;<br>(b) Risk to public health implied by pulmonary and extra-pulmonary biochemical and cellular changes and pulmonary structural changes; and<br>(c) Contribution to atmospheric discoloration. |
| Sulfur Dioxide ($SO_2$) | 0.25 ppm/1-hour<br>0.04 ppm/24-hour | 75 ppb/1-hour<br>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<br>20 µg/$m^3$/annual | 150 µg/$m^3$/24-hour | (a) Exacerbation of symptoms in sensitive patients with respiratory or cardiovascular disease;<br>(b) Declines in pulmonary function growth in children;<br>(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<br>12 µg/$m^3$/annual | |
| Sulfates | 25 µg/$m^3$/24-hour | No Federal Standards | (a) Decrease in ventilatory function;<br>(b) Aggravation of asthmatic symptoms;<br>(c) Aggravation of cardio-pulmonary disease;<br>(d) Vegetation damage;<br>(e) Degradation of visibility;<br>(f) property damage. |
| Lead | 1.5 µg/$m^3$/30-day | 0.15 µg/$m^3$/3-month rolling | (a) Learning disabilities;<br>(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 6: South Coast Air Basin Attainment Status**

| Pollutant | State Status | National Status |
|---|---|---|
| Ozone | Nonattainment | Nonattainment (Extreme) |
| Carbon Monoxide | Attainment | Maintenance (Serious) |
| Nitrogen Dioxide | Attainment | Maintenance (Primary) |
| Sulfur Dioxide | Nonattainment | Attainment/ Unclassified |
| PM 10 | Nonattainment | Maintenance (Serious) |
| PM 2.5 | Nonattainment | Nonattainment (Moderate) |

Source (Federal and State Status): California Air Resources Board (2020) https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal- area-designations & US EPA (2020) https://www.epa.gov/green-book.

The sources of regional air quality impact from individual residential projects are generally from vehicular emissions. Emissions from vehicular sources are also the dominate pollution source within the Local Vicinity. Effects of primary exhaust pollutants are often experienced hours later and miles from the source after photochemical processes have converted primary exhaust pollutants into secondary contaminants such as ozone. For these reasons, the SCAQMD has developed significance thresholds based on the volume of pollution emitted rather than on actual ambient air quality measurements.

**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<br>Construction<br>Operations | <br>10.4 µg/m^3<br>2.5 ug/m^3 | |
| **PM2.5** -24-hour average<br>Construction<br>Operations | <br>10.4 µg/m^3<br>2.5 µg/m^3 | |
| **SO2**<br>1-hour average<br>24-hour average | <br>0.25 ppm<br>0.04 ppm | |
| **CO**<br>1-hour average<br>8-hour average | <br>20 ppm (23,000 µg/m^3)<br>9 ppm (10,000 µg/m^3) | |
| **Lead**<br>30-day average<br>Rolling 3-month average<br>Quarterly average | <br>1.5 µg/m^3<br>0.15 µg/m^3<br>1.5 µg/m^3 | |

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

Existing air quality conditions within the Basin are determined by such natural factors as topography, meteorology, and climate, in addition to the amount of emissions released by existing air pollutant sources. According to the California Air Resources Board, the Project Site is in an area that is not in attainment for zone, PM10, and PM2.5 standards. The pollutants that are in attainment include Carbon Monoxide (CO) and Nitrogen Dioxide (NO). The primary source of CO comes from automobiles, therefore, along roadways concentrations for CO tend to be higher and cause for concern. The CO concentration is typically indicative of the local air quality generated by a roadway network. The CO threshold of significance violations is 100,000 vehicles per day. However, this will not be exceeded by the proposed Project and is proven to be

true in Section XVII (Transportation Impacts), where daily vehicle trips generated from the Project will reach a maximum of 736. Since daily trip levels do not exceed the threshold of significance, no CO "hot spot" modeling was performed for this Project and no significant long-term air quality impact is anticipated to local air quality with the on-going use of the proposed Project. According to the 2016 AQMP prepared by SCQMD (March 2017), estimates for existing regional emissions convey that mobile source account for 60 percent of VOCs, 90 percent of NOx, 95 percent of CO, and 34 percent of directly emitted PM2.5 and another 13 percent of PM2.5 from road dust.

During the monitoring period between 2018 and 2020, published data shows the Project Area has exceeded ozone and PM standards. The following air quality monitoring was measured at the Riverside and Perris Stations: State 1-hour concentration standard for ozone was exceeded between 28 and 34 days each year at the Perris Station. The State 8-hour ozone standard has been exceeded between 66 and 77 days each year over the past three years at the Perris Station. The Federal 8-hour ozone standard was exceeded between 64 and 74 days each year over the past three years at the Perris Station. The State 24-hour concentration standards for PM10 was exceeded between two and six days each year over the last three years at the Perris Station. Over the past three years, the Perris Station did not record an exceedance of the Federal 24-hour standards for PM10. The Federal 24-hour standard for PM2.5 was exceeded between three and 12 days each year at the Riverside Station.

In order to estimate anticipated emission levels due to Project construction, a statewide land use emission computer model, CALEEMod (Version 2020.4.0) software, was utilized. CALLEEMod was created in collaboration with the air districts of California and designed to provide a uniform platform for government agencies, land use, planners, and environmental professionals to quantify criteria pollutants and GHG emissions from a variety of land use projects. The EMFAC2017 computer program used via CALEEMod, calculates the emission rates specific for the western Riverside County for construction-related employee vehicle trips. Additionally, the OFFROAD2011 computer program calculates emission rates for heavy truck operations. Results from modeling indicate that construction-related criteria pollutants for each phase, shown in *Table 8: Construction-Related Regional Pollutant Emissions* below, will not exceed the regional emissions thresholds with the incorporation of mitigation during construction.

Since Project construction has the potential to exceed State and Federal air quality standards, impacts from construction-related fugitive dust and diesel emissions; from TACs; and from; construction-related odor impacts have been analyzed utilizing CALEEMod. The results from the analysis, shown in *Table 9: Local Construction Emissions at the Nearest Receptors,* would not 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. Therefore, construction-related human health impacts are not anticipated in the long-term and are not considered to be significant.

TAC emissions are anticipated during Project construction and are associated with the use of diesel particulate emissions with heavy equipment operations. However, since the duration of construction is temporary and short-term, long-term exposure of TAC emissions or odors related to the construction processes are not anticipated. Diesel exhaust and VOCs will be emitted during construction but disperse rapidly form the Project Site and therefore should not reach objectionable levels at the nearest sensitive receptors. In addition, the Project will comply with CARB Air Toxic Control Measures and CARB In-Use Off-Road Diesel Vehicle Regulation to result in less than significant impacts.

**Table 8: Construction-Related Regional Pollutant Emissions**

| Activity | | Pollutant Emissions (pounds/day) | | | | | |
|---|---|---|---|---|---|---|---|
| | | **ROG** | **NOx** | **CO** | **$SO_2$** | **PM10** | **PM2.5** |
| Grading | On-Site[1] | 1.71 | 17.94 | 14.75 | 0.03 | 3.55 | 2.05 |
| | Off-Site[2] | 0.10 | 2.43 | 1.17 | 0.01 | 0.59 | 0.18 |
| | Subtotal | 1.82 | 20.37 | 15.92 | 0.04 | 4.14 | 2.23 |
| Building Construction | On-Site[1] | 1.57 | 14.38 | 16.24 | 0.03 | 0.70 | 0.66 |
| | Off-Site[2] | 0.30 | 1.11 | 3.11 | 0.01 | 1.02 | 0.28 |
| | Subtotal | 1.88 | 15.50 | 19.36 | 0.04 | 1.72 | 0.94 |
| Paving | On-Site[1] | 1.02 | 8.58 | 14.58 | 0.02 | 0.42 | 0.39 |
| | Off-Site[2] | 0.05 | 0.03 | 0.48 | 0.00 | 0.17 | 0.05 |
| | Subtotal | 1.07 | 8.61 | 15.06 | 0.02 | 0.59 | 0.43 |
| Architectural Coating | On-Site[1] | 20.39 | 1.15 | 1.81 | 0.00 | 0.05 | 0.05 |
| | Off-Site[2] | 0.05 | 0.03 | 0.48 | 0.00 | 0.17 | 0.05 |
| | Subtotal | 20.44 | 1.17 | 2.29 | 0.00 | 0.22 | 0.10 |
| Total for overlapping phases[3] | | 23.38 | 25.28 | 36.71 | 0.07 | 2.53 | 1.47 |
| SCAWMQ Thresholds | | 75 | 100 | 550 | 150 | 150 | 55 |
| Exceeds Threshold? | | No | No | No | No | No | No |
| **Off-Site Improvements** | | | | | | | |
| **Activity** | | **Pollutant Emissions (pounds/day)** | | | | | |
| | | **ROG** | **NOx** | **CO** | **$SO_2$** | **PM10*** | **PM2.5*** |
| Grading | On-Site[2] | 0.93 | 10.18 | 5.55 | 0.01 | 2.49 | 1.39 |
| | Off-Site[3] | 0.03 | 0.02 | 0.29 | 0.00 | 0.09 | 0.02 |
| | Total | 0.96 | 10.20 | 5.85 | 0.01 | 2.58 | 1.41 |
| Paving | On-Site[2] | 0.95 | 5.50 | 7.02 | 0.01 | 0.26 | 0.25 |
| | Off-Site[3] | 0.07 | 0.04 | 0.66 | 0.00 | 0.20 | 0.05 |
| | Total | 1.01 | 5.55 | 7.68 | 0.01 | 0.47 | 0.30 |
| Architectural Coating | On-Site[2] | 1.74 | 1.30 | 1.81 | 0.00 | 0.07 | 0.07 |
| | Off-Site[3] | 0.01 | 0.00 | 0.07 | 0.00 | 0.02 | 0.01 |
| | Total | 1.75 | 1.31 | 1.88 | 0.00 | 0.09 | 0.08 |
| Total for overlapping phases[4] | | 3.57 | 30.57 | 21.77 | 0.06 | 6.72 | 3.64 |
| SCAWMQ Thresholds | | 75 | 100 | 550 | 150 | 150 | 55 |
| Exceeds Threshold? | | No | No | No | No | No | No |

Notes:

Source: (**Appendix A**, Ganddini, 2022)

CalEEMod Version 2020.4.0

(1) On-site emissions from equipment operated on-site that is not operated on public roads. On-site grading PM-10 and PM-2.5 emissions show mitigated values for fugitive dust for compliance with SCAQMD Rule 403.

(2) Off-site emissions from equipment operated on public roads.

(3) Construction, painting and paving phases may overlap.

(4) Construction of off-site improvements are anticipated to occur during grading and may overlap with the grading phase of the proposed project.

**Table 9: Local Construction Emissions at the Nearest Receptors**

| Activity | On-site Polluant Emissions (pounds/day) | | | |
|---|---|---|---|---|
| | **Nox** | **CO** | **PM10** | **PM2.5** |
| Grading | 28.11 | 20.30 | 6.04 | 3.44 |
| Building Construction | 14.38 | 16.24 | 0.70 | 0.66 |
| Paving | 8.58 | 14.58 | 0.42 | 0.39 |
| Architectural Coating | 1.15 | 1.81 | 0.05 | 0.05 |
| SCAQMD Thresholds[2] | 170 | 883 | 7 | 4 |
| Exceeds Threshold? | No | No | No | No |

Notes:

Source: (**Appendix A**, Ganddini, 2022)

Calculated from 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.

(1) The nearest sensitive receptors are the existing single-family residential uses located adjacent to the east and west and approximately 197 feet (~60 meters) to the east, 407 feet (~124 meters) to the northwest, and 702 feet (~214 meters) to the south and existing school uses located approximately 100 feet (~31 meters) to the north of the project site.

Note: The project will disturb up to a maximum of 2.5 acres a day during grading (see Table 7 of Appendix A). Onsite grading totals include emissions from the off-site improvements (which may overlap with site grading).

**Table 10: Regional Operational Pollutant Emissions**

| Activity | Pollutant Emissions (pound/day) | | | | | |
|---|---|---|---|---|---|---|
| | ROG | NOx | CO | $SO_2$ | PM10 | PM2.5 |
| Area Sources[1] | 3.40 | 1.24 | 6.93 | 0.01 | 0.13 | 0.13 |
| Energy Usage[2] | 0.07 | 0.56 | 0.24 | 0.00 | 0.05 | 0.05 |
| Mobile Sources[3] | 2.19 | 2.98 | 21.49 | 0.05 | 5.35 | 1.45 |
| Total Emissions | 5.66 | 4.78 | 28.66 | 0.06 | 5.52 | 1.63 |
| SCAQMD Thresholds | 55 | 55 | 550 | 150 | 150 | 55 |
| Exceeds Threshold? | No | No | No | No | No | No |

Notes:
Source: (**Appendix A**, Ganddini, 2022)
CalEEMod Version 2020.4.0; the higher of either summer or winter emissions.
(1) Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
(2) Energy usage consists of emissions from generation of electricity and on-site natural gas usage.
(3) Mobile sources consist of emissions from vehicles and road dust.

As shown in *Table 10: Regional Operational Pollutant Emissions* above, the proposed project will generate the following pollutants: ROG, NOx, PM10, and PM2.5. However, emission levels will not exceed SCAQMD regional or local thresholds. The benchmark for determining local air quality impacts from post-construction motor vehicles is the CO level. Since violations of the state and federal CO levels are not projected to occur, the Project will not result in a cumulatively considerable net increase of nonattainment of criteria pollutants or ozone precursors. Therefore, the Project will result in less than significant cumulative impacts for operational emissions.

Additionally, while the local air quality will be temporarily degraded during construction activities, the Project will remain consistent with the criteria set forth by the SCAQMD. Abiding by the following criteria will result in less than significant impacts and will not contribute to overall cumulative impact.

***Criteria 1 – Increase in the Frequency or Severity of Violations:*** Based on the air quality modeling analysis contained in this Air Analysis, short-term construction impacts will not result in significant impacts based on the SCAQMD regional and local thresholds of significance. This Air Analysis also found that, long-term operations impacts will not result in significant impacts based on the SCAQMD local and regional thresholds of significance. Therefore, the proposed project is not projected to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for the first criterion.

***Criteria 2 – Exceed Assumptions in the AQMP:*** Consistency with the AQMP assumptions is determined by performing an analysis of the proposed Project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the proposed Project are based on the same forecasts as the AQMP. The 2020-2045 Regional Transportation/Sustainable Communities Strategy prepared by SCAG (2020) includes chapters on: the challenges in a changing region, creating a plan for our future, and the road to greater mobility and sustainable growth. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For this project, the City of Moreno Valley Land Use Plan defines the assumptions that are represented in the AQMP.

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**.

With the implementation of Mitigation Measures **SC AQ-01 (Compliance with SCAQMD Rules), MM AQ-02 (Fugitive Dust Control) and MM AQ-03 (Construction Idling),** consistency with SCAQMD criteria, 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 to conflicts or implementation of applicable air quality plans.

**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.

**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.

**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.
- Require the use of water trucks during all phases where earth moving operations would occur.

**MM AQ-0-3 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.

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| 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 with Mitigation Incorporated**. Refer to Response III a). The Project is proposed in an area that is nonattainment for ozone, PM10, and PM2.5 standards; however, the Project will not have a cumulatively considerable net increase in criteria pollutants with the implementation of Standard Condition **SC AQ-01: Compliance with SCAQMD Rules** and Mitigation Measure **and MM AQ-02 (Fugitive Dust Emissions Controls)**.

With the implementation Standard Condition **SC AQ-01: Compliance with SCAQMD Rules** and Mitigation Measure **and MM AQ-02 (Fugitive Dust Emissions Controls)**, reducing emissions from the application of architectural coatings and fugitive dust, the Project will not result in a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment under an applicable federal or state ambient air quality standard.

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

**Response:**

**Less than Significant with Mitigation Incorporated**. Refer to Responses III a) and b). Those who are sensitive to air pollution include children, the elderly, and persons with preexisting respiratory or cardiovascular illness. For purposes of CEQA, the SCAQMD considers a sensitive receptor to be a location where a sensitive individual could remain for 24 hours, such as residences, hospitals, or convalescent facilities (South Coast Air Quality Management District 2008). Commercial and industrial facilities are not included in the definition because employees do not typically remain on-site for 24 hours. The nearest sensitive receptors to the project site include the existing single-family residential uses located adjacent to the east and west and approximately 197 feet (~60 meters) to the east, 407 feet (~124 meters) to the northwest (across Iris Avenue and Indian Street intersection), and 702 feet (~214 meters) to the south of the Project Site. Existing school uses are located approximately 100 feet (~31 meters) to the north (across Iris Avenue). Other air quality sensitive land uses are located further from the Project Site and would experience lower impacts.

With the incorporation of Standard Condition **SC AQ-01: Compliance with SCAQMD Rules** and Mitigation Measure **MM AQ-02 (Fugitive Dust Emissions Controls)**, the Project will have less than significant impacts on emissions and would not expose sensitive receptors to substantial pollutant concentrations.

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

**Response:**

**Less than Significant Impact.** The SCAQMD CEQA Handbook states that order impact would if the Project creates an odor nuisance pursuant to SCAQMD Rule 402. The rule 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. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals. If the proposed project results in a violation of Rule 402 with regards to odor impacts, then the proposed project would create a significant odor impact. The City's Municipal Code has established regulations for orders from construction, equipment operations, and construction material use, storage, and disposal requirements. The specifical Code Sections include: 6.04.020, 9.03.010, 9.10.150, 10.02.130, and

12.38.020, which are intended to minimize odor impacts that may result from construction activities and long-tern operation or residential land use.

Emissions during construction are primarily odorless. However, potential emissions that may emit odors during construction derive from the application of materials such as asphalt pavement. The odor emissions are short-term and limited to the amount of odor producing material being utilized. Therefore, it is anticipated that no significant impacts related to odors during construction will occur. Furthermore, the Project does not propose any land use or activities that would result in permanent significant operational- source odors impacts. Therefore, potential impacts from both construction and long-term operation are less than significant with the standard application of City of Moreno Valley Codes and Ordinances during discretionary project review, plan check, and inspection processes, as well as through ongoing city code enforcement activities.

For the reasons above, impacts are less than significant from other emissions including those leading to odors adversely affecting a substantial number of people. Therefore, no mitigation is required.

**Sources:**

1. Air Quality, Global Climate Change, and Energy Impact Analysis, South of Iris Project, Ganddini Associates, May 13th, 2022
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
   - 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? | ☐ | ☒ | ☐ | ☐ |

The information in Section IV is based on ELMT Consulting's (ELMT) habitat assessment conducted by biologists on February 18, 2022, and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) consistency analysis which can be found in **Appendix B**.

The following reports, survey, results, and literature which detailed the biological resources previously observed on or within the vicinity of the Project Site were reviewed to understand the existing site conditions and note the extent of any disturbances that have occurred on the Project Site that would otherwise limit the distribution of special-status biological resources. In addition to the following resources below:

- 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[1];
- 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.

A field investigation was conducted on February 18, 2022, by Jacob H. Lloyd, to document the baseline conditions and assess the potential for special-status plant and wildlife species to occur within the Project Site.

**Response:**

**Less than Significant with Mitigation Incorporated.** Prior to the field investigation, conducted by the Project Biologist, aerial photography was reviewed to locate potential natural corridors and linkages that may support the movement of wildlife through the area. Site suitability was assessed to support burrowing owl (Athene cunicularia) and several other special-status species identified by the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDB) and other electronic databases as potentially occurring on or within the general vicinity of the Project Site. According to research, the CNDDB has reported sixty-eight (68) special-status wildlife species and thirteen (13) special-status plant species in the Sunnymead quadrangle where the Project is located (refer to **Appendix B**, Attachment D). No special-status wildlife species were observed on the Project Site during the field investigation. The Project Site has low potential to support the burrowing owl and moderate potential to support the Cooper's hawk (*Accipiter cooperii*), sharp-shinned hawk (*Accipiter striatus*), and California horned lark (*Eremophila alpestris actia*). However, the Project Site is not within a CNDDB special-status habitat or a federally designated Critical Habitat for vegetation. The closest designated Critical Habitat is located approximately 5.9 miles southeast of the site associated with navarretia (*Navarretia fossalis*) and 6.2 miles southeast for thread-leaved brodiea (*Brodiaea filifolia*) along the San Jacinto River.

[1] 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.

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

The Western Riverside County Regional Conservation Authority (RCA), query of the Riverside County Multi Species Habitat Conservation Plan (MSHCP) Information Map, and review of the MSHCP, determined that the Project Site is located within the Reche Canyon/Badlands Area Plan of the MSHCP, but is not located within an designated Criteria Cell or conservation area. The City of Moreno Valley is a permittee under the MSHCP and is subject to consistency review. The Project Site is located within the the Mitigation Fee Area of the Stephans' Kangaroo Rat Habitiat Conservation Plan (SKR HCP). Therefore, the applicant will be required to pay the SKR HCP Mitigation Fee prior to development of the Project Site, prior to issuance of permits and this is considered full mitigation for this species.

The California Natural Diversity 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 only supports one (1) plant community: a non-native grassland and one (1) land cover type that would be classified as disturbed. The non-native grassland supports a variety of non-native grasses including mouse barley (*Hordeum murinum*), Mediterranean grass (*Schismus barbatus*), and bermudagrass (*Cynodon dactylon*). Additional common plant species observed in the non-native grassland include fiddleneck (*Amsinckia menziesii*), red-stemmed filaree (*Erodium cicutarum*), wild carrot (*Daucus carota*), London rocket (*Sisymbrium irio*), Mediterranean mustard (*Hirschfeldia incana*), cheeseweed (*Malva parviflora*), tree tobacco (*Nicotiana glauca*), Russian thistle (*Salsola tragus*), and red maids (*Calandrinia menziesii*). Disturbed areas supported on-site are consolidated near site boundaries and formerly developed areas in the northern portion of the site. Plant species observed within the disturbed areas of the site include all species observed in the non-native grassland, but without dominance of non-native grasses.

The MSHCP does not identify any covered or special-status fish, amphibians, reptiles, or mammals occurring within the Project Site. Conclusions are based on findings from the field investigation. No fish or hydrogeomorphic features (e.g., perennial creeks, ponds, lakes, reservoirs) that would provide suitable habitat for amphibian species or fish species were observed on or within the vicinity of the site. Therefore, no amphibians are expected to occur. The site provides a limited amount of habitat for reptile species adapted to a high degree of human disturbance and the only reptilian species observed during site observation was a common side botched lizard (Uta stansburiana elegans). However, other reptilian species that could be present include the Great Basin fence lizard (Sceloporus occidentalis) and San Diego alligator lizard (*Elgaria multicarinata webbii*). Due to the limited forging habitat for bird and mammalian species from a high level of human disturbance, there were only five (5) bird species and four (4) mammalian species expected to be present on the Project Site. The bird species detected during field the field survey include house finch (*Haemorhous mexicanus*), common raven (*Corvus corax*), yellow-rumped warbler (*Setophaga coronata*), black phoebe (*Sayornis nigricans*), and Costa's hummingbird (*Calypte costae*). Additionally, the mammalian species detected included pocket gopher (*Thomomys bottae*). Other mammalian species expected to occur include possum (*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. 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. Additionally, the disturbed portions of the site have to 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).

In the MSHCP, the Project is not specifically identified as a Covered Activity under Section 7.1. However, public and private development that are outside of Criteria Areas 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, the determination must be made for Project consistency with the MSCP, using the following policies of the MSHCP:

- 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 proposed 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, which are not found on the Project Site. The Project Site is underlain by Greenfield sandy loam and Hanford coarse sandy loam. The review of historical aerial photographs (1985-2021) of the Project Site, indicate no vernal pools or suitable fairy shrimp habitat occurring within the Project Site. There are four vernal pool fair shrimp known from four locations in Western Riverside County MSHCP Plan Area: Skunk Hollow, the Santa Rosa Plateau, Salt Creek, and the vicinity of the Pechanga Indian Reservation. Since the Project Site is not located within or adjacent to the four known populations, and no indicators of water ponding or astatic water conditions, the site was determined not to provide suitable habitat for vernal pool fairy shrimp. Therefore, the Project is consistent with Section 6.1.2 of the MSHCP.

- The policies for the protection of Narrow Endemic Plant Species as set forth in Section 6.1.3 of the MSHCP;
    - 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 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 is 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; and
    - 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. The borrowing owl is currently designated as a California Species of Special Concern. Under the MSCP, the burrowing owl is considered adequately conserved covered species that may still require focused surveys in certain areas. A burrowing owl habitat assessment was conducted for the Project to ensure compliance with MSCP. In accordance with MSHCP Burrowing Owl Survey Instructions (2006), survey protocols consist of two steps: Step I- Habitat Assessment and Step II- Locating Burrows and Burrowing Owls. Results indicate that the Project Site has no small mammal burrows that have the potential to provide suitable burrowing owl nesting habitat within the boundaries of the site. In addition, the Project Site does not provide suitable burrows/ sites including rock piles and non-natural substrates that could be used as burrow surrogates. 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-02 (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/ applicable.

With the implementation of Mitigation Measures **MM BIO-01 (Preconstruction Nesting Bird Survey), MM BIO-02 (Burrowing Owl)** and **SC BIO-03 (Stephan's Kangaroo Rat)** 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.

**MM BIO-01- 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. Verification of a pre-construction clearance survey shall be conducted by the City Planner and City Building and/or Grading Inspector. The survey shall be documented with a report prepared by a qualified biologist and provided to the City for the administrative record on the Project. If an active avian nest is discovered during pre-construction clearance survey the following best management practices should take place:

- Construction should stay outside of a no-disturbance buffer. The size of the no disturbance buffer will be determined by a wildlife biologist,
- Limits of construction will occur to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of nest areas.
- A biological monitor should be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity,

**MM BIO-02- Burrowing Owl**: The City Planner and City Building and/or Grading Inspector shall verify that a 30-day pre-construction burrowing owl clearance survey shall be conducted prior to issuance of grading permit and ground disturbing activities.

**SC BIO-03- 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.

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| 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 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. Therefore, the Project is not anticipated to

have direct impacts on riparian habitat or other sensitive natural communities. Since the Project Site does not contain trees, shrubs, persistent emergent plants, or emergent mosses and lichens suitable riparian/ riverine and/or wetlands, the Project will not result in impacts to riparian habitats and will not require a DBESP.

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 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.

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| 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 Responses IV a) and b). The results from the biologist's field visit indicates that no state or federally protected wetlands (including, but not limited to, marsh, vernal pools, costal, etc.) were found on site. There are three key agencies that regulate activities within inland streams, wetlands, and riparian areas in California. The Army 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 California Department of Fish and Wildlife (CDFW) regulates alterations to streambed and bank under Fish and Wildlife Code Sections 1600 et seq., and the Regional Water Quality Control Board (RWQCB) 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 or within the 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 ACOE, RWQCB, or CDFW jurisdiction and regulatory approvals will not be required.

For the reasons stated above, the Project will have no impacts such has direct removal, filling, hydrological interruption, or other means. Therefore, no mitigation is required.

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| 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 proposed 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 proposed Project is not expected to impact wildlife movement opportunities. Therefore, impacts to wildlife corridors or linkages are not expected and the Project will not impact wildlife movement opportunities. Therefore, no mitigation is required.

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

**Response:**

**Less than Significant Impact**. See Response IV a) and b). Moreno Valley's Tree Preservation Ordinance is not applicable to the Project Site, since the site does not have trees present. However, Moreno Valley's Municipal Code 8.06, Endangered Species does apply to the Project Site. The Project is located within a fee mitigation area for SKR and requires the implementation of standard condition **SC BIO-03**. Separate from the consistency review against the policies of the MSHCP, Riverside County established a boundary in 1996 for protecting the Stephens' kangaroo rat (*Dipodomys stephensi*), a federally and state threatened species. The Stephens' kangaroo rat is protected under the Stephens' Kangaroo Rat Habitat Conservation Plan (County Ordinance No. 663.10; SKR HCP). As described in the MSHCP Implementation Agreement, a Section 10(a) Permit, and California Fish and Game Code Section 2081 Management Authorization were issued to the Riverside County Habitat Conservation Agency (RCHCA) for the Long-Term SKR HCP and was approved by the USFWS and CDFW in August 1990 (RCHCA 1996). Relevant terms of the SKR HCP have been incorporated into the MSHCP and its Implementation Agreement. The SKR HCP will continue to be implemented as a separate HCP; however, to provide the greatest conservation for the largest number of Covered Species, the Core Reserves established by the SKR HCP are managed as part of the MSHCP Conservation Area consistent with the SKR HCP. Actions shall not be taken as part of the implementation of the SKR HCP that will significantly affect other Covered Species. Take of Stephens' kangaroo rat outside of the boundaries but within the MSHCP area is authorized under the MSHCP and the associated permits.

The Project Site is located within an SKR HCP Mitigation Fee Area, therefore will require the applicant pay the SKR HCP Mitigation Fee, outlined in standard condition **SC BIO-03**, prior to issuance of permits of development of the Project Site. Therefore, with the implementation of Standard Condition **SC BIO-03 (Stephan's Kangaroo Rat)** 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 local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

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| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or another approved local, regional, or state habitat conservation plan? | ☐ | ☐ | ☒ | ☐ |

**Response:**

**Less than Significant Impact.** See Response IV a) through b). The project biologist's consistency analysis for the Project with the MSHCP indicates Project compliance with the HCP and the MSHCP. The applicant will abide by Standard Condition **SC-03** and pay the mitigation fee for Stephen's kangaroo rat prior to issuance of permits to alleviate cumulative impacts on SKR in accordance with HCP and MSHCP. In addition, the Project is not within any MSHCP designated Criteria Cells.

Therefore, with the implementation of Standard Condition **SC BIO-03 (Stephen's kangaroo rat**), 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 an adopted Habitat Conservation Plan, Natural Community Conservation Plan or another approved local, regional, or state habitat conservation plan.

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

**Sources:**

1. Habitat Assessment and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis for the 9 Acres South of Iris Project Located in the City of Moreno Valley, Riverside County, California. (ELMT Consulting 2021). **Appendix B**.
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
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 field survey of the Project Site by Andrew R. Pigniolo, RPA conducted on January 25, 2022, and Carol Serr. Mr. Pigniolo has been on the Register of Professional Archaeologists (RPA) since 1992. His qualifications meet the Secretary of the Interior's Standards for Qualified Archaeologists. This section is also based on research from the following sources: Historic research including an examination of the current listings of the National Register of Historic Places, California Inventory of Historic Resources (State of California 1976), California Historical Landmarks (State of California 1992), National Environmental Title Research (https://netronline.com/), and a records, and literature search for the Project requested from the Eastern Information Center (EIC) at the University of California, Riverside on September 16, 2021. Information from the City's General Plan Update (GPU) and the General Plan Update EIR (EIR) are also included in this section (Moreno Valley, 2021). The complete research results and report, as well as Mr. Pigniolo's qualifications can be found in **Appendix C**. The GPU and EIR can be found at: http://www.moval.org/city_hall/general-plan2040/Environmental/MV2040_FinalEIR_W-CommentResponse.pdf.

**Less than Significant Impact.** California Code of Regulations §15064.5 relating to historical resources pertains to environmental changes impacting any object, building, structure, site, area, place, record, or manuscript associated with:

- 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.

Within western Riverside County between 1700s and the present, cultural activities from Native American, Spanish, Mexican, and American control, occupation, and land use are recorded. The previously existing structure said to have been on the Project Site constructed in 1978 is not historically significant. In addition, no prehistoric or historic cultural resources were observed within the Project area. However, cultural resources within the Project Vicinity are likely to be either historical structures, which does not apply to this Project, or buried cultural resources in native alluvium. Based on the historical records and literature search requested from the Eastern Information Center (EIC) at the University of California, Riverside, the Project Site had not been previously surveyed. Yet, 28 cultural investigations are documented in the surrounding Project area, Local Vicinity, within a one-mile radius, that produced six cultural resources (See Table 2, **Appendix C**). The cultural resources found during these investigations consist of a historic residence, a historic ranch complex, a historic water channel, two historic refuse deposits, and a prehistoric isolate artifact.

Historic USGS quadrangle maps between 1966 and 2012 indicate no structures on the property. Aerial photographs from 1966 to 1975 show parcels as open disked fields, but by 1978 a house structure exists at the north end of the Project Site (NETR 1966; 1975; 1978). Until recently, the structure was shown in aerial photographs and the 1997 aerial photograph shows the northern parcel filled with garden areas or perhaps small orchards patches and the two southern lots are vacant but heavily disturbed by grading and informal dirt pathways (NETR 1997). The Project Site displays small amounts of debris from the removal of the structure. As of present, the parcels appear to have continued to be kept denuded of vegetation, possibly for compliance with the City's weed abatement requirements. The structure that was removed from the north end of the Project Site is not considered a cultural resource. Therefore, impacts to cultural resources eligible for the California Register of Historic Resources and significant under CEQA will not occur.

| 5.0 ISSUES & SUPPORTING INFORMATION SOURCES: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 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 Impact with Mitigation Incorporated.** Reference Section V, response a). Public Resources Section 15064.5 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.

Historically, the Cahuilla occupied much of the Riverside area. Therefore, while less than significant impact to cultural resources is anticipated to occur above ground at the Project Site, potential impact to buried cultural resources is anticipated. The records search indicated that prehistoric resources exist near the Project Site. Since the Project is partially underlain by alluvial soils presumed to date back to the Holocene age, discoveries of buried cultural resources below the depth of previous disturbance are likely. The Project will involve grading to depths below one or two feet from existing ground surface. As a result, implementation of the Project has the potential to impact undiscovered buried archeological, and tribal resources pursuant to §15064.5 of the Public Resources Code, which is a potentially significant impact and will require monitoring pursuant to mitigation measures **MM CUL-01 through MM CUL-06** requiring that a professional archaeologist be retained, protection in place and monitoring for buried cultural resources, and treatment for significant cultural resources found, will reduce impacts to less than significance.

Additionally, within the Project Vicinity, multiple fossil collection localities were documented in similar alluvial deposits approximately 5 miles northeast of the Project. See Section VII Response f). Indicated in the City's General Plan, technical studies for individual development projects are required to identify potential impacts on a project-by-project basis. According to results from the cultural study and survey conducted for the proposed Project, mitigation measures such as monitoring by archeologists and Native American during construction, excavation, and grading of native soils are recommended. Mitigation measures below like **MM CUL-01 Archeological Monitoring, MM CUL-02: Native American Monitoring, MM CUL-03: Cultural Resource Monitoring Plan (CRMP), MM CUL-04: Cultural Resource Disposition, MM CUL-05,** and **MM CUL-06: Inadvertent Finds** will reduce potential significant impacts on archeological and tribal resources pursuant to §15064.5 to less than significant impacts.

For the reasons stated above, Project implementation is anticipated to result in less than significant impacts with mitigation incorporated and the Project will be consistent with General Plan policies as outlined in *Table 11: Project Consistency with General Plan Open Space and Resource Conservation Standards* below:

**Table 11: Project Consistency with General Plan Open Space and Resource Conservation Standards**

| Open Space and Resource Conservation | |
|---|---|
| ***OSRC-2: Preserve and respect Moreno Valley's unique cultural and scenic resources, recognizing their contribution to local character and sense of place.*** | Outlined in Section XVII, Responses a) i) through ii), monitoring during Project implementation is recommended to preserve and respect Moreno Valley's unique resources that contribute to local character. While cultural resources were not observed on the Project Site or found via records searches, continuous monitoring during grading and other earthworks activities is recommended to alleviate potential impacts of the Project. |

With the implementation of Mitigation Measure **MM CUL-01, MM CUL-02, MM CUL-03, and MM CUL-04, MM CUL-05, and MM CUL-06** 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- Archaeological 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, Agua Caliente Band of Cahuilla Indians, Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, the contractor, and the City, shall develop a Cultural Resources Monitoring Plan (CRMP) as defined in CR-3. The Project Archaeologist 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 before any ground-disturbing activity takes place. The archaeological monitor, provided by the Project Archaeologist, 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 and Morongo Band of Mission Indians, and Agua Caliente Band of Cahuilla 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 (Native American Monitor(s) 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 present 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 principal contractor, and the City, shall develop a CRMP in consultation pursuant to the definition in AB52 to address the details, timing, and responsibilities 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 participating in the Project
d. The details of the pre-grading meeting and Cultural Resources Worker Sensitivity Training
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 such as: human remains/cremations, sacred and ceremonial items, and 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. Names and contact information of relevant individuals to contact in the event of inadvertent cultural resources discoveries during 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 participation of Consulting 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 will be permitted without the written consent of all Consulting Native American Tribal Governments as defined in MM CUL-03. The location of 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: 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 Representative(s) are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the discovery 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 during the Project and which were not assessed within the archaeological report(s) and/or environmental assessment conducted prior to Project approval, all ground-disturbing activities in the affected area and 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 Representative(s), 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 a 100 foot-radius of the discovery. A physical barrier will be constructed, and all Project personnel will be excluded from this protected area. A Treatment Plan will be prepared by the Project Archaeologist and approved by all Consulting Parties. The Treatment Plan will be implemented. After treatment is completed, work may resume within the protected area of the discovery.. Work shall be allowed to continue outside of the protective buffer area and will be monitored by an additional archaeologist and Tribal Monitors, if needed. Determinations and recommendations by the Project Archaeologist 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**, before any further work commences in the affected area. If the discovery is determined to be significant and avoidance cannot be achieved, a Phase III data recovery plan shall be prepared by the Project Archaeologist, in consultation with the Consulting Tribes, and shall be submitted to the City and Consulting Tribes for their review and approval prior to implementation of the said plan.

| | | | | |
|---|---|---|---|---|
| c) Disturb any human remains, including those interred outside of formally dedicated cemeteries? | ☐ | ☒ | ☐ | ☐ |

**Response:**

**Less than Significant Impact with Mitigation Incorporated**. See Response V Response a) and b). According to the records searches and review of aerial photos, the previous uses for the Project Site were for agriculture and residential land use, not as a cemetery. Therefore, the likelihood of discovering human remains during construction is not high. Despite previous land uses, Project implementation results in disturbances to the land below depths previously unearthed, therefore, it is possible to uncover human remains. In the unlikely event that grading and trenching below the depth of previous disturbance uncovers buried human remains, the contractor shall implement **MM CUL-07 (Human Remains) and MM CUL-068(Non-Disclosure of Reburial Locations)**.

With the implementation of Mitigation Measure **MM CUL-07 (Human Remains)**, **MM CUL-08 (Non-Disclosure of Reburial Locations)**, and **MM CUL-09: Archaeological Report - Phases III and IV,** 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 disturbance of any human remains, including those interred outside of formally dedicated cemeteries.

**MM CUL-07: 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 radius of the discovery. The area shall be protected by a physical barrier; project personnel/observers will be restricted from entering this area. 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-08 Non-Disclosure of Reburial Locations**. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r)., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

**MM CUL-09: Archaeological Report - Phases III and IV.** Prior to final inspection by the City, the developer/permit holder shall prompt the Project Archaeologist to submit two (2) copies of the Archaeological Report, including the Phase III Data Recovery Report (if required for the Project) and the Cultural Resources Monitoring Report (Phase IV) that comply 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 that 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 (including all site record forms, if created during the Project) shall be submitted to each of the Consulting Tribe(s) Cultural Resources Department(s) or Tribal Historic Preservation Officer (THPO).

**Sources:**

1. **Appendix C** – Cultural Resources Survey Report for the South of Iris Project Moreno Valley, California (APNs 316-030-002, -018, and -019), Laguna Mountain Environmental, April 2022)
   - Table 2- Recorded Cultural Resources within One-half Mile of the Project Area
2. City of Moreno Valley General Plan 2040, adopted June 15, 2021
   - Open Space and Resource Considerations
3. Moreno Valley General Plan, adopted July 11, 2006
   - Chapter 7 – Conservation Element – Section 7.2 – Cultural and Historical Resources
4. 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.
5. Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan, SCH # 2020039022, Certified June 15, 2021
   - Section 4.5 – Cultural and Tribal Resources
6. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
7. Moreno Valley Municipal Code Title 7 – Cultural Preservation

| 5.0 ISSUES & SUPPORTING INFORMATION SOURCES: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 8. 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.** This Project is consistent with SCAG's regional plans for sustainability in terms of the location and type land use and density of development in relation to existing services, businesses, and employment. Therefore, the Project-related increased density is still considered consistent with the assumptions of the previously approved General Plan of the City, as well as consistent with the City's Housing Element and SCAG's regional plans for growth and will not result in significant environmental impacts from wasteful, inefficient, or unnecessary consumption of energy resources during long-term operation. In addition, the Project will implement CALGREEN, the Green Building Code, Part 11, Title 24, California Code of Regulations, which includes green building standards to meet Assembly Bill 32 requirements for reducing Greenhouse Gas Emissions by implementing regulations for energy efficiency, water efficiency and conservation, material conservation and resource efficiency in construction. City of Moreno Valley has adopted the California Green Building Code, 2019 Edition, as Chapter 8.38 of the Municipal Code.

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 a less than significant levels. In addition, the use of equipment during construction is subject to California Air Resources Board's In-Use Off-Road Diesel-Fueled Fleets Regulation, which limits idling to 5 minutes for off-road diesel vehicles 25 horsepower or greater and requires the use energy efficient equipment complying with Best Available Control Technology requirements during construction to promote fuel efficiency. Required compliance with CARB's standards will be implemented during site inspections by the City Building Department and will result in less than significant impacts during construction.

In addition, due to the Project's 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.
    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. Therefore, no mitigation is required.

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

**Response:**

**Less Than Significant Impact.** See Response VI. a). Plans for the Project indicate consistency with state and local plans for sustainability. The standard application of the City's plan check and inspection processes will result in compliance with state and local building standards implementing energy efficiency requirements. Plans indicate Project compliance with City Resolution 2013-26 which is intended to promote efficiency in energy use by implementing higher density housing near existing or emerging employment and shopping centers where services are within walking distance to residences. The Project will implement CALGREEN green building standards. For the reasons stated above, less than significant impacts are anticipated. 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
4. Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan, SCH # 2020039022, Certified June 15, 2021
   Chapter 4.6 Energy
5. Title 8 – Buildings 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 | ☐ | ☐ | ☒ | ☐ |

**Response:**
The responses in this section are based on the Geotechnical Engineering Investigation dated April 25, 2022, which was prepared for the Project by Krazan & Associates, Incorporated. The recommendations contained in this report include results of field and laboratory testing (See **Figure 11 Boring Locations**), engineering analysis, and review of conceptual plans for the proposed project by Krazan & Associates. The report can be found in its entirety as **Appendix E**. Responses related to paleontological resources in this section are based on the Paleontological Resources Technical Report provided by San Diego Natural History Museum, dated April 11, 2022 (See **Appendix D**).

**Less Than Significant Impact**. The City of Moreno Valley is located within the northern portion of the Peninsular Ranges Physiographic Providence of California, a 930-mile 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, subparallel to faults branching from the San Andres Fault, situated approximately 15 to 20 miles northeast of the City. Moreno Valley lies on a structural block referred to as the Perris Block, "a mass of granitic rock bound by the San Jacinto Fault, Elsinore Fault (approximately 15.9 miles from the Project Site, and Santa Ana River" (MovVal GP 2021). The area in question does not show mapped faults prepared by the California Geologic Survey published by the International Conference of Building Officials (ICBO). Major fault lines within City Limits include the San Jacinto Fault Zone that passes through the eastern portion of Moreno Valley and has an estimated maximum earthquake magnitude of 7.2 at the Project Site (GP EIR 2006). The fault zone enters the City at the foothills of the Badlands along Redlands Boulevard, approximately 8.7 miles from the Project Site, and outlines the City perimeter following Gilman Springs Road, southeast, away from City Limits. The nearest zoned fault location of the San Jacinto Fault segment running through the City is 6.5 miles from the Project Site. Subsequently, the Project Site is not within an Alquist-Priolo Earthquake Fault Zone, which was concluded using California's Department of Conservation, Geological Survey Website, reference (https://maps.conservation.ca.gov/cgs/EQZApp/). The California Department of Conservation defines Alquist-Priolo earthquake fault zones as "regulatory zones surrounding the surface traces of active faults in California" that have increased potential for surface rupture. Since the Alquist-Priolo Geologic Hazards Zones Act came into effect in March 1973, structures meant for human occupancy are prohibited across traces of active faults and require a minimum distance of 50 feet from the fault.

For the reasons above and Project location in relation to the nearest zoned fault, less than significant Project impacts associated with fault rupture are anticipated. 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. Therefore, no mitigation is required.

| | | | | |
|---|---|---|---|---|
| ii) Strong seismic ground shaking? | ☐ | ☒ | ☐ | ☐ |

**Response:**

**Less than Significant Impact with Mitigation Incorporated**. Reference Section VII, Response a) i). Potential for seismicity and seismic ground shaking is relatively high within the City of Moreno Valley due to the San Andreas, Elsinore, and San Jacinto Faults running through and outside City Limits and historic records. Damage related to seismic ground shaking is hard to predict because it depends on several factors that contribute to how ground movement interacts with structures. Through temporary construction and permanent occupancy at the Project Site, there will be an increase in level of activity, population, and the extent of land improvements with the Project. Strong ground shaking from an earthquake on one of these faults will likely occur at the Project Site during the life of the Project. Fault lines outside of City Limits include

the San Andreas Fault, approximately 15 miles northeast, with a probable magnitude of 6.8 to 8; the Elsinore Fault is approximately 15.9 miles southwest and has a probable magnitude of 6.5 to 7.5. Within City Limits, the San Jacinto Fault traverses the northeastern corner of Moreno Valley, located approximately 6.5 miles northeast of the Project Site. An estimated maximum seismic event on the San Jacinto Fault has a probable magnitude of 6.5 to 7.5 (https://scedc.caltech.edu/earthquake/elsinore.html).

Upon evaluation of the Project Site by a licensed geotechnical engineer and review of conceptual site plans, the site is suitable for the proposed development with the incorporation of geotechnical recommendations pertaining to site preparation, Engineered Fill, utility trench backfill, drainage and landscaping, foundations, concrete floor slabs and exterior flatwork, retaining walls, soil cement reactivity, pavement design and water infiltration rates. In addition, structural regulations for seismic safety will be incorporated into building design for safety during earthquake events in compliance with the California Building Code (CBC). Mitigation measures in compliance with the geotechnical engineer's recommendations will be incorporated into the Project and summarized within this section. Verification that implementation of safety standards will occur during the standard application of the City's processes for grading and building permit issuance including plan check and inspection processes. As a result, the Project will be designed and constructed to withstand strong seismic ground shaking and related seismic conditions. Likewise, construction will be implemented in compliance with California Department of Industrial Relations, Division of Occupational Health and Safety (Cal/OSHA) standards to provide an acceptable level of planning and response for worker safety during construction if strong seismic ground shaking should occur during construction.

Mitigation that includes the incorporation of the geotechnical engineer's recommendations, incorporation of CBC and Cal/OSHA standards for worker safety during construction will reduce risk associated with strong seismic ground shaking at the Project Site to less than significant levels. Compliance with OSHA standards for construction safety will be verified prior to issuance of building permits and during construction inspections to ensure construction activities are meeting these requirements. Implementation of CBC standards will be verified during the City's plan check and inspection process conducted by the Building Division Manager/ Official and the City's Building Inspector, which will result in an acceptable level of safety at the Project Site during construction and occupancy.

With the incorporation of the recommendations from the geotechnical engineer onto Plans, Specifications and Estimates as well as Mitigation Measure **MM GEO-01 (Grading Plan)** 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.

Geotechnical recommendations are included in **Appendix E** and summarized below:

**MM GEO-01- Grading Plan:** Prior to issuance of the grading permit for the project, the City Engineer shall verify that the grading plan includes notes to the contractor which require removal and decompaction of the upper zones of native soils within footprints of the building pads as recommended by the geotechnical engineer for the Project. Implementation of this mitigation measure shall be monitored during grading by the project geotechnical engineer and the City's grading inspector to reduce risk of hydrocollapse.

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

**Response:**

**Less than Significant with Mitigation Incorporated**. Reference Section VII, Response a) i) and ii). Liquification resulting from earthquake shaking, tends to occur when soils are loose and unconsolidated. Normally, liquefication occurs under saturated conditions in soils such as clean sand in which strength is purely frictional. During ground shaking from an earthquake soil below the groundwater table but can also experience liquefication, which is the loss of bearing capacity for structures.

The State of California has not prepared a State of California Seismic Hazard Zones Map for the area in which the Project Site is located. Therefore, the site location is not susceptible to liquification and is not categorized as a liquification hazard zone. Additionally, the County of Riverside GIS liquification map and Moreno Valley's Map S-2 Liquefication Hazard Map, indicates that the Project Site is located within an area

of low- moderate susceptibility for liquefication. Research to appropriately evaluate the liquefaction potential of the site must evaluate the following factors such as soil type, ground water depth, relative density, initial confining pressure, and intensity and duration of ground shaking. After further research conducted by the Project's geotechnical engineer, the Project Site is not considered to be prone to liquification due to the dense, granular subsurface soils and lack of groundwater encountered at the site, which is not anticipated to be located within a depth of 50 feet below site grades. Groundwater depths are not anticipated to be within 50 feet below the site, since a nearby well approximately 2.4 miles northeast from the Project Site had groundwater depths about 60 feet below the ground surface.

The Project Site is located within the northern portion of the Perris Block, within Peninsular Geomorphic Providence, which are largely related to granite bedrock. Soil mapping indicated that the Project site soils consist of recent alluvium consisting of unconsolidated sands, silt, and clays which are derived from erosion of local mountain ranges. The subsurface conditions were explored during drilling of 19 8.5-inch diameter borings, ranging from 10- to 50-foot-depths (See **Figure 11: Boring Locations**). Shallow borings drilled at the Project Site, indicated that the soil conditions consist of medium dense to dense silty sand. One bulk soil sample for R-Value testing was taken in accordance with State of California Materials Manual Test Designation 301. The results from the R-Value test indicated that there are good subgrade support characteristics under dynamic traffic loads. Infiltration testing was conducted in the southwestern corner of the Project Site, where the Water Retention Basin will be constructed. The results from the infiltration tests indicated infiltration rates of approximately 0.46, 0.53, 0.58, and 0.74 inches per hour, respectively, which is adequate for infiltration at this location.

Based on the various tests conducted by the geotechnical engineer, the site is within Seismic Site Classification D, which is classified as stiff soil pursuant Section 1613 of the 2019 CBC and ASCE 7-16, Chapter 20 standards for design loads for buildings. In addition, it is anticipated that unconsolidated soils could be encountered during construction of the Project due to fill from previous use and previous underground utilities, such as septic tanks, cesspools, and basements, which were not observed during site testing but could be present and undetected during site testing.

Research, sampling, and testing of subsurface conditions, conclude that silty sand soils have a low expansion potential to undergo volume change, or shrinkage and swelling with changes in soil moisture. The near surface soils encountered at the Project Site were found to be medium dense to dense, while the underlying native soils were dense to very dense. Sandy soil conditions were also present at the Project Site. The cohesionless soils tend to cave in trench wall excavations. For this reason, shoring or sloping back trench sidewalls may be required within these sandy soils. Movement of the soils is not expected to exceed one inch and post-construction settlement may occur if the foundation soils are flooded or saturated, which is considered a potentially significant impact that will be mitigated to less than significance by implementing the geotechnical engineer's recommendations for site preparation.

With the incorporation of the recommendations from the geotechnical engineer into Plans, Specification, and Estimates as well as Mitigation Measure **MM GEO-02 through MM GEO-17** 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 seismic-related ground failure including liquefaction.

**MM GEO-02- Compaction**: Fill soils that have not been properly compacted and certified shall be excavated and recompacted during grading, the Project Geologist should observe the bottom of excavation prior to backfilling to verify no additional removal is required. Proper fill criteria include:

9. Demolition activities involving buried structures or loosely backfilled excavations should be backfilled with Engineered Fill.
10. Any undocumented fill encountered during grading should be removed and replaced with Engineered Fill.
11. Fill soils should be placed in lifts approximately 6 inches thick, 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. Additional lifts should not be placed if the previous lift did not meet the required density or soil conditions are not stable.

12. All fills required to bring the building pads to grade should be Engineered Fills.
13. Deeper stripping of the Project Site may be required in localized areas; however, these materials will not be suitable for use as Engineered Fill. 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.
14. Imported Fill should consist of well-graded, slightly cohesive, fine silty sand or sandy silt, with relatively impervious characteristics when compacted. The material should be approved by the soils Engineer prior to use and should typically possess the following characteristics (shown in the Geotechnical Report in **Appendix E**, on Page 11):
    a. ***Percent Passing No. 200 Sieve***: 20 to 50
    b. ***Plasticity Index***: 10 Maximum
    c. ***UBC Standard 29-2 Expansion Index :*** 15 Maximum
15. Utility trench backfill placed in or adjacent to buildings and exterior slabs, and pavement areas should be compacted to at least 95 percent of the maximum dry density based on ASTM Test Method D1557. Pipe bedding should be in accordance with pipe manufacturer's recommendations.
16. 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-03- Clearing and Grading Operations**: During site clearing and grading operations, a Project Geotechnical Engineer should be present to test and observe earthwork construction. In addition, during demolition activities, proper removal of any buried structures or loosely backfilled excavations encountered should occur. After demolition activities, disturbed soils should be removed and/or recompacted to stabilize the upper soils and located any unstainable or pliant areas not found during field investigations.

**MM GEO-04- Minimize Post-construction Soil Movement**: To reduce soil movement post-construction the following is recommended:

D. Provide uniform support for the buildings and other foundations, overexcavation and recompaction within the proposed building footprint areas should perform a minimum depth of at least five feet below existing grades or two (2) feet below the bottom of the proposed foundation bearing grades. The over excavation and re compaction should extended laterally five feet (5') beyond edges of the proposed footings or building limits.
E. Provide uniform support for the proposed parking and drive area, overexcavation and recompation of the near surface soil in the proposed parking area should be performed to a minimum depth of at least twelve (12) feet below exiting grades or proposed subgrade, whichever is deeper. The over excavation and re compaction should also extend laterally three feet (3') beyond edges of the proposed paving limits or the property boundary.
F. The proposed structures may be supported on a shallow foundation system bearing a minimum of three (3) feet of Engineering Fill and footings should be a minimum depth of 18 inches below subgrade (soil grade) or adjacent exterior grade, whichever is lower.

**MM GEO-05- Concrete Slabs on Grade**: Concrete slabs-on-grade should have a minimum of five (5) inches thickness, unless otherwise stated by the Project Structural Engineer, and slabs should be reinforced to reduce crack separation and possible vertical offset at the cracks. It is recommended that using at least No. 3 reinforcing pads placed on 18-inch centers are ideal. In addition, structures should be underlain by water vapor retarder and installed in accordance with accepted engineering practices. Specification for installment can be found in **Appendix E**. Additional measures to prevent moisture vapor intrusion include:

5. Ponding of water should not be allowed adjacent to structures.
6. Over-irrigation within landscaped areas adjacent to the structures should not be performed.
7. Ventilation of the structures (i.e., ventilation fans) is recommended to reduce the accumulation of interior moisture.
8. During Project Site winterization, placement of aggregate base and protecting exposed soils during construction phase should be performed.

**MM GEO-06- Exterior Floors**: Exterior floors should be poured separately in order to act independently of the walls and foundation system. Additionally, exterior finish grades should be sloped a minimum of 2 percent away from all interior slab areas to preclude ponding of water adjacent to the structure.

**MM GEO-07- Utility Trenches**: Utility trenches should be excavated according to accepted engineering practice following OSHA (Occupational Safety and Health Administration) standards by a contractor experience in such work. Traffic and vibration adjacent to trench walls should be reduced; cyclic wetting and drying of excavation side slopes should be avoided. Shoring or sloping trench sidewalks may be required within these sandy soils, for they tend to cave in trench wall excavations due to their cohesionless nature. The Contactor is responsible for removing all water-sensitive soils from the trench regardless of the backfill location and compaction requirements.

**MM GEO-08- Discovery of Groundwater**: If groundwater is encountered, the Project Geotechnical Engineer should be notified upon its discovery and consulted prior to dewatering the site. In addition, if earthwork is performed during or soon after periods of precipitation, the subgrade soils may become saturated or may not respond to densification techniques. The Project Geotechnical Engineers, Krazan & Associates, must be consulted prior to implementing remedial measures to observe the unstable subgrade conditions and provide appropriate recommendations.

**MM GEO-09- Surface Drainage**: The ground surface should slope away from the building pad and pavement areas toward appropriate drop inlets or other surface drainage devices and be in accordance with Section 1804.4 of the 2019 California Building Code to follow the recommended ground surface adjacent to foundations, outlined in detail in **Appendix E**. These grades should be maintained for the life of the Project.

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. 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.

**MM GEO-10- Lateral Distances**: During grading and backfilling operations adjacent to any walls, heavy equipment should not be 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 excessive lateral pressures. Within this zone, only hand-operated equipment ("whackers," vibratory plates, or pneumatic compactors) should be used to compact the backfill soils.

**MM GEO-11- Perforated Pipe**: Retaining and/or below grade walls should be drained with either perforated pipe encased in free-draining gravel or a prefabricated system. If a prefabricated drainage system is proposed, a Geotechnical Engineering Firm should review the system for final acceptance prior to installation. Drainage pipes should be placed with perforations down and should discharge in non-erosive manner away from foundations and other improvements (outlined in **Appendix E**). Patches of geotextile fabric for edge drains, should conform to CalTrans Standard Specifications and should be affixed to the rear wall opening of each weep hole to retard soil piping.

**MM GEO-12- Traffic Indices**: Recommendations for light-duty and heavy-duty Portland Cement Concrete Pavement to support dynamic traffic loads are as follows:

**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" |

*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 3000 psi

**MM GEO-13- CBC Parameters**: For appropriate seismic design of the structures based on the seismic provisions of the 2019 California Building Code (CBC), various parameters are recommended. See **Appendix E**, page 16 for the table of CBC parameters.

**MM GEO-14- Infiltration Systems**: The location of the inflation systems should not be closer than ten (10) feet as measured laterally from the edge of the adjacent property line, ten (10) feet from the outside edge of any foundation and five (5) feet 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-15- Sulfate Exposure:** : Since the soil sample gathered from the Project Site indicated moderate sulfate exposure value, established by HUD/FHA and CBC, Concrete in contact with soil utilize Type II Cement and should have a comprehensive strength of 4,000 psi and a water to cement ration of 0.50.

**MM GEO-16- Electrical resistivity**: Electrical resistivity testing of the soil indicates that the onsite soils may have a moderate potential for metal loss from electrochemical corrosion process. A qualified corrosion engineer should be consulted regarding the corrosion effects of the onsite soils on underground metal utilities.

**MM GEO-17- Geotechnical Engineering Monitor**: A representative of the Project's Geotechnical Engineering Firm should be present at the site during the earthwork activities to confirm that actual subsurface conditions are consistent with the exploratory fieldwork. Acceptance of earthwork construction is dependent upon compaction testing and stability of the material. This representative can also verify that the intent of these recommendations is incorporated into the project design and construction and that grades or staking, have been provided by the Prime Contractor.

| | | | | |
|---|---|---|---|---|
| iv) Landslides? | ☐ | ☒ | ☐ | ☐ |

**Response:**

**Less than Significant Impact with Mitigation Incorporated**. According to Moreno Valley's Safety Element within the City's General Plan Update and Map S-3: Landslide Hazards, the Project is not located within an area prone to landslides and has been assigned a landslide susceptibility class of 0 (No Risk) in accordance with the California Geological Survey. The Project Site is relatively flat and level and based on site plans no significant slopes are proposed as part of the development. With the incorporation of mitigation measures into the design and construction of the anticipated development, landslides, rockfalls, slope instability, and debris flows are not anticipated to pose a hazard to the subject site.

With the implementation of recommendations from the geotechnical engineer into Plans, Specification, and Estimates as well as mitigation measures **MM GEO-01 through MM GEO-17**, Project impacts would have a less than significant impact with landslides.

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

**Response:**

**Less than Significant Impact with Mitigation Incorporated**. See Response VII, a) i) through iii). Topsoil will be disrupted during grading and will temporarily become susceptible to erosion during earthwork, especially during high winds and rains. Best management practices from the Fugitive Dust Emissions

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

Control Plan and Water Quality Management Plan for the Project will be implemented during earthwork and construction to reduce erosion.

Therefore, with the implementation of recommendations from the geotechnical engineer into Plans, Specification, and Estimates as well as mitigation measures **MM GEO-01 through MM GEO-17**, Project impacts 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 Impact with Mitigation Incorporated**. See Response VII, a) through b). The geologic composition of the Project Site includes granite bedrock overlain by alluvium. As mentioned in Response a) iii) of this Section, the site and surrounding areas are flat and level, therefore, susceptibility to landslides is not present. The City categorizes the Project area as having "No Risk". During boring and soil tests conducted by the Project Geotechnical Engineer, samples indicated the site is comprised of medium dense to dense silty sand. Shoring or sloping back trench sidewalls may be required within these sandy soils. The proposed structures may be supported by a shallow foundation system bearing on a minimum of three (3) feet of Engineered Fill. Earthwork below twelve (12) feet is not anticipated. The identification of previously placed fill soils was not discernable from native soils and fill soils are likely present near existing structures.

Therefore, with the implementation of recommendations from the geotechnical engineer into Plans, Specification, and Estimates as well as mitigation measures **MM GEO-01 through MM GEO-17**, Project impacts would have a less than significant impact related to geologic, soil instability, lateral spreading, subsidence, liquification or collapse, off-site landslide.

| | | | | |
|---|---|---|---|---|
| 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? | ☐ | ☒ | ☐ | ☐ |

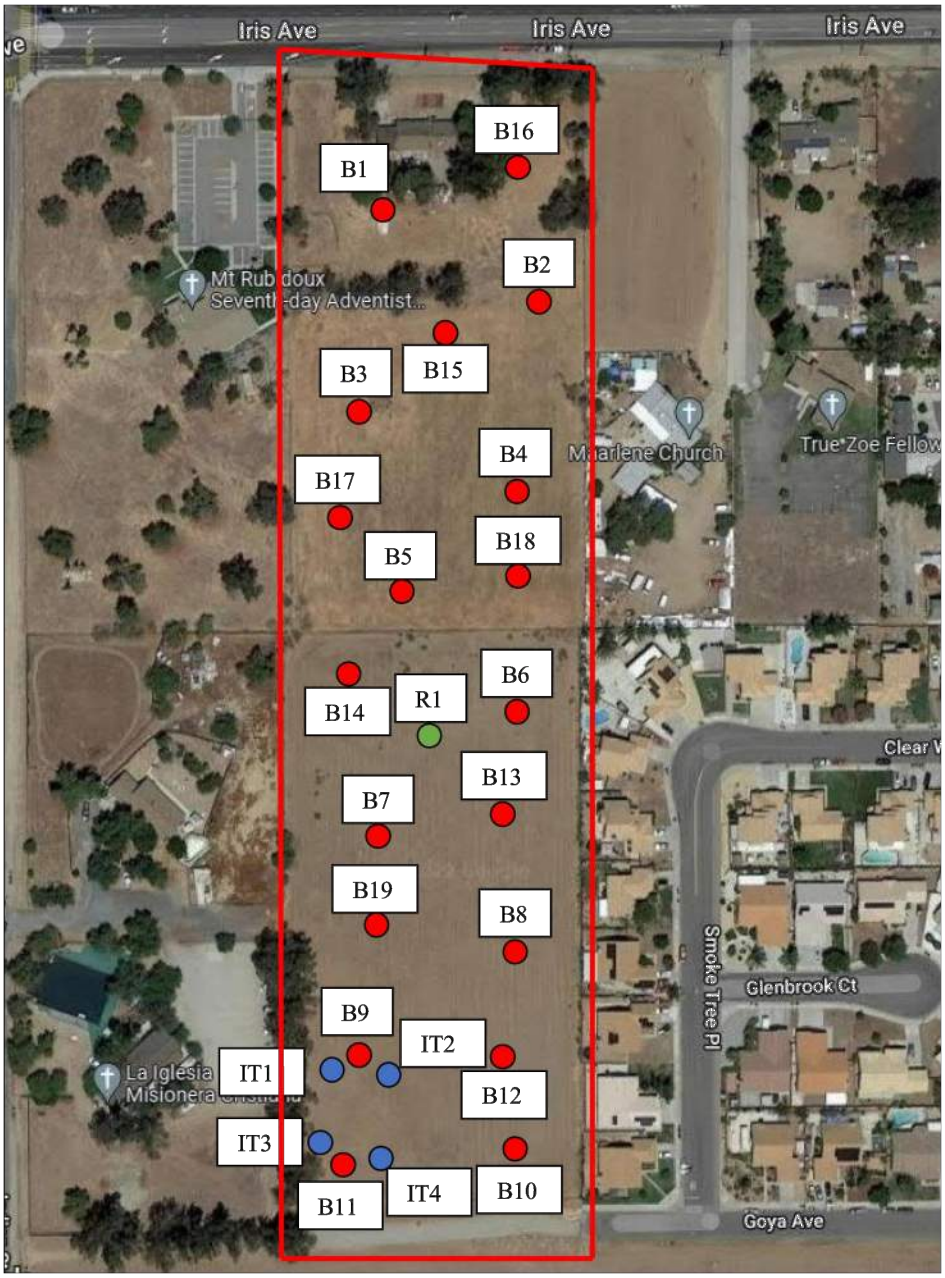
**Response:**

**Less than Significant with Mitigation Incorporated**. See Response IV, a) through c). Soil sample tests indicate that silty sand soils, like the ones found at the site and were identified in a laboratory, have low expansive potential. Expansive soils undergo volume changes like shrinking or swelling with changes in moisture. As expansive soils dry, the soils shrink; when the moisture is reintroduced, the soils swell up. Due to the low expansive potential of the soil on the Project Site, significant impacts are not anticipated. In order to maintain low expansive potential at the Project Site, it is recommended that fill material with low shrink-swell properties are introduced and verified through testing during construction with the implementation of mitigation measures **MM GEO-01 through MM GEO-17**.

The incorporation of mitigation measures for the Project into construction will result in implementation of the geotechnical engineer's recommendations. The standard application of the City's plan check and inspection processes for grading and construction will result in all structures and infrastructures being designed and built to comply with the applicable soil expansion index of the Uniform Building Code.

Therefore, with the implementation of recommendations from the geotechnical engineer into Plans, Specification, and Estimates as well as mitigation measures **MM GEO-01 through MM GEO-17**, Project impacts would have a less than significant impact 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 waste water disposal systems where sewers are not available for the disposal of waste water? | ☐ | ☐ | ☐ | ☒ |




- Approximate Boring Location
- Approximate R-Value Location
- Approximate Infiltration Test Location

Source: Geotechnical Investigation Krazan & Associates, 2022

N

Not to Scale

ARDURRA
9 Acres South of Iris

Figure 11: Boring Locations

**Response:**

**No Impact.** Septic tanks or alternative wastewater disposal systems are not proposed with the Project. There are no existing septic tanks or alternative wastewater disposal systems at the Project Site. Therefore, no impacts are anticipated. No mitigation is required.

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

**Response:**

This response is based on the Paleontological Resources Technical Report prepared by Paleo Services, San Diego Natural History Museum dated April 11, 2022. This report is attached as **Appendix D**.

**Less than Significant Impact with Mitigation Incorporated**. The majority of the Project site is primarily underlain by early to middle Pleistocene- age (approximately 2.58 million- to 774,000-year-old) very old alluvial-fan deposits (Qvof). The implementation of the Project has the potential to impact Paleontological resources during earthwork in areas mapped as Qvof deposits. During a records search within the San Diego Natural History Museum (SDNHM), fossil collection localities were not found within a one-mile radius of the Project Site. However, remains of large-bodied fauna that lived during the Pleistocene have been previously discovered in these deposits. Records indicate discoveries occurred within Moreno Valley, approximately 5 miles northeast of the proposed Project Site and elsewhere in Riverside County. As a result of such discoveries, the City of Moreno Valley General Plan EIR 2040 assigned Pleistocene-age very old alluvial-fan deposits (Qvof) underlying a majority of the Project Site a high paleontological sensitivity.

Based on Project plans, grading existing parcels to maintain a gentle slope with finished grades located within 2 feet of original grade, involves overexcavation and recompaction of the underlying sediment and trenching for subgrade utilities estimated to extend approximately 5 feet below ground surface (bgs). The basin is anticipated to require somewhat deeper, unspecified excavations, extending approximately 6 feet bgs. Based on the likelihood of the discovery of a paleontological resource and potential impact during earthworks, the following mitigation measures are recommended by the Project Paleontologist to ensure less than significant impacts will occur directly or indirectly that will destroy a unique paleontological resource or site or unique geologic feature.

With the incorporation of Mitigation Measures for paleontological monitoring by a professional paleontologist and requirements for handling, collection, disposition and reporting of fossils found during construction outlined in **MM PALEO-01 (Paleontological Monitoring Program), MM PALEO-02 (Paleontological Monitoring), MM PALEO-03 (Discovery of Fossils), MM PALEO-04 (Fossil Remains), MM PALEO-05 (Written Repository Agreement), and MM PALEO-06 (Paleontological Resources Report)**, 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 directly or indirectly destroying a unique paleontological resource or site or unique geologic feature .

**MM PALEO-01- Paleontological Monitoring Program:** Prior to the start of earthwork, a qualified Project Paleontologist shall be retained by the Project applicant to oversee the paleontological monitoring program and shall attend the pre-construction meeting to consult with Project contractors concerning excavation schedules, paleontological field techniques, and safety issues. A qualified Project Paleontologist is defined as an individual with an M.S. or Ph.D. in paleontology or geology that is experienced with paleontological procedures and techniques, who is knowledgeable in the geology and paleontology of Riverside County, and who has worked as a paleontological mitigation project supervisor for at least one year. In addition, a professional repository shall be designated to receive and curate any discovered fossils. A professional repository is defined as a recognized paleontological specimen repository (e.g., an AAM-accredited museum or university) with a permanent curator and should be capable of storing fossils in a facility with adequate security against theft, loss, damage, fire, pests, and adverse climate conditions (e.g., Western Science Center, San Diego Natural History Museum).

**MM PALEO-02- Paleontological Monitoring**: A paleontological monitor shall be on-site during earthwork in areas mapped as early to middle Pleistocene-age very old alluvial-fan deposits (Qvof; See **Appendix D**, Figure 3, areas symbolized in red). A paleontological monitor is defined as an individual with a college degree in paleontology or geology who has experience in the recognition and salvage of fossil materials. The paleontological monitor shall work under the direction of the Project Paleontologist. The paleontological monitor shall be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain small fossil invertebrates and vertebrates. Monitors shall be empowered to

temporarily halt or divert equipment to allow removal of abundant or large specimens. Paleontological monitoring may be reduced (e.g., part-time monitoring or spot-checking) or eliminated, at the discretion of the Project Paleontologist and in consultation with appropriate agencies (e.g., Project proponent, City of Moreno Valley representatives). Changes to the paleontological monitoring schedule shall be based on the results of the mitigation program as it unfolds during site development, and current and anticipated conditions in the field.

**MM PALEO-03- Discovery of Fossils**: If fossils are discovered when the paleontological monitor is or is not on the site at the time of discovery, the Project Paleontologist (or paleontological monitor) shall make an initial assessment to determine their significance. identifiable vertebrate fossils (large or small) and uncommon invertebrate, plant, and trace fossils are considered to be significant and shall be recovered (SVP, 2010). Representative samples of common invertebrate, plant, and trace fossils shall also be recovered. Although fossil salvage can often be completed in a relatively short period of time, the Project Paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt earthwork at his or her discretion during the initial assessment phase if additional time is required to salvage fossils. If it is determined by the Project Paleontologist that the fossil(s) should be recovered, the recovery shall be completed in a timely manner. Some fossil specimens (e.g., a large mammal skeleton) may require an extended salvage period. Because of the potential for the recovery of small fossil remains (e.g., isolated teeth of small vertebrates), it may be necessary to collect bulk-matrix samples for screen washing.

**MM PALEO-04- Fossil Remains:** Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, taxonomically identified, and cataloged as part of the mitigation program. Fossil preparation may also include screen-washing of bulk matrix samples for microfossils or other laboratory analyses (e.g., radiometric carbon dating), if warranted in the discretion of the Project Paleontologist. Fossil preparation and curation activities may be conducted at the laboratory of the contracted Project Paleontologist, at an appropriate outside agency, and/or at the designated repository, and shall follow the standards of the designated repository.

**MM PALEO-05- Written Repository Agreement**: Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be curated at a professional repository. The Project Paleontologist shall have a written repository agreement with the professional repository prior to the initiation of mitigation activities.

**MM PALEO- 06- Paleontological Resources Report**: A final summary report shall be completed at the conclusion of the monitoring and curation phases of work and shall summarize the results of the mitigation program. A copy of the paleontological monitoring report shall be submitted to the City of Moreno Valley and to the designated museum repository. The report and specimen inventory, when submitted to the City of Moreno Valley with confirmation of the curation of recovered specimens into an established, accredited repository, shall signify completion of the program to mitigate impacts to palaeontologic resources.

**Sources:**


1. **Appendix E** - Geotechnical Engineering Report, Terracon Consultants, Incorporated, November 29, 2021
2. **Appendix D** - Paleontological Resources Technical Report, Paleo Services San Diego Natural History Museum, October 25, 2021
3. Final Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan, SCH # 2020039022, May 20, 2021
    - Section 6 – Safety
4. Moreno Valley Municipal Code Chapter 8.21 – Grading Regulations
5. Local Hazard Mitigation Plan, City of Moreno Valley Fire Department, adopted October 4, 2011, amended 2017, http://www.moval.org/city_hall/departments/fire/pdfs/haz-mit-plan.pdf
    - Chapter 4 – Earthquake
    - Chapter 8 – Landslide
6. Emergency Operations Plan, City of Moreno Valley, March 2009, http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf
7. Moreno Valley General Plan, adopted June 2021

| 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:**

**Less than Significant Impact**. Greenhouse Gas Emissions are often produced from anthropogenic activities and include Carbon Dioxide (CO2), Methane (CH4), Ozone, water vapor, Nitrous Oxide (N2O), and Chlorofluorocarbons (CFCs). GHG that exceed the natural ambient concentrations are responsible for the enhancement of the Greenhouse Gas Effect, which traps heat in Earth's atmosphere leading to the continual warming of the Earth's climate. Sources of anthropogenic Greenhouse Gases are attributed to activities ranging from industrial/ manufacturing, agriculture, utilities, transportation, and residential land uses. However, emissions related to transportation surpasses other human activities. Within the State of California, 41 percent of the State's GHG emissions are produced solely by transportation activities. Then, followed by energy generation.

In order to determine the significance of GHG produced by the Project, analysis was conducted in accordance with the City CAP GHG thresholds of 6.0 metric tons of carbon dioxide equivalent (MTCO2e) per capita per year in 2030. CalEEMod Version 2020.4.0 was used to calculate GHG emission from anticipated sources that include areas sources, energy usage, mobile sources, waste, water, and construction equipment. The projected population value (223 people) was utilized during the CalEEMod calculation. The results from the model run for the proposed Project show that 1,210.87 MTCOe are the anticipated yearly emissions, which results in 5.43 MTCOe per capita per year. Since the project will be operational in 2025 and does not exceed the Scoping Plan's 6.0 MTCO2e per year 2030 threshold, the Project will not create a significant cumulative impact to global climate change. See *Table 12: Project Related Greenhouse Gas Emissions* below.

**Table 12: Project Related Greenhouse Gas Emissions**

| Category | Greenhouse Gas Emissions (Metric Tons/ Year) | | | | | |
|---|---|---|---|---|---|---|
| | Bio-$CO_2$ | NonBio-$CO_2$ | $CO_2$ | $CH_4$ | $N_2O$ | $CO_2e$ |
| Area Source[1] | 0.00 | 18.17 | 18.17 | 0.00 | 0.00 | 18.30 |
| Energy Usage[2] | 0.00 | 251.22 | 251.22 | 0.01 | 0.00 | 252.51 |
| Mobile Sources[3] | 0.00 | 818.71 | 818.71 | 0.04 | 0.04 | 831.50 |
| Waste[4] | 18.56 | 0.00 | 18.56 | 1.10 | 0.00 | 45.98 |
| Water[5] | 1.61 | 20.92 | 22.53 | 0.17 | 0.00 | 27.93 |
| Construction[6] | 0.00 | 34.23 | 34.23 | 0.01 | 0.00 | 34.64 |
| **Total Emissions:** | **20.17** | **1,143.25** | **1,163.42** | **1.32** | **0.05** | **1,210.87** |
| *Exceeds Thresholds?* | | | | | | No |
| *Total Emissions per capita (service population) per year[7]* | | | | | | 5.43 |
| *Exceeds CAP 2030 Per Capita Emissions Target of 6.0 MTCO2e per year?* | | | | | | No |

Notes:
Source: CalEEMod Version 2020.4.0 for Opening Year 2025.
(1) Area sources consist of GHG emissions from landscape equipment.
(2) Energy usage consist of GHG emissions from electricity and natural gas usage.
(3) Mobile sources consist of GHG emissions from vehicles.
(4) Solid waste includes the CO2 and CH4 emissions created from the solid waste placed in landfills.
(5) Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
(6) Construction GHG emissions CO2e based on a 30-year amortization rate. Includes off-site improvements.
(7) Population based on the population provided in the CalEEmod output of 223 residents for the proposed project.

The City of Moreno Valley Climate Action Plan (CAP) was adopted on June 15th, 2021. The intent of this document was to reinforce the City's commitment to reducing GHG emissions and demonstrate compliance with State of California's GHG emission reduction standards set in Executive Order S-3-15 and Senate Bill 32, following the CAP guidelines established in the 2017 Scoping Plan. The horizon year for analysis in the proposed Moreno Valley CAP is 2040, corresponding with the General Plan update horizon. The proposed 2040 target of four MTCO2e per capita per year is determined using a linear trajectory in emissions reduction between 2030 and 2050. The CAP involved "ambitious but achievable" reduction in California's greenhouse gas emissions cutting approximately 30 percent from business-as-usual emission levels projected for 2020, or about 10 percent from today's levels, to close the "gap" between emission targets and forecasted emissions from 2040. Measures are

designed to reduce GHG emissions from the highest source pollutants including transportation, industrial, residential, commercial, off-road equipment, public services and public lighting, and natural resources. Below *Table 13: Project Consistency with City of Moreno Valley CAP Reduction Measures*, shows Project consistency with efforts outlined in Moreno Valley's CAP. Since the Project is consistent with applicable measures and forecasted emissions are below pre-established City thresholds, the Project will generate GHG that will result in less than significant impact. The standard application of the City's plan check and inspection processes will ensure that applicable CAP reduction measures are implemented with the Project. The Project does not require mitigation for GHG.

**Table 13: Project Consistency with City of Moreno Valley CAP Reduction Measures**

| 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 0.41 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 as close as approximately 0.41 miles east 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 43 guest parking spaces and 156 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, that are mandatory in the 2019 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. The project will be subject to these mandatory standards. |

| 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 as 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 as per the City's guidelines as stated in either their General Plan and/or Municipal Code. |

Source: City of Moreno Valley Climate Action Plane, June 2021.

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

**Response:**

**No Impact.** See Response VIII a). As shown in *Table 13: Project Consistency with City of Moreno Valley CAP Reduction Measures*, the Project will implement CAP reduction measures applicable to multi-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. No mitigation is needed.

**Sources:**


1. South of Iris Air Quality, Global Climate Change, and Energy Impact Analysis, City of Moreno Valley, May 13th, 2022, Ganddini Associates. See **Appendix A**.
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. Moreno Valley General Plan, adopted June 2021
5. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
6. 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
7. City of Moreno Valley Climate Action Plan, June 2021

| 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 Impact.** Moreno Valley's natural conditions due to geographic location pose as risks to the individuals and infrastructure within the community. Notable risks to the public, include: "hazardous materials, flooding, fires, and air crash potential near the joint civilian and military use March Air Reserve Base" (MovVal GP EIR 2006). Risk at the Project and Project Site is anticipated to be similar with the surrounding properties. Due to Project Site's location in relation to March Air Reserve Base (approximately two miles west of the Project Site), accidents related to the transport and disposal of hazardous materials used for military purposes can potentially impact roadways close to the Project Site. However, since the Project proposes a housing development with a collector road from south of Iris Avenue to Goya Avenue, away from the City's highways and arterials, accidents related to hazardous materials handling and transport due to the reserve base will not directly affect the Project Site.

Since hazardous materials pose as a risk to the public, regulating agencies are readily available to provide the City with proper preventative, remediation, and management measures. At the federal level, agencies regulating various types of hazardous materials with chemicals that pose as a risk to the environment and public health, include the Environmental Protection Agency (EPA) and California Department of Toxic Substances Control (DTSC). The regulations imposed by these agencies are intended to minimize exposure and production of hazardous materials. Additionally, agencies oversee remediation measures regarding 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. The regulations from this law are enforced by local fire departments via the Hazardous Materials Response Team.

At the local-level, regulation for transport, use, and disposal of hazardous materials at the Project Site are enforced primarily through worker safety requirements of the California Division 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 (RWQCB), City of Moreno Valley Fire Department, and the Riverside County Department of Environmental Health Hazardous Materials Branch. Documentation of hazardous materials pollution and remediation efforts are found in GeoTracker, a website maintained by the State Water Quality Control Board and the EnviroStor website maintained by DTSC. Additionally, the City Fire Department and County provide hazardous materials response within the City Limits. The City Fire Department participates in the plan check and inspection process which include hazardous materials management pursuant to California Hazardous Waste Control Law as discussed in this section. The closest fire stations  Fire stations near the Project Site will alleviate crisis and impact during emergencies where hazards pose as a risk to the public. Both stations respond to not only fires, but medical emergencies, motor vehicle accidents, rescue calls, and incidents involving hazardous materials. Additionally, abiding by the enforcement from regulating agencies and laws pertaining to hazardous materials on federal, state, and local levels will reduce risks of hazards to public health. The City's standard plan check process includes review by the City planning, building, fire, and police departments for design consistency with their emergency response programs. Therefore, the permanent conversion of the Project Site to residences at 8.3 dwelling units per acre (DU/AC) would be consistent with established safety regulations. Also, the building and grading inspection process will ensure proper implementation of safety, contingency, and emergency response during construction.

The landfill serving the City is Badlands Landfill which will require proof of materials content to verify that the type and quantity of materials they accept meet their license requirements for hazardous materials.  Badlands Landfill offers Permanent Household Hazard Waste Collection Facilities throughout the County.

During site visits, no staining, odors or emissions were eminent. According to published records for the Project Site or for adjoining properties available on the State Water Board's GeoTracker or EnviStor, there are no past or current significant environmental hazards. The closest active Clean Up Site is a Leaking Underground Storage

Tank (LUST) at the Shell Station on the Perris Boulevard- Iris Avenue intersection, approximately 0.4 miles east of the Project Site. Information available on the GeoTracker website indicates site cleanup for soil and groundwater contamination, initially recorded in 2003 and compliance monitoring is still occurring. Active cleanup sites related to March Air Reserve Base are located southwest, west, and northwest of the Project Site. Due to the topographic gradient sloping from north to south, these open cases are not anticipated to pose a hazardous materials risk at the Project.

A number of Military Clean Up Sites, primarily west of the Project near March Air Reserve Base, however, they are listed as "Closed" on the GeoTracker Website. (See https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Search+GeoTracker#). The closed status indicates these sites are no longer a risk to public health.

At the Project Site, potential sources of contamination are related to past agriculture and residential land uses according to historical aerials. Prior to 1980, typical pollutants related to past farming and building construction consisted of pesticides, petroleum products, polychlorinated biphenyls (pcbs), radon, asbestos, lead, chromated copper arsenate, and creosote. In the past, these hazardous materials would have been applied to crops and integrated into the existing structures as part of the standard farming and construction processes. Buildings that would have contained hazardous materials have since been removed and the Project Site is now vacant of development. Therefore, hazardous building materials utilized prior to 1980 are not anticipated to be found on the Project Site. However, levels of arsenic, chromium, and pesticides could plausibly remain in soils from past farming practices up until 2002, reference Section II, Response a).

Developments of all kinds will generate hazardous materials to some degree. Anticipating and abating such materials from posing as a risk to the public is of the utmost importance, therefore, realistically anticipating their presence during construction or continued use allows for the proper monitoring to take place. Residential construction proposed on the Project Site involves utilizing materials considered to be hazardous. Some of the materials include asbestos, asbestos, formaldehyde, di-isocyanates, flame retardants and silica are found in adhesives, pre-formed building materials, plywood, carpet, tile, paints, coatings, sealants, and insulation. Residential land use involves the use of cleaners, solvents, and fertilizers that can be considered hazardous. Therefore, past and proposed use of the Project Site have potential to create hazards for people or the environment through the routine transport, use, or disposal of hazardous materials. The level of risk associated with the Project does not differ substantively from what would occur under the existing General Plan and Zoning.

Best management practices for environmental protection and worker safety need to take place during construction, which falls within the contractors' responsibilities. 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. Compliance verification occurs with the standard application of the plan check and inspection process for building and grading permits. Development plans for the Project will be reviewed and approved by the City of Moreno Valley, Riverside County, and the South Coast Air Quality Management District prior to issuance of permits. During construction, examples of best practices for managing any hazardous materials would include review and approval of a manifest of potentially hazardous materials for the Project evaluated for compliance with applicable regulations by the City Fire Department during the plan check and inspection process for proper handling, storage, and worker safety.

Since the Project proposes to develop vacant, underutilized land to 78-single-family residential units, long-term the Project Site will accumulate small qualities of hazardous household items such as, herbicides, pesticides, cleaning fluids, paints, and batteries that will need to be handled, transported, and disposed of regularly. While the housing developments will increase level of activity and material quantities at the Project Site, the Project impact is considered less than significant because the sale of each individual lot will transfer education materials and implementation responsibility to the new landowner as well as participation in a community homeowners' association. The HOA is responsible for implementing rules which include proper handling, use and disposal of typical household hazardous materials in compliance with the approved water quality management plan.

For the reasons above, the standard application of City's plan check and inspection processes would be sufficient to reduce any potential impacts from the project to less than significant and no mitigation measures are needed. 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 |
|---|---|---|---|---|
| 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). Since the handling, use, and disposal of hazardous materials during construction is regulated through the standard application and compliance with the City's Municipal Code via plan check and inspection process, impacts during construction of the Project are considered less than significant.

However, in the long-term, increasing residential units at the Project Site will increase the use and transport of hazardous materials. Therefore, remaining compliant with the handling, disposal, and storage of potentially hazardous chemicals becomes increasingly important. To address the management of hazardous materials within the proposed community, the property owner will comply with Water Quality Management Plan (WQMP) requirements for proper handling, storage, and disposal of typical household materials. The responsibility for WQMP compliance runs with ownership of the property and upon purchase from the builder, the homeowner will be required to review the WQMP and sign a statement of compliance. Likewise, the Homeowners Association (HOA) and the City or County have the responsibility to enforce WQMP requirements in perpetuity if for some reasons these are not being adhered to by the resident owner.

According to the City of Moreno Valley's General Plan and Local Hazard Mitigation Plan, the Project Site is not located within a high-risk area for wildland fire, flooding, or earthquakes. Higher risk areas are located near City Limits, bordering the Box Spring Mountains over two miles north, east, and southeast near Lake Perris State Recreation Area. No special study areas or conditions like Alquist- Priolo Earthquake Fault Zones, FEMA Flood Zone, dam inundation area, or High-risk Fire Zone applies to the Project Site. Therefore, preexisting environmental conditions do not indicate special features that make the public or the environment more or less susceptible to risk. The Project will incorporate local agency emergency response planning. Emergency response plans provided by the City's Emergency Operations Plan consist of individualized planning scenarios to enhance preparedness for fifteen hazards that pose a threat to federal, state, and local homeland security. Preparation measures range from public awareness and education to the development of disaster assistance programs, where response activities are logged into the City's After-Action/Corrective Action. In the event that hazardous materials emergency is required, the first responder is from Moreno Valley Fire Department. Stations close to the Project Site include Riverside County Fire/ Moreno Valley Station 65, approximately 1.3 miles north, and Riverside County Fire Department Station 91, approximately 1.8 miles east. At Station 65, also known as Kennedy Park Fire Station, two trucks are available in case of emergency, a fire engine company and an aerial ladder truck company. However, according to the Strategic Plan adopted by Moreno Valley's Fire Department, plans to relocate this station slightly northwest to service future development. Relocation of Station 65 will allow newly proposed stations, the Redlands Boulevard Fire Station and Industrial Station, to serve the east and southeastern portions of the City, which includes the Project Site. Industrial Station will be 2 miles south of the Project Site but, as of 2021 the Project is on hold subject to availability of funds. Existing Station 91, referred to as College Park Fire Station, east of the Project Site was opened in 2003 and is a three-bay fire station. Since the Project is generally consistent with approved plans and programs for future build out of the City, it is anticipated that the nearest fire stations are equipped to provide adequate emergency response to the Project when required.

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 with Mitigation Incorporated.** See Responses IX, Response a) through b). Rainbow Ridge Elementary School (15950 Indian St, Moreno Valley, CA 92551) and March Middle School (15800 Indian St, Moreno Valley, CA 92551) are existing schools located directly north of Iris Avenue and the Project Site. The schools are located on Indian Street within one-quarter mile of the Project Site, approximately 50 feet west, where both schools are highly accessible. Combined enrollment for both schools, averages 1,552 students per year. To

protect the health and safety of students during construction from hazardous risks, the contractor will coordinate with the school district, Val Verde Unified, and comply with Mitigation Measures **MM HAZ-01 (Coordination with Val Verdes School District) and MM HAZ-02 (Hazardous Materials Manifest and Plan)**. In addition to the mitigation measures, the standard application of the City's Municipal Code through the plan check, permit and inspection processes will verify proper transport, handling and storage of hazardous materials is implemented to reduce the potential for a release that would impact these schools to less than significant levels. For this reason, integrating Mitigation Measures and complying with the standard application of the City's plan check and inspection process of the Project will sufficiently reduce impacts on nearby schools from potentially hazardous materials. In addition, a traffic control plan will be implemented during construction as described in Section XVII, Transportation to maintain access for emergency response and evacuation at all times. As a result, impacts are considered less than significant with mitigation for the reasons stated above.

With the implementation of Mitigation Measures **MM HAZ-01 (Coordination with Val Verdes School District) and MM HAZ-02 (Hazardous Materials Manifest and Plan)** 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.

**MM HAZ-01- Coordination with Val Verdes School District:** Prior to issuance of permits and construction mobilization for the Project, the Contractor shall provide the construction schedule to the Val Verde School District as verified by the grading and/or building inspector prior to grading and demolition at the Project Site. 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-02- 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.

| | | | | |
|---|---|---|---|---|
| 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

Upon conducting a Site/ Facility Search on the EnviroStor Website using the City name, Zip Code, and County, three results were found, however, none of which were located on the Project Site or adjacent land use addresses. Since the Project Site is not 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, no impacts are anticipated with the Project in regard to Government Code section 65962.5. For this reason, mitigation measures are not required.

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

**No Impact.** See Response IX, a) through d). The closest airport to the Project Site is March Air Reserve Base, approximately 0.6 miles west. According to Moreno Valley's 2006 General Plan EIR Figure 5.5-3: City Areas Affected by Aircraft Hazards, the Project is not within Accident Potential Zones (APZ) I or II, or Clear Zones (CZ). In addition, according to the City's 2040 GP EIR, the Project Site is located within an Airport Compatibility Zone E- Other Airport Environs. Zone E has moderate-low noise impact; mostly within 55-CNL contour, more concern with respect to individual loud events than with cumulative noise contours. Although the Project will increase the population by approximately 127 and level of activity at the Project Site beyond existing zoning due to increased density resulting in 31 additional dwellings under the proposed PUD, the risk level within this zone is low based on the location of the Project Site relative to the airport; the Project Site is within outer, occasionally used portions of flight corridors.

The Project is consistent with height requirements set by the City's Municipal Code development standards. The proposed 78 single-family-residential units will not exceed 35 feet tall, which has been authorized via current, existing R5 Zoning requirements. While the Project proposes to increase density to 8.3 DU/AC, height requirements proposed with the Project are consistent for developments with densities under existing zoning for R5 and the proposed RS10 zoning. Furthermore, Zone E does not have a limit on density standards, therefore, proposing to change zoning from R5 to RS10 will not impact airport policies and compatibility maps. Compatibility with these development standards, alleviate risk associated with the establishment of tall structures around airports that have the potential to increase risk to the public and property.

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, Responses a) through e). In order for the City to manage natural disasters such as earthquakes, floods, and other emergencies affecting the City, Moreno Valley has adopted a Local Hazard Mitigation Plan and Emergency Response Plan. Within the Hazard Mitigation Plan, revised in May 2017, Part 3-Chapter 20 notes mitigation strategies derived from regulatory tools available to reduce losses from potential hazards identified within City Limits. Goal and objectives outlined in the City's General Plan assist with mitigation efforts. Project consistency with applicable Safety Element policies and goals within Local Hazard Mitigation Plan, 2006 General Plan, and 2040 General Plan Amendment are as follows in *Table 14: Project Consistency with the General Plan Safety Element*:

**Table 14: Project Consistency with the General Plan Safety Element**

| **Safety Element:** | | |
|---|---|---|
| ***2006 General Plan*** | ***2021 General Plan*** | Project Consistency |
| | ***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 6.5 miles from 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 study conducted by Krazan and Associates, Inc. dated April 25th, 2022. 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. |

**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. Safety Element
3) City of Moreno Valley 2017 Local Hazard Mitigation Plan
4) City of Moreno Valley Emergency Operation Plan 2019

Within the City's General Plan, Map S-6 outlines the Emergency Evacuation Risk Assessment. The map indicates the Project Site is approximately 2.2 miles from the evacuation gateway leading away from the City via Perris Boulevard. In addition, transportation routes and methods of transportation, communication, and emergency services within the City are incorporated into these plans for emergency response and evacuation. Properly functioning arterial roads and freeways are important components of these plans. In an effort to manage traffic generated by a new project, the City utilizes their standard development review and plan check processes and requires a traffic study of long-term generation from the Project. Refer to Section XVII, Response a) through d) for Project's impact on local roadways.

During the construction phase of the Project, larger, slower moving construction vehicles will interfere with the City's circulation system. However, in order to mitigate the impacts of potential partial lane closures and traffic interference, the City's Municipal Code requires approval of a traffic control plan prior to construction from the City of Moreno Valley Land Development Division. The approved 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. Moreover, Project construction will be temporary and intermittent and primarily related to vehicle trips

from the construction crew, monitors, and inspectors, as well as truck trips for demolition, grading and materials added to Iris Avenue, Goya Avenue, and construction traffic utilizing arterials in the Local Vicinity leading to freeways. While construction will have effects on traffic flow, due to the size of the Project, significant impacts are not anticipated.

Long-term, Project implementation will permanently increase traffic along adjacent corridors. However, according to the Transportation Screening Assessment prepared by Ganddini Associates, projected daily trips generated from the Project total 736. A total of 54 trips will occur during the AM peak hour and 73 trips during the PM peak hour. Daily trip generation from the project is less than the threshold of significance, which is 100 trips during either the AM or PM Peak Hours. Therefore, the Project is considered to have less than significant impacts to vehicular congestion within the City. Reference Section XVII, responses a) through d) for the full discussion on potential traffic impacts from long-term operations. As a result of anticipated less than significant impacts to traffic flow, mitigation measures to calm traffic are not required.

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, Responses a) through f). The Project Site is located within an urbanized area of Moreno Valley, but existing site conditions remain vacant and underutilized. Adjacent land uses are populated by residential, institutional, and industrial developments. Areas at "Very High" risk for wildland fires according to Moreno Valley's General Plan, Map S-5: Fire Hazard Severity Zones, include Lake Perris State Recreation Area, approximately 2.2 miles east and outline City Limits from the Box Spring mountains in the north to the Badlands in the east. However, these designated high-risk areas for wildland fires are all over two miles away from the Project and do not pose as an immediate risk to the site or contribute to the spread of a fire when Santa Ana winds blow the fire to surrounding infrastructure. 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 impact people or structures and result in loss, injury, or death.

While the Project Site is not directly impacted by fire-prone areas, preventative measures implemented by CALFIRE are required by homeowners within the region. Measures will be enforced by the homeowner's association (HOA) and include "clearing vegetation between 30 to 100 feet around their homes" (MV EOP, Threat Assessment- 3).

For the reasons above, Project impacts related to wildland fire hazard are less than significant. Therefore, no mitigation is required.

**Sources:**

1. 9 Acres South of Iris Traffic Impact Analysis, City of Moreno Valley, Prepared by Ganddini Associates Incorporated, April 8th, 2022.
2. 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
3. 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
4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
5. Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan, SCH # 2020039022, Certified June 15, 2021
   a. GP 2040- Map S-5: Fire Hazard Severity Zones
   b. GP 2040- Map S-6: Emergency Evacuation Risk Assessment
6. 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 |
|---|---|---|---|---|

7. 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 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
8. Emergency Operations Plan (EOP), 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

| 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? | ☐ | ☒ | ☐ | ☐ |

The responses in this section are based on the Grading Plan (**Figure 12**) and the Project Specific Water Quality Management Plan and Preliminary Hydrology Report (**Appendix F**) prepared by Greenberg Farrow (2022).

**Response:**

**Less than Significant with Mitigation Incorporated**. The Project Site and Local Vicinity are located within the San Jacinto Valley Watershed and the West San Jacinto Ground Water Basin. The agency responsible for the surface water quality in the Project Area and Local Vicinity falls on the Santa Ana Regional Water Quality Control Board (RWQCB). Under the Porter Cologne Water Act, the RWQCB enforces the Clean Water Act (CWA) by adopting water quality control plans and standards, to adequately protect beneficial uses in receiving waters by regulating water discharges affecting water quality in surface waters. The Eastern Municipal Water District (EMWD) Board of Directors is responsible for managing the West San Jacinto Groundwater Basin in relation to the Project Site and Local Vicinity pursuant to the 2014 Sustainable Groundwater Management Act, to ensure groundwater sustainability and overdraft prevention.

The CWA authorized the regulation of water quality for health, safety, and protection of beneficial uses in receiving waters including lakes, creeks, rivers, streams, in addition to groundwater recharge basins. Within Sections 303 (d) of the CWA, water quality standards are defined and consist of both surface water uses (beneficial uses) and criteria for water quality to protect these uses (water quality objectives (GPU 2021). To maintain compliance with CWA, the regulation of discharges into municipal storm water at the Project Site will occur under the jurisdiction of the EPA and State Water Resources Control Board (SWRCB). Enforcement of the CWA primarily falls on the County and City of Moreno Valley; however, enforcement can escalate to state and federal agencies like the EPA if necessary. SARWQCB is a local agency with jurisdiction over water resources in Riverside County and the City of Moreno Valley. The SARWQCB issues water quality permits that regulate the municipal discharges into surface waters. For water quality management at the Project Site, Order No. R8-2010-0033 for NPDES MS4 Permit Number CAS 618033 to Riverside County Flood Control and Water Conservation District (RCFCWCD) and City of Moreno Valley, as a co-permittee, is required. RCFCWCD is a primary permittee with responsibilities to control pollution in urban runoff with Riverside County pursuant to the NPDES MS4 Permit. The permit was issued in association with a Water Quality Control Plan (WQCP) to manage municipal discharges in Riverside County. Co-permittees under the NPDES MS4 permit that implement water quality management programs for both industrial discharges and non-point source pollution consist of unincorporated Riverside County and incorporated cities within the Riverside County. Non-point source pollution is runoff from urbanized areas. These program's objectives are to reduce the type and quantity of pollutants flowing into the municipal storm drain system to protect water quality in receiving waters. Since Moreno Valley institutes the County's WQCP, the Project requires the preparation of a Water Quality Management Plan (WQMP) in order to remain compliant in the long-term with CWA and Storm Water Pollution Prevention Plan (SWPPP) during construction.

At the Project Site, natural storm water flows occur from northeast to south southwest. The north portion of the offsite runoff flows west along Goya Avenue towards Indian Avenue. The municipal storm drain system then flows down south to the San Jacinto River into Canyon Lake, which eventually discharges into Lake Elsinore and the Santa Ana River. However, the discharges from Canyon Lake and Elsinore are rare. Therefore, the San Jacinto River is an important flood control facility and beneficial recharge for West San Jacinto Ground Water Basin. Another beneficial use of the San Jacinto River is that it is an important wildlife habitat.

Existing impairments of surface waters includes which are associated with specific types of land use and activities:

San Jacinto River Reach 2 / Canyon Lake (Railroad Canyon Reservoir) – Nutrients
Lake Elsinore - DDT, Nutrients, Organic Enrichment/Low Dissolved Oxygen, PCBs, Toxicity

Pollution due to upstream sources of urban runoff, contribute heavily to the accumulation of pollutant within these receiving waters that degrade water quality. Lake Elsinore is evaporating at a much higher rate than natural precipitation can recharge it, therefore, it is required that 85% of runoff be infiltrated. Existing water quality

conditions at the Project Site in areas which are tributary to the Project Site are affected by the existing residential agricultural, and vacant land conditions currently present. The Project Site does not have an existing filtration system and surface flows from the Project Site discharge directly into the storm drains. Therefore, the Project Site contributes to pollution levels associated with soil, debris, and residential waste found in receiving waters including San Jacinto River, Canyon Lake, and Lake Elsinore. However, upon Project implementation infiltration of surface water will occur to prevent pollutants from flowing into receiving waters.

Through the City's and County's NPDES MS4 permit, reduction in pollutants entering the municipal storm drain system is the primary focus. The standard application of the City's plan check and inspection for grading and construction implements erosion and pollution control BMPs during construction with specifications and notes incorporated into grading and construction plans. Implementation of BMPs will occur during construction via the contractor and verified by the City's Standard Engineering plans found in Section 3: Flood and Erosion Control for storm water pollution prevention. Within these plans, temporary BMPs are outlined that include containment areas for potentially hazardous materials, silt fencing and sandbags, reduction by watering disturbed soils, and the application of 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.

Impervious surfaces due the proposed Project are expected to amount to 231,768 square feet (SF), a 50 percent increase from existing site conditions where impervious surfaces count for less than one percent of the Project Site. Increased impervious surfaces post-development are from residential units and adjacent street improvements along Iris Avenue and Goya Avenue due to Project implementation. While impervious surfaces increase the volume and rate of urban runoff, site drainage will flow into designed inlets, landscaped areas, the open space dog park, and the onsite detention/desiltation basin, shown in **Figure 12:Grading Plan**. Examples of structural BMPs to prevent pollutants from entering storm drains are outlined in the Project's WQMP. As mentioned above, the site will be graded according to its natural contours. Therefore, minimizing changes to topography and quantity of imported soil needed for development. Redirecting surface flow into inlets designed to flow into the detention/ desalination basin for the Project, will involve grading and surface drainage modifications during construction. The curb inlets along Goya Avenue will be directed west towards a preexisting drop inlet along Indian Street. Drainage along Iris Avenue will flow west towards the existing curb inlet at the intersection of Iris Avenue and Indian Street. The basin and parkway bordering Goya Avenue will be adequately sized for a 100-year stormwater volume, pursuant to City Engineering Standards, and the increase in impervious surfaces installed due to the Project, which will not exceed existing site conditions. The basin located in the southwestern corner of the Project Site will provide hybrid services which will detain and infiltrate for onsite flows which will filter pollutants in runoff prior to discharging to the municipal storm drain system. This structural BMP system will be implemented in addition to signs posted to prevent dumping into storm drains is prohibited: "No Dumping, Drains to Lake".

The Project proposes to develop 78 units, which increase the level of activity at the Project Site; therefore, the Project has the potential to degrade surface water quality with increased pollution generated on site. The WQMP identifies pollutants of concern typically generated by residential land uses, which include bacteria, metals, nutrients, pesticides, toxic organic compounds, sediments, trash and debris, and oil and grease. Best Management Practices were identified in conjunction with the identification of source pollutants to achieve improved water quality management in accordance with the City's and County's objectives. BMPs applicable to the Project include periodic repaint or replacement of inlet markets, minimum or no pesticides to landscaping maintenance, regular sweeping of impervious surfaces, and proper stormwater pollution prevention information to new site owners, lessees, or operators. The following non-structural BMPs are intended to reduce the accumulation of dust, debris, litter, loose soil, pet waste, pesticides, cleaning fluids, etc. which have the potential to affect water quality and are typically associated with residential land uses. 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**. All potential water quality contaminates have been identified within the Project's WQMP and the proceeding BMPs will be enforced in perpetuity through the standard application of the City's water quality management process and are the responsibility of the owner. Records kept by the owner of long-term operations, maintenance, and inspection of structural and non-structural BMPs will be subject to inspection by the City and RWQCB. Furthermore, the Project will comply with the County's WQCP and

NPDES MS4 permit to minimize long-term water quality impacts from the Project on receiving waters from CWA compliance. The City's Codes and Ordinances require an approved/ signed WQMP for the project with BMPs kept at the Project Site and implemented in perpetuity by the owner.

For the reasons above, the Project 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 Mitigation Measure **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:

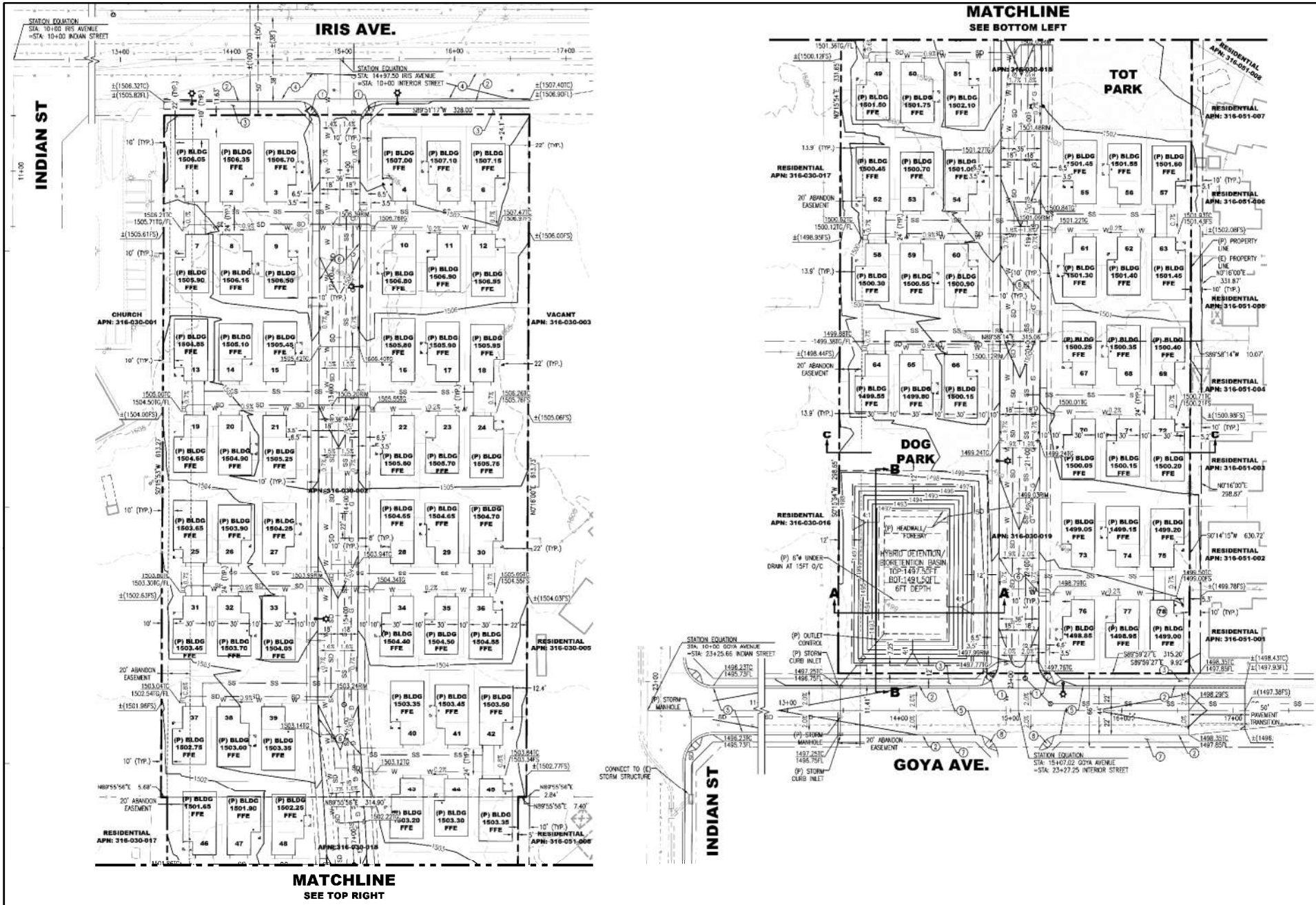
***Permanent Structural Source Control BMPs:***

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 provide 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:***

6. Maintain and periodically repaint or replace inlet markings.
7. Provide stormwater pollutant prevention information to new site owners, lessees, or operators.
8. Maintain landscaping using minimum or no pesticides.
9. Provide an adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered.
10. 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.

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.




Source: Greenberg Farrow 2023

Legend

- (P) PROPERTY LINE
- (E) PROPERTY LINE
- (P) BUILDING
- (P) CURB & GUTTER
- (P) VALLEY GUTTER
- (P) PARKING STALL
- (P) EARTHEN SWALE
- (P) FENCE LINE
- (P) TOE
- (P) GRADE BREAK/RIDGE LINE
- (P) SETBACK
- (P) STORM DRAIN
- (P) FIRE/DOMESTIC WATER
- SS (P) SANITARY SEWER
- (P) STORM DRAIN MANHOLE
- (P) STORM DRAIN GRATE INLET STRUCTURES
- (P) RETENTION BASIN
- (P) LIGHT POLE
- (E) MONITORING WELLS

N

Not to Scale

ARDURRA

9 Acres South of Iris

Figure 12: Grading Plan

| | | | | |
|---|---|---|---|---|
| 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**. The Project Site is located on vacant, flat parcels, which could be a potential source of ground water recharge. Project Plans indicate that native surfaces are changing to asphalt, concrete, and other mixed surface types. The Project follows the natural drainage patterns, towards the southwestern corner of the Project Site, and runoff from an impervious site will be redirected to storm drains flowing to an onsite basin for infiltration. The basin is designed with natural infiltration capabilities which exceeds preexisting development conditions. As a result, the water quality basin's detention and desiltation capabilities allow groundwater recharge to occur upon the Project's completion. No substantial inference is suspected to impact groundwater management from Project implementation. Additionally, since the Project is connected to an existing potable water delivery system, it will not directly rely on the groundwater extraction. Proposed landscaping to include drought resistant plants and water conservation components within the building design required in the Green Building Code in compliance with sustainable groundwater management for the basin will be implemented.

For the reasons above, the Project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin. 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 Response X, a). The Project Site generally slopes from northeast to southwest at a gradient of approximately 0.8%. The existing site is vacant with grasses, weeds, and some barren areas with unconsolidated soils. The Project Site does not have streams or rivers surrounding the Project Site; therefore, will not experience impacts from streams, rivers, or other bodies of water. Due to the City's standard application of the Municipal Code and Ordinances related to storm water pollution prevention and the Project's WQMP, compliant with NPDES MS4 permit issued to the County and City for CWA compliance, structural and nonstructural best management practices will be implemented to reduce pollution and filter runoff prior to discharge into the municipal storm drain system. Resulting in no indirect impacts on streams or rivers due to erosion or siltation occurring onsite.

The drainage pattern proposed for the Project will follow the existing drainage patterns to minimize adverse effects on the current topography and minimize the use of import soil. Currently, no underground storm drain facility exists near the site that are tributary to the Project, therefore the runoff is directly flowing to Goya Avenue, a dirt road along the southern perimeter of the Project Site. Project implementation involves site improvements such as the instillation of an underground storm drain system leading to the proposed retention basin in the southwestern corner of the Project Site, for runoff within the onsite area. Additionally, curb inlets directed to the proposed underground storm drain system that will carry the north portion of the offsite runoff from Goya Avenue that connects to an existing drop inlet on Indian Street. Drainage along Iris Avenue will drain to the proposed curb and gutter, traveling west into an existing curb inlet towards the Iris Avenue and Indian Street intersection.

While the project will increase impervious surfaces and the volume and velocity of surface flows permanently, the water retention basin will detain and infiltrate onsite flows in addition to acting as an infiltration basin to treat the Project's runoff and store runoff in excess of this in order to attenuate runoff to pre-development conditions. The Project will implement structural and nonstructural BMPs and remove runoff to comply with City of Moreno Valley's ordinances pertaining to public street design for portions of Iris Avenue and Goya Avenue.

During Project construction, the site will be cleared and graded, and the City's temporary erosion control will be implemented to minimize siltation during soil disturbance. The City's erosion control standards

are implemented during the standard application of the plan check and inspection processes for grading and construction permits to protect water quality. To stabilize surface soils permanently, post-construction, the Project will install landscaping and build structures. Since the Project proposes to follow natural drainage patterns, northeast to southwest, substantial alternations to existing drainage patterns are not proposed. Therefore, the proposed development will implement drainage appropriate for site conditions and follow short-term erosion control standards that will not result in unanticipated significant or permanent impacts from siltation due to grading.

For the reasons above, significant impacts from substantial alteration of existing drainage patters or substantial erosion or siltation on- or off-site, are not anticipated from Project implementation. Therefore, no mitigation is required.

| | | | | |
|---|---|---|---|---|
| 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 Response X, a) through c) i. Proposed grades show that grading is similar to existing conditions with surface flows directed toward onsite inlets and to the desiltation/detention basin, which has been designed to accommodate 100-year stormwater volumes that exceed pre-development conditions. For the first 2.8 feet, the basin will act as an infiltration system and any excess will be stored in the basin to reduce runoff from the Project in a consistent manner with existing conditions. Offsite runoff from Goya Avenue will be treated by proposed curb inlets that connect to existing storm drain inlets to the west along Indian Street. In addition to curb inlets, parkways drains will be utilized to restrict flow volumes to predevelopment conditions and convey flows from the basin to Goya Avenue. In the event of an emergency overflow, a weir structure will allow the excess runoff to flow over the parkway drain and past the sidewalk of Goya Avenue. Drainage features designed on- and offsite will adequately manage runoff from the increased impervious surfaces proposed by the Project.

For the reasons below, less than significant impacts are anticipated related to the amount of surface runoff and flooding either 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**. See Response X, a) and c) ii. The Project will increase the volume and rate of runoff; however, the Project will include on-site and off-site drainage systems to collect runoff via parkway, basin, and overflow weir structure. The water quality basin includes a natural infiltration capacity that acts as a pollutant treatment measure, which has been adequately designed for 100-year stormwater events in compliance with City standards to improve existing stormwater management at the Project Site. Therefore, the runoff volume and velocity from the Project during storms will be the same as pre-project conditions after the Project is completed. Any excess water will flow to the parkway along Goya Avenue, then to an emergency weir structure, in the event of emergency overflow.

Upon Project implementation, post-development pollutants from trash, recycling, pesticides, oil, debris and fertilizers can be introduced into the Project runoff. However, source control BMPs in the approved WQMP will be utilized to reduce impacts to less than significance by filtering runoff prior to discharge into the City's storm water system to protect receiving waters from being polluted. Landscape design will minimize irrigation runoff and promote surface infiltration that contributes to stormwater pollution. As mentioned in Response X) a), new site owners, lessees, or operators will give stormwater pollution prevention information and lease agreements shall document tenant receipt and understanding of non-structural BMPs for water quality management.

For the 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 addition sources of polluted runoff. Therefore, no mitigation is required.

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

**Response**:

**Less than Significant Impact**. See Responses X, a) through c) iii above. Project development indicates general consistency with the proposed Project and native drainage patterns existing at the site and surrounding the Project Site currently. The proposed Water Retention Basin located in the southwestern corner of the Project Site will ensure 100-year storm water volume exceeding the pre-developed condition is detained, while restricting outflow up to 100-year pre-developed flow rate for the proposed onsite development. In an emergency when excess runoff exceeds the capacity of the parkway drain from the basin to Goya Avenue, an emergency weir structure will provide runoff to flow over the parkway drain and sidewalk to Goya Avenue (See **Appendix F**).

For the reasons above, the Project will not impede, or redirect flood flows and impacts are considered less than significant. Therefore, no mitigation is required.

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

**Response:**

**No Impact**. Due to the Project location in relation to large bodies of water such as oceans and lakes, the result of a tsunami or seiche impacting the Project Site is not likely to occur. The California Department of Conservation has not noted the Project Site to be in a zone at risk of a tsunami (See California Tsunami Maps and Data). The Project Area is mostly urbanized land within an inland region and not close to oceans or other large bodies of water. According to the Emergency Management Agency shown in General Plan EIR Figure 4.10-3, the Project Site is not in an area at risk for flooding. However, in order to mitigate water quality concerns and flood damage, the Project is compliant with the standards and recommendations listed in Section 8.12 of the City's Municipal code for construction and post construction conditions. Additionally, the Project will implement Best Management Practices to mitigate the release of pollutants in surface flows. Once the Project is complete, post construction policies will be in place to minimize pollutants on site as outlined in Response X, c) iii.

For the reasons above no Project impacts are anticipated from flood hazard, tsunami, or seiche zones, risk or release of pollutants due to project inundation. Therefore, no mitigation is required.

| | | | | |
|---|---|---|---|---|
| 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 and flood control or sustainable ground water management plan. In addition, a WQMP will be submitted and followed upon approval as well as abide by the storm water pollution prevention standards to comply with City of Moreno Valley, Ordinance 827 and minimize potential for the release of waterborne pollutants. In addition, the Project will comply with the SAR Basin Water Quality Control Program, which will require a submission of a SWPP for construction related activities.

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. Preliminary Hydrology Study South of Iris, Greenburg Farrow, 2022 – **Appendix F**
2. Project Specific Water Quality Management Plan, Green Farrow, 2021 – **Appendix F**
3. 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
4. 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

5. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
   - Section 9.10.080 – Liquid and Solid Waste
6. Moreno Valley Municipal Code Chapter 8.12 – Flood Damage Prevention
7. Moreno Valley Municipal Code Chapter 8.21 – Grading Regulations
8. Eastern Municipal Water District (EMWD) Groundwater Reliability Plus, http://gwrplus.org/
9. Eastern Municipal Water District (EMWD) 2015 Urban Water Management Plan

| 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 include or require development of large infrastructure that would cause physical divides to an established community and will extend existing infrastructure to serve the Project as well as a road extension to enhance local access per the City's Circulation Element. The Project will construct residential land use within areas designated for residential development. Project implementation involves subdivision of land, the extension of a collector road between Iris Avenue and Goya Avenue and the extension of utilities which are currently located near the northern property line in Iris Avenue. In this regard, the Project will construct roadway and infrastructure that are consistent with approved City plans and the General Plan. The Project will implement medium density residential development at 8.3 DU/AC that is generally compatible with the existing and planned land use within the Local Vicinity and reflects a combination of constructed R5 and R10 residential developments already found in this area. Additionally, the Project will support city plans to add variety to the City's housing stock and will provide unique residential units to the City's available housing stock. The higher density of the Project is consistent with the intent of SCAGs sustainability plans, implementing higher density development near transportation corridors and within walking distance to schools, churches, and businesses which promote multi-modal transportation and less reliance on cars.

Since City objectives 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, and create cumulatively beneficial impacts to Moreno Valley.

The Project Site is currently zoned for R5 and allows for single-family residential developments up to five dwelling units per acre under City Ordinance 865. Residential, R5 designated land surrounds the Project Site on the eastern, northern, and southern perimeters. The Project proposes to increase residential density from 5 DU/AC to 8.3 DU/AC, changing the zoning from R5 to RS10. Since a PUD is proposed to be implemented under a Conditional Use Permit with the Project, the Project will implement development standards to enhance the Project and conditions of approval under the PUD which the City Planning Commission deems necessary to tailor the Project to the existing surrounding neighborhood land use. In addition to applying enhanced development standards the Project is intended to complement the existing land use patterns and provides a transition between existing industrial land use to the west, lower density residential to the south and commercial to the east along Perris Boulevard. Therefore, less than significant impacts.

The Project will change the current zoning and General Plan designation on the Project Site to align better with approved regional plans and housing programs which are applicable to the Project Site and City. In this regard, the Project shows consistency with goals and policies of Moreno Valley's General Plan, Housing Element, and Southern California Association of Government's (SCAG) regional plans. See *Tables 15: SCAG Consistency and Table 16: 2006 General Plan and 2021 General Plan Update: Land Use, Circulation, and Housing Elements*. According to SCAG's growth forecast found within the City's General Plan EIR, Moreno Valley's population is projected to increase approximately 23% by 2040, as a result increasing households, approximately 40%, and employment, approximately 88%, by 2040 (SCAG). In order to keep up with the encroaching demand for housing within City limits due to population growth, City Planners must consider making zone changes to accommodate housing future residents anticipated under the City's assigned Regional Housing Needs Allocation numbers established by the California Department of Housing and Urban Development.

Since "Moreno Valley is the second largest city in Riverside County and one of the fastest growing cities in the region", the City is categorized as a priority growth area. According to SCAG, "74 percent of new jobs will occur in priority growth areas" (SCAG Summary Connect SoCal). The Project will contribute to General Plan development goals by increasing the overall quantity of available housing, broaden the type and variety of housing available, cut commute times and provide a better balance of jobs to housing

within the City. By 2040, the City anticipates that development potential and job-housing balance could bring an average of 1.08 jobs per household (MoVal GPU 2021). The Project meets the following 2021 GPU Land Use Community Character (LLC) and Housing Elements, policy, goals and actions. Reference *Table 16: 2006 General Plan and 2021 General Plan Update: Land Use, Circulation, and Housing Elements* for Project consistency with Moreno Valley's LLC Element.

**Table 15: SCAG Consistency**

| SCAG Regional Transportation Plan/ Sustainable Communities Strategies (RTP/SCS) 2016-2040 | SCAG Regional Transportation Plan/ Sustainable Communities Strategies (RTP/SCS) 2020-2045 |
|---|---|
| **Major Initiatives** | |
| Promoting Walking, Biking and Other Forms of Active Transportation | |
| Focusing New Growth around transit | |
| Improve Air Quality and Reduce Greenhouse Gases | Reduce Greenhouse Gas Emissions and improve air quality |
| | Encourage development of diverse housing types in areas that are supported by multiple transportation options |
| **Sources:**<br>1. SCAG Regional Transportation Plan/Sustainable Communities Strategies (RTP/SCS) 2016-40<br>2. SCAG Regional Transportation Plan/Sustainable Communities Strategies (RTP/SCS) 2020-45 | |

**Table 16: 2006 General Plan and 2021 General Plan Update: Land Use, Circulation, and Housing Elements**

| 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.*** | Since population growth is projected to increase by approximately 23% in the next 18 years, allowing for higher density housing to accommodate the growing housing demands is essential for not only the City of Moreno Valley, but also on a county level. Site plans convey that the initially R5 zoned parcels, can adequately occupy 8.3 dwelling units per acre and factor in desired amenities like 0.39 acres of open space areas (0.27 acres of open space for a community tot lot; 0.12 acre dog park), water retention basin, and a 36-foot collector street.<br>The Project accommodates RHNA growth projections in a single-family residential area by proposing to increase density within the R5 established region, while maintaining the same residential housing types. |
| | **Policy *LCC-1-1: Foster a balanced mix of employment, housing, educational, entertainment, and recreational uses throughout the city to support a complete community*.** | Light-industrial and industrial buildings are 500 feet west of the Project Site and west of Indian Street, have the potential to be employment centers, promoting walkability to jobs for residence. In addition, a Rainbow Ridge Elementary School is directly north of Iris Avenue and the northern border of the Project Site, providing educational facilities nearby to potential students. Along Perris Boulevard, 0.4 miles to the east of the Project Site, sources of entertainment and shopping facilities line the corridor. Recreational space is proposed in the form of a 0.27-acre open access tot lot and 0.12-acre open access dog park. Combined, open space areas proposed within the Project total 0.39 acres. All of these elements make up a complete community for the future residence of the proposed Project. |
| | ***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-*** | The Project Site is along Iris Avenue and intersects with Perris Boulevard 0.4 miles to the east. For future residence living within the community, this translates to a nine-minute walk to nearby businesses ranging from retail (The Home Depot, Walgreens, Westgate Shopping Center) to restaurants (KFC, IHOP, Carl's Jr, etc.). The Project |

| 5.0 ISSUES & SUPPORTING INFORMATION SOURCES: | | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|---|
| | ***high densities along their lengths and activity nodes at key intersections with retail/commercial uses to serve the daily needs of residents.*** | promotes the Iris Avenue and Perris cross-section as a key activity node to serve the daily needs to local residence. | | | |
| ***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. | | | |
| | ***Policy LCC.1-12: Balance levels of employment and housing within the community to provide more opportunities for Moreno Valley residents to work locally, cut commute times, and improve air quality***. | Industrial complexes located 500 feet in the west on Indian Street house distribution centers for companies like P&G, Keeco LLC, Medline, Floor and Décor, etc. In addition, north of Iris Avenue, directly across from the Project Site, lies Rainbow Ridge Elementary School with high walkability and accessibility for future residents within the proposed housing development. A local transit station, Moreno Valley/ March Field, is approximately five miles west of the Project Site. Limited day parking, a total of 316 parking spaces, are available for free to passengers utilizing the Metrolink. However, being in close proximity allows residence within the Project Vicinity to easily access this transportation hub to larger employment centers (e.g., Downtown Los Angeles, Riverside). The Project Site is near work, educational facilities, and transportation hubs, resulting in cut commute times and improved air quality to increase Moreno Valley's visibility of surrounding scenic vistas. | | | |
| | ***Goal LCC-2: Foster vibrant gathering places for Moreno Valley residents and visitors.*** | The Project proposes a 0.27-acre tot lot and 0.12-acre dog park. In addition, the Project Site is 0.4 miles west of Perris Boulevard, a major corridor within the City. The residential community will act as a feeder into the recreational developments lining the corridor. | | | |
| | ***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.*** | The proposed 36-foot-wide collector road connecting south of Iris Avenue and Goya Avenue will accommodate bicycle, pedestrian, and vehicular travel. Refer to Project Consistency with General Plan Update 2021 Circulation Element Goals and Policies. | | | |
| ***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 City requirements and the General Plan goals, 0.27 acres along the eastern perimeter of the Project Site is designated open space as well as 0.12-acres designated to a community dog park. The designated open space is in compliance with the RS10 development guidelines set by the City and is an amenity not generally found in suburban subdivisions. | | | |
| ***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 provides interesting architecture with upgraded finishes and a variety of building types and scales, to create a distinct identity at the Project Site. | | | |

| 5.0 ISSUES & SUPPORTING INFORMATION SOURCES: | | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|---|
| ***Policy 2.10.9: New and retrofitted fences and walls should incorporate landscape elements and changes in materials or texture to deter graffiti and add visual interest.*** | ***Same Policy. Referred to as Policy LCC.3-13 in the General Plan Update.*** | Project elevations suggest, a six-foot wooden fence will surround the perimeter of the property development. Vegetation on either side of the fence will provide a perfect complement to the wooden structure, providing visual appealing elements from street-level views and blending into the adjacent parcels. | | | |
| ***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.*** | In accordance with the City's Municipal Code Section 9.16.130.B.15, the Project proposed has four distinct floor plans for residential homes. The floor plans vary in square feet (2,221 sq. ft., 2,5412 sq. ft., 2,547 sq. ft., 2,709 sq. ft.) and exterior façade. Refer to Section I Response a) for more detail on the architectural treatments that will enhance appearance of the development. | | | |
| ***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 single-family developments with landscape setbacks, communal open space, shared driveways, a meandering collector street 36-foot-wide connecting Iris Avenue and Goya Avenue, and a water quality basin compliant with City of Moreno Valley Ordinance No. 827. The following development features contribute to a distinctive sense of place at the Project Site. | | | |
| ***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.*** | Surrounding land uses in the northeast, south, and east are R5 residential densities. The Project proposed has a RS10 residential density. In accordance with the following goal extracted from Moreno Valley's General Plan, the Project will promote a range of residential densities within the Project Vicinity. Project plans also indicate four distinct floor plans, displaying innovation and encouraging 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 Project will contribute towards the accomplishment of Moreno Valley's Housing Element Goal #1 because the Project is consistent with policies created in order to fulfill the desired outcome. | | | |
| ***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 zone change from R5 to RS10, will allow for variety within the Project surroundings because adjacent parcels are within R5 zones. The Project will provide more variegated infrastructure within the Local Vicinity. Therefore, achieving the desired outcome of the proposed policy above. | | | |

| 5.0 ISSUES & SUPPORTING INFORMATION SOURCES: | | | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|---|---|
| ***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 Site is 500 feet east from distribution centers, anticipated employment hubs, and approximately five miles east of Moreno Valley/March Metro Station, a transit center. Proximity to both employment and transit centers allow for cut commute times for an increased number of residences. Cutting commute times is a top priority for Moreno Valley since the average resident spends 36.6 minutes commuting to work every day, approximately 20% higher than the state average (US Census 2020). According to Moreno Valley's Climate Action Plan, closely integrating land use and transportation routes will "foster a more sustainable community" through the reduction of Greenhouse Gas Emissions from mostly transportation and residential sectors.<br>In addition, the proposed development accommodates the need for higher density residential developments. Housing market research conducted by the City, indicated a "need for denser housing at all levels of affordability". The Project provides future housing needs in accordance with RHNA projections. | | | |
| ***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 City of Moreno Valley anticipates growth of housing in the City based-off of the forecasted population growth. While the Regional Housing Needs Assessment (RHNA) does not encourage growth, it anticipates growth to accommodate increased needs and quality of life standards. In Moreno Valley between 2000 and 2006, population increased 36%, making Moreno Valley the sixth fastest growing City in the Inland Empire. In addition, the RHNA identified Moreno Valley as a "city of families with children", while 84% of Moreno Valley's households categorized as family households. The proposed developments can house more of Moreno Valley's family households and prevent potential overcrowding due to a lack of available housing units. In addition, the Project pursuant accommodates the needs outlined in 2006 RHNA because it proposes RS10 single-family residential developments that lie on portions of land designated as "Above Moderate Income", according to the 2021-2019 Moreno Valley Housing Sites Inventory. The City requires 5,620 newly constructed homes categorized under Above Moderate-income households, the Project will contribute to this need and accommodates households within "Above Moderate Income" levels, which are households over 121 percent of the Area Median Income (AMI). Meeting the need of this income bracket, allows the City of Moreno Valley to meet its "fair share" of future housing needs for all income groups. Providing necessary housing for Above Moderate-Income groups so that housing then becomes available for lower income groups.<br>In addition, the Project will remain appropriately zoned for single-family residential, however, with a proposed density of 8.3 dwelling units per acre (DU/AC). The Project will still be designated to the same housing type, but the higher density will allow for a complimentary mix of developments within this heavily R5 zoned region of the City. Planning this development for higher density also accommodates Regional Housing Needs Assessment (RHNA) growth projections and needs. | | | |
| ***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 on vacant, undeveloped land, and set aside for development by the City because it has been determined an "adequate site" under State law. Land is suitable for residential development if it meets the following criteria:<br>• Vacant residentially zoned sites;<br>• Vacant non-residentially zoned sites which allow residential uses (such as mixed-use);<br>• Underutilized residentially zoned sites that are capable of being developed at a higher density or with greater intensity; and<br>• Non-residential zoned sites that can be redeveloped for, and/or rezoned for residential use (for example | | | |

| | | |
|---|---|---|
| | | Office (O) and Office Commercial (OC) for Senior Housing)<br><br>The Project Site is adequate and will enhance the quality of residential neighborhoods. Residential property east of the Project Site, directly back the vacant lots. Building residential units near existing property, will enhance the quality of adjacent neighborhoods, potentially increasing their property values. As a result, utility for residents in surrounding neighborhoods will increase and Moreno Valley will become a more desirable place to reside.<br>In addition, 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.*** | | The City recognizes the Project Site is underutilized. Developing residential units on the vacant parcels, will incorporate design elements compatible with existing developments within the Project Vicinity to minimize the impact of intensified reuse of the land. The design elements consist of the following:<br>• 0.27acres designated open space for a tot lot<br>• 0.12 acres designated open space for a dog park.<br>• 17,835 sq. ft. Water Retention Basin in the southwestern corner of the Project Site<br>• 36-foot-wide collector road connecting south of Iris Avenue and Goya Avenue<br>• 13 24-foot-wide shared driveways coming off 6 DU that connect to the proposed collector road.<br>• 12-foot access road surrounding the perimeter of the Water Retention Basin<br><br>The elements above limit intensification of the proposed developments by accommodating pockets of open space made available to future residents. |
| ***Housing Goal #6: Encourage conservation activities in all neighborhoods***. | | Refer to Section XVII Response a) and Section VI Response a). Section XVII Response a), identifies the Project as being in a low vehicle miles traveled area, where the potential to limit energy related to transportation and automobile travel is great due to its location in proximity to employment, educational, and recreational centers. Section VII Response a) indicates Project compliance with State and local jurisdiction with mandatory energy consumption requirements that lead to decreased consumption and enact conservation efforts for a greener environment.<br>Refer to Section IV: Energy, Response a), the Project incorporates design features for long-term energy efficiency which includes:<br>1. ***Passive Solar Design***: Properly designed window location, glazing type and shading, thermal mass location and type to optimize energy efficiency.<br>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.<br>3. ***Renewable Energy Sources***: Photovoltaics and solar water heating systems.<br>4. ***Water-efficient Fixtures and Appliances***.<br>5. ***Electric Vehicle Charging***: An electric vehicle charging station in the garage of each home.<br>6. ***Sustainable Materials***: Recycled, rapidly renewable, regionally or locally manufactured materials.<br>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***. | | Refer to Section VI Response a). The following section details Project consistency with mandatory Green Building Standards set by CALGreen and CARB In-Use Off-Road Diesel-Fueled Fleets Regulation. Consistency with the following standards and regulations will be enforced during the construction phase of the Project.<br>Reference Project consistency with ***Housing Goal #6: Encourage conservation activities in all neighborhoods***.<br>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.<br>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.
    a. Chapter 2: Community Development Element
    b. Chapter 9: Goals, Objectives, Policies, and Programs
4) City of Moreno Valley General Plan 2040, adopted June 15, 2021
    a. Map LLC-4 General Plan Land Use
    b. Chapter 2: Land Use and Community Character
    c. Chapter 4: Circulation

The Project Site is vacant land, contributing the 32 percent total vacant land within the City of Moreno Valley's Sphere of Influence (MoVal 2040 GP EIR). Since this Project focuses on the development of vacant parcels and underutilized land, additional opportunities for housing, employment, and recreation are created, which contributes to future demands being met. Transforming underutilized land contributes to regional and local needs and provides increased opportunity for surrounding communities to establish social connections. The Project displays such potential through proposed site plans and the location of the Project Site within the Local Vicinity.

Site plans indicate the Project will complete access within the local area, and residential homes will be developed with a total of 78 proposed units, which is 31 units more than what could be developed under the existing zoning and General Plan designations. Project implementation will occur according to development standards established under a PUD approved with a Conditional Use Permit by the Planning Commission. Since the Local Vicinity is developed with a combination of R5 and R10 developments and includes industrial development to the west and commercial to the east, it is anticipated that the Project will compliment the surrounding development patterns in the Local Vicinity.

Each household living within the Project community will have access to a shared recreational space, collector road, and driveways. The shared amenities will allow for community members to establish social connections within their living environments and alleviate any potential social or physical divides. The Project is located 0.4 miles west of Perris Boulevard, where shopping centers and plazas line the divided arterial. Project location, situated between constructed industrial and commercial land use is similar with existing residential densities found in this area, and allows for high walkability these shopping and potential retail as well ad industrial employment centers. In addition, within the Project Vicinity, Rainbow Ridge Elementary School, north of Iris Avenue, and religious centers, east, west, and southwest, enable residence to engage in community-oriented activities.

For the reasons above the Project is expected to result in a less than significant impact and will not physically divide the current community. Therefore, no mitigation is required beyond implementation of the approved development standards in perpetuity.

| 5.0 ISSUES & SUPPORTING INFORMATION SOURCES: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 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 is intended to enhance the community, complete city infrastructure, and will make new housing available to meet housing demands based on the SCAG population growth forecast and Regional Housing Needs Allocation (RHNA) goals, the Project implementation will not cause a significant environmental impact due to any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The Project is meant to accommodate population and jobs growth that is expected to occur both regionally and City-wide. It will not result in significant impacts beyond those already considered and approved in SCAG regional plans.

Project implementation will result in 31 additional single-family residences on small lots, which will not result in substantive increase in demand on infrastructure, public services, and utilities. The Project includes shared public open space for a dog park and tot lot that will be maintained in perpetuity by the HOA. Differences between R5 and RS10 zoning include smaller minimum lot sizes (net area, width, and depth), which do not conflict with the intended function or purpose of any aspect of residential land use. The development requirements that remain the same between R5 and RS10 structures including minimum front yard setbacks, maximum building heights, minimum distance between buildings, and parking requirements. As indicated by the Project Elevations, the homes will have two-car garages and 43 guest parking spaces along the eastern border of the proposed collector road. Since the dwelling units provide two spaces covered by a garage within the unit, the housing development is compliant with the City's Municipal Code requirements. Details regarding compliance with development requirements for the RS10 Zone are listed in *Table 17: Existing Zoning 2040- R5 Single-Family Residential Zone* and indicate upon the approval of a Zone Change and PUD, less than significant impacts are expected. *Table 17: Existing Zoning 2040- R5 Single-Family Residential Zone* compares development standards between R5, RS10, and the proposed Project, according to the City of Moreno Valley's Municipal Code Section 9.03.040.

Additionally, Section 9.03.060 of the City's Municipal Code allows establishment of PUDs to encourage innovation in housing development by allowing Projects to deviate from the strict application of site development regulations. The Project pursuant achieves "greater innovation" through proposed amenities like higher utilization of lots, shared driveway access, a retention basin to improve water quality and a shared community dog park. These efforts towards greater innovation will make the Project a unique neighborhood and will address the of challenges designing for a deep lot while simultaneously allocating open space for recreation and a water quality basin to meet code requirements. In combination, these attributes required greater innovation to incite City approval and maintain attraction from the public and buyers. If the Project is void of curb appeal and persuading design elements, disapproval will detract from the intended goal to sell each housing unit. Therefore, the housing development must be aesthetically appealing to reach intended outcomes. Additionally, these features make the Project compliant with the City's Municipal Code in regard to storm water management, community recreation, sense of place and community, walkability, and additional variety in available housing types within City Limits.

For the reasons above, the project will not result in significant impacts on visual character, detract from quality public views of the Project Site and its surroundings, or conflict with applicable zoning and other regulations governing scenic quality. Therefore, no mitigation is required.

**Table 17: Existing Zoning 2040- R5 Single-Family Residential Zone**

| Development Requirement: | R5 | RS10 | Project PUD Standard |
|---|---|---|---|
| Maximum density (dwelling units per net acre) | 5 DU/AC | 10 DU/AC | 8.3 DU/AC |
| Minimum lot size (sq. ft. net area) | 7,200 SF | 4,500 SF | 2,788 SF |
| Minimum lot width, in feet.<br>Cul-de-sac/knuckle lot frontage | 70 LF<br>35 LF | 45 LF<br>45 LF | 41 LF |
| Minimum lot depth, in feet. | 100 LF | 85 LF | 68 LF |
| Minimum front yard setback<br>a. Front-facing garages<br>b. Buildings other than front-facing garages | 20 LF<br>n/a<br>n/a | 20 LF<br>10 LF<br>10 LF | 20 LF<br>0 to 16 LF<br>20 to 36 LF |
| Minimum side yard setbacks, ft.<br>a. Interior side yard<br>b. Street side yard | 15 LF<br>15 LF | **<br>10 | 5 LF<br>10 LF |
| Minimum rear yard setbacks, in feet. | 15 LF | 10 LF | 10.7 LF |
| Maximum lot coverage | 40% | 50% | 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 | 2,531 SF |
| Minimum distance between buildings, in feet (including main dwelling units and accessory structures) | 10 LF | 10 LF | 10 LF |
| Floor area ratio (multi-story home) | 0.70 | 0.75 | .91 |
| Off-Street Parking Requirements (Single-Family Residential Uses) | 2/unit, within an enclosed garage | | 2/unit, within an enclosed garage |

**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.
**Source:** Moreno Valley Municipal Code, Chapter 9.03.040 Residential site development standards.

| 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.** The City's General Plan and General Plan EIR indicate that there are no mineral resources within City Limits that are known to be significant regionally or to the state. In addition, there are no significant mineral resources known to exist at the Project Site. For these reasons, no impacts from implementation of the Project are 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 resource recovery sites delineated on the City's General Plan or Zoning Maps. Therefore, Project implementation will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan or other land use plan and no impacts are anticipated, and mitigation is not needed.

**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

| 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? | ☐ | ☐ | ☒ | ☐ |

The responses in this section are based on the noise study prepared by Ganddini Associates (GAI, 2022) which can be found in **Appendix H**.

**Response:**

**Less than Significant Impact**. Dominate noise sources at the Project Site are derived from vehicle traffic from Iris Avenue, Indian Avenue, Smoke Tree Place, and New Light Way, as well as residential ambiance and bird song. The Project is not impacted by existing noise sources from March Reserve Airforce Base or I-215, the closest freeway to the Project Site. Both noise sources are over 2 miles from the Project and the Project is located outside of the 60 Community Noise Equivalent Level (CNEL) noise contour for these sources. The Project will be required to comply with current building code, which implements appropriate additional level of noise attenuation to achieve acceptable interior and exterior noise levels. Therefore, cumulative noise levels are not anticipated to impact the interior of the Project Site.

Substantial increases in ambient noise levels are usually associated with Project construction noise (temporary) and Project operational noise (permanent). CNEL is a time-weighted 24-hour noise average in decibels (dBA) that has city-established thresholds of significance. The proposed Project exceeds to originally designated density by 3.5 DU/AC and therefore will produce more long-term operational noise from traffic and residential ambiance; however, noise associated with the proposed residential land use is expected to be compatible with the existing residential neighborhoods and other existing land use that are adjacent to the Project. The Project will construct perimeter walls and there is nothing unique about the proposed residential land use that would contribute to permanently elevated noise exceeding the applicable noise standards. The City of Moreno Valley's Noise Element within the General Plan identifies the land use compatibility standard for noise-sensitive schools, multi-family, and single-family residential land uses as a CNEL of 65 CNEL for residential land use and a noise level of 70 CNEL, generally acceptable for schools. The land use proposed with the Project is not expected to exceed these levels.

During Project construction, noise sources will be regulated in accordance the City of Moreno Valley Municipal Code Sections 8.14.040 and 11.80.030(D)(7) to maintain construction noise levels. Section 8.14.040 prohibits construction other than between the hours of 7:00AM to 7:00PM Monday through Friday, excluding holidays and from 8:00AM to 4:00PM on Saturday. Additionally, Section 11.80.030(D)(7) prohibits the operation of any tools or equipment uses in construction, drilling, repair, alteration, or demolition work between the hours of 8:00PM and 7:00AM the following day, since the noise creates a disturbance to the surroundings. Project construction is anticipated to begin no sooner than the beginning of January 2023 and last approximately 2.5 years until completion, which is estimated to be no earlier than July 2025. Therefore, increases in noise levels will occur during the anticipated Project construction period and are dependent on the construction process, type of equipment involved, location of the construction site with respect to receptors, the scheduled proposed to carry out each task (e.g., house and days of the week) and duration of the construction work. Unmitigated construction noise levels range between 46 and 79 dBA $L_{eq}$ (shown in *Table 18: Construction Noise Levels (dBA $L_{eq}$)*). According to the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment (2018), found in the City's 2021 General Plan Update, daytime construction noise levels should not exceed 80 dBA $L_{eq}$ for an 8-hour period at residential uses and 85 dBA $L_{eq}$ for an 8-hour period at commercial uses. Since Project construction is not anticipated to exceed FTA thresholds for either residential or commercial uses and Project construction will not occur outside of "exempt" hours outlined in the City's Municipal Code Section 8.14.040 and 11.80.030(D)(7), the Project impacts on substantial temporary or permanent increase in ambient noise levels in the Project Vicinity are not anticipated.

**Table 18: Construction Noise Levels (dBA $L_{eq}$)**

| Phase | Receptor Location | Existing Ambient Noise Levels (dBA $L_{eq}$)[2] | Construction Noise Levels (dBA $L_{eq}$) |
|---|---|---|---|
| Grading/ Off-Site Improvements[3] | Residential to East | 54.4 | 79.1 |
| | Residential to West | 45.1 | 79.1 |
| | Church to West | 49.1 | 79.1 |
| | School use to North | 68.7 | 65.9 |
| | Residential to South | 45.1 | 60.8 |
| Building Construction | Residential to East | 54.4 | 75.9 |
| | Residential to West | 45.1 | 75.9 |
| | Church to West | 49.1 | 75.9 |
| | School use to North | 68.7 | 62.7 |
| | Residential to South | 45.1 | 57.6 |
| Paving | Residential to East | 54.4 | 71.4 |
| | Residential to West | 45.1 | 71.4 |
| | Church to West | 49.1 | 71.4 |
| | School use to North | 68.7 | 58.2 |
| | Residential to South | 45.1 | 53.1 |
| Architectural Coating | Residential to East | 54.4 | 63.9 |
| | Residential to West | 45.1 | 63.9 |
| | Church to West | 49.1 | 63.9 |
| | School use to North | 68.7 | 50.7 |
| | Residential to South | 45.1 | 45.6 |

Notes:

(1) Construction noise worksheets are provided in **Appendix H**, Noise Analysis conducted by Ganddini Associates

(2) Per measured existing ambient noise levels. STNM1 was used for residential receptors to the east, STNM5 for residential receptors to the west, STNM4 for church receptors to the west, STNM3 for school receptors to the north, and STNM5 for residential receptors to the south.

(3) The Air Quality, Global Climate Change, and Energy Impact Analysis prepared for the proposed project (Ganddini Group, Inc. May 13, 2022) assumed the off-site roadway improvements along Goya Ave and Iris 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

For the reasons above, Project implementation will not generate substantial temporary or permanent increases in ambient noise levels in the vicinity of the Project in exceed of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

With the implementation of Best Management Practices **BMP NOI-01 (Construction Noise)** 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.

Best management practices during Project construction to minimize construction noise are outlined below:

**BMP NOI-01- Construction Noise**: Best management practices to alleviate construction noise sources include the following:

- All construction equipment whether fixed or mobile, will be equipped with properly operating and maintained mufflers, consistent with manufacturer standards.
- All stationary construction equipment will be placed so that emitted noise is directed away from the noise sensitive receptors nearest the project site.
- As applicable, all equipment shall be shut off when not in use.
- Equipment staging in areas shall be located to create the greatest distance between construction-related noise/vibration sources and existing sensitive receptors.

- 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.
- No amplified music and/or voice will be allowed on the project site.
- Haul truck deliveries will not occur outside of the hours presented as exempt for construction per Sections 8.14.040 and 11.80.030(D)(7) of the City of Moreno Valley's Municipal Code.

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

**Response:**

**Less Than Significant Impact** . Multiple pieces of equipment during Project construction have the potential to generate vibration levels high enough to cause architectural damage and/or annoyance to persons in the vicinity. Shown in *Table 19: Construction Equipment Vibration Source Levels* below, a vibratory roller could generate up to 0.21 PPV at a distance of 25 feet; and operation of a large bulldozer (0.089 PPV) at a distance of 25 feet (two of the most vibratory pieces of construction equipment).

Guidelines from the Federal Transit Administration (FTA) are utilized to assess impacts due to groundborne vibration and have adopted standards associated with human annoyance for groundborne vibration impacts.

Vibration levels emitted from the use of a vibratory rollers within 26 feet of existing residential structures, or a large bulldozer used within 15 feet of an existing structure will have the potential to result in architectural damage. Existing structures surrounding the Project Site consist of residential homes as close as 5 feet to the east and 110 feet to the west and church buildings as close as approximately 35 feet to the west of the project property lines.

With the implementation of Best Management Practices **BMP NOI-02 (Minimize Groundborne Vibration)** 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 excessive groundborne vibration or groundborne noise levels.

**BMP NOI-02 (Minimize Groundborne Vibration)**: In order to minimize the impacts of groundborne vibration related to architectural damage on adjacent properties, the following best management practices have been suggested by the Project's Noise Specialist:

- Limit the use of vibratory roller within 26 feet or a large bulldozer within 15 feet of the existing residential structures to the east of the Project Site to avoid significant impacts

**Table 19: Construction Equipment Vibration Source Levels**

| Equipment | | PPV at 25 ft, in/sec | Approximate Lv* at 25 ft |
|---|---|---|---|
| Pile Driver (impact) | Upper range | 1.518 | 112 |
| | Typical | 0.644 | 104 |
| Pile Drive (sonic) | Upper range | 0.734 | 105 |
| | Typical | 0.170 | 93 |
| Clam shovel drop (slurry wall) | | 0.202 | 94 |
| Hydromill (slurry wall) | In soil | 0.008 | 66 |
| | In rock | 0.017 | 75 |
| Vibratory Roller | | 0.210 | 94 |
| Hoe Ram | | 0.089 | 87 |
| Large Bulldozer | | 0.089 | 87 |
| Caisson Drilling | | 0.089 | 87 |
| Loaded Trucks | | 0.076 | 86 |
| Jackhammer | | 0.035 | 79 |
| Small Bulldozer | | 0.003 | 58 |

| 5.0 ISSUES & SUPPORTING INFORMATION SOURCES: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Source: Federal Transit Administration: Transit Noise and Vibration Impact Assessment Manual, 2018. *RMS velocity in decibels, VdB re 1 micro-in/sec | | | | |
| 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:**

**Less Than Significant Impact**. The closest airport to the Project Site is the March Air Reserve Base/Inland Port Airport located approximately 0.67 miles to the west of the Project Site. This airport is not a public airport or public use airport, it is utilized for military purposes. According to the City of Moreno Valley 2040 General Plan Map S-7, Airport Land Use Compatibility Zones, shows that the Project Site is in Zone E. The Riverside County Airport Land Use Commission March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan (ALUCP 2014) states that Zone E is beyond the 55 dBA CNEL noise contour for the airport; however, occasional overflights may be intrusive to some outdoor activities in this zone. Since 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. As a result, the Project will not expose people residing or working in the Project Area to excessive noise levels. Therefore, less than significant impacts are anticipated, and no mitigation is required.

**Sources:**

1. Noise Impact Analysis, South of Iris, City of Moreno Valley, Ganddini Associates, May 19th, 2022 – **Appendix H**
2. Moreno Valley General Plan, adopted July 11, 2006
   - Chapter 6 – Safety Element – Section 6.4 – Noise
     - Figure 6-2 – Buildout Noise Contours
3. 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.
4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
   - Section 9.10.140 Noise and Sound
5. Moreno Valley Municipal Code Chapter 11.80 Noise Regulations
6. 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.** According to SCAG's 2016 Regional Transportation Plan/ Sustainable Communities Strategy (RTP/SCS) population is projected to increase within the subregion of Western Riverside Council of Governments (WRCOG) to 22.1 million by the year 2040 (2006 GP EIR). The City's Housing Element states that the City's population growth rate was measured at 1.9 percent annually between the years 2000 and 2020. According to the City of Moreno Valley Housing Element (Table 3-1 Population Growth Between 2010 and 2040) population in the City of Moreno Valley is expected to increase 35 percent between 2000 and 2040 in WRCOG. In order to accommodate growth projections and Regional Housing Needs Allocation (RHNA) established by the State, in the 2006 and 2021 General Plan Updates as well as the City's Housing Element, City of Moreno Valley has established General Plan policies and goals and Moreno Valley's Housing Element policies and programs which stress the importance of increasing housing production to accommodate the growing region and avoid housing shortages. The Project proposes to increase density from R5 to RS10, which will result in 78 single-family homes on small lots and a total of approximately 300 new residents. This increase is consistent with the City's goals and polices to increase diversity and abundance of housing developments and construct housing on underutilized land for the growing population.

Project implementation will result in 31 additional units beyond what is expected under full buildout of the existing General Plan and Zoning at the Project Site under R5 land use designations. According to the City of Moreno Valley Housing Element and California Department of Finance, the average household size in 2020 in Moreno Valley was 3.85 persons. Based on this, the Project will accommodate 127 more residents than what would be expected under the existing zoning and general plan designations for the Project Site. Since the Project Site is planned for development of single-family homes on small lots and the Project is consistent with General Plan Goals, it 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:**

**Less than Significant Impact**. The Project Site is vacant and Project implementation will not result in displacement of substantial numbers of existing people or housing. Project implementation is limited to the Project Site itself and the Project will transform underutilized, vacant land into a designated 78-unit single-family housing community for Moreno Valley residents. The Project is intended to broaden densities, enhance Moreno Valley's designated residential communities, and provide increased housing choices in the City. For these reasons less than significant impacts from the Project will occur regarding displaced people or housing necessitating the construction of replacement housing elsewhere. No mitigation is required.

**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 |
|---|---|---|---|---|
| **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 Fire Department (MVFD) operates in cooperation with Moreno Valley Volunteer Reserve Fire Fighters and contracts with the Riverside County Fire Department (RCFD) and California Department of Forestry and Fire Protection (CAL FIRE). MVFD will be primarily responsible for fire protection and medical service at the Project. MVFD indicates that the Project area currently experiences adequate levels of service. An additional fire station will be needed with General Plan buildout. This station will be called the Industrial Station and is located south of the Project. While plans for this station are on hold due to timing of demand and funding, resources will be allocated from the City's Capital Improvement Plan when needed to construct the Industrial Station.

The Project Site is located approximately 1.3 miles south of Station 65 on Indian Street and approximately 1.8 miles west of Station 91. Throughout and succeeding Project construction, the City's Standards and California Fire Code for Fire Protection will be implemented at the Project Site, being the City's water supply standards, Fire Access Standards, Building Signage and Regulation Standards, and Vegetation and Clearance Standards. In addition, incorporated into the Project design, emergency responders will have access to the community through the proposed collector road and 12-foot access road around the water retention basin in the southwestern corner of the Project Site. Along with the design elements, proper signage, clearance, and vegetation on site will be included. The Water Supply is subject to review by Eastern Municipal Water District and City of Moreno Valley. During preapplication submittal of the Project, the fire department has asked that the developer provide documentation to show that the existing water system can deliver to the required Fire Flow for the California Fire Code standard. Prior to issuance of building permits, the fire flow at the Project Site will be tested and verified as compliant with the recommended standards.

Plan review for the Project has identified adequate water pressure for fire flow for the Project at the Project Site; therefore significant impacts are not anticipated. The Project is consistent with the City's long-range plans and SCAG regional sustainability plans and will not create substantial additional need for services since development at the Project Location will remain dedicated to residential development. The standard application of the City's discretionary review, plan check and inspection process will verify the implementation of fire protection performance objectives for the Project.

For these reasons, impacts are considered less than significant. No mitigation is required.

| | | | | |
|---|---|---|---|---|
| ii) Police protection? | ☐ | ☐ | ☒ | ☐ |

**Response:**

**Less Than Significant**. 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.

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.

Therefore, the Project will not result in substantial increase in population beyond what has already been identified and anticipated throughout the Project's pre-application. 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.

For these reasons, impacts are considered less than significant. No mitigation is required.

| iii) Schools? | ☐ | ☒ | ☐ | ☐ |
|---|---|---|---|---|

**Response:**

**Less Than Significant with Mitigation Incorporated.** Rainbow Ridge Elementary School and March Middle School are located directly north of the Project Site and north of Iris Avenue. Both schools are located within the Val Verde Unified School District. Increased enrollment due to the Project is likely to occur, therefore impacts to average enrollment rates are anticipated, but not considered significant since developments consist of a maximum of 78 single-family residential units, and the Project will result in 31 dwellings above what is expected to occur under buildout of the existing General Plan and zoning for the Project Site. Project implementation will result in the following additional students based on the student generation rates established by the School District. See *Table 20: Val Verde Unified School District Student Generation Rates* below.

**Table 20: Val Verde Unified School District Student Generation Rates**

| Dwelling Units | School Type | Generation Rate | Students Generated by Project (78 DU) | Students per Density Increase (31 DU) |
|---|---|---|---|---|
| 78 | Elementary | 0.03314 | 2.58492 | 1.09362 |
| 78 | Middle | 0.1702 | 13.2756 | 5.6166 |
| 78 | High | 0.7297 | 56.9166 | 24.0801 |

The he increase in enrollments generated from this Project are not anticipated to be significant, since enrollment is anticipated to increase by approximately 31 students 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. Therefore, 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. The fee will provide funds for school use accommodating public school resources and reduce potentially significant Project and cumulative impacts. In addition, during construction, traffic delays have the potential to impact both schools during peak hours when drop-offs and pickups occur. Therefore, a traffic control plan will be approved by the City to mitigate the impact and mitigation measures for traffic control have been incorporated into the mitigation monitoring and reporting program for the Project. See Section XVII.

With the incorporation of Mitigation Measures for signing/striping and traffic control improvements, sight distance standards and a traffic control plan indicated in **MM TRAF-01 through MM TRAF-03,** and Mitigation Measure **MM PUB-01: School Fee**. In addition, discretionary approval and the standard measures and procedures of the City's plan check and inspection process, the Project would have less than significant impact to schools.

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

**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.** Based on established growth rates and park service standard of 3.0 acres of parkland per 1,000 residents, the total of 300 Project occupants anticipated with the Project will generate a need for approximately 0.9 acres of parkland. The Site plans indicate access to a common area and private recreation space on the Project Site to comply with the City's Municipal Code. Under the City's Parkland dedication ordinance, a combination of dedicated land and 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/1000 residents ratio in the City. The City's General Plan indicates that additional parkland is needed to accommodate the future population anticipated with the General Plan buildout and the City has identified additional park locations for new facilities to serve future needs. The General Plan identified a potential park site southwest of the Project Site, at the site of Goya at Heritage Park.

Therefore, to remain consistent with the General Plan and City Municipal Code, the common areas proposed with the Project is a 0.27-acre (1,1761.2 sq. ft.) tot lot located along the eastern border and adjacent to the meander in the collector road, which is at the mid-point between Iris Avenue and Goya Avenue, containing a turf play area, approximately 24 trees, and a children's play structure; and a 0.12-acre dog park, which abuts the northern perimeter of the retention basin and will be adorned with approximately five (5) trees. Project plans indicate the development will provide 0.39 acres of dedicated open space for recreational opportunities and will be available to residents pursuant to the City's Municipal Code requirements. The Project is located 1.1 miles south of John F. Kennedy Veteran's Memorial Park, the closest existing park to the Project Site. This park consists of 7.69 acres and provides a lit baseball/softball field, playground, walking paths, picnic tables, lit tennis courts and restrooms. During construction, traffic and nearby park access may be impacted, as such a traffic control plan will be in place to mitigate the construction-phase impact. Due to the proposed open space, size of the proposed development, and potential payment of in-lieu fees, the Project is not anticipated to create significant impacts on parks. The Project has been anticipated in the planned growth of the City and less than significant impacts are anticipated. No mitigation is required.

| | | | | |
|---|---|---|---|---|
| v) Other public facilities? | ☐ | ☒ | ☐ | ☐ |

**Response:**

**Less Than Significant with Mitigation Incorporated.** The Moreno Valley Library-Iris Plaza Branch is approximately 0.6 miles from the Project Site. Impacts to this facility or other public libraries, such as alternation of existing facilities or the need for new libraries, is identified in the general plan based on the projected population growth in the City. The City collects developer fees, which are used for maintaining adequate library service and will monitor use and plan new and modified libraries on an ongoing basis. Based on the scope of the Project and the proposed construction of 31 additional units above what is planned under the existing zoning and general plan for the Project Site, impacts on the library system are not considered significant. The increase in density is anticipated to result in 127 additional residents and is not anticipated to result significant new demand on the existing library system, see Section XIV, response a). Service at the library may be temporarily impacted on an intermittent basis by traffic during construction. To reduce impacts from increased Project traffic, appropriate Traffic Control Measures will be implemented to mitigate Project impacts to less than significant levels. See Section XVII.

With the incorporation of Mitigation Measure for signing/striping and traffic control improvements, sight distance standards and a traffic control plan indicated in **MM TRAF-01 through MM TRAF-03,** and as a result of discretionary approval and the standard measures and procedures of the City's plan check and inspection process, the Project would have less than significant impact to other public facilities.

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

**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
   - 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 |
|---|---|---|---|---|
| **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.** Project implementation will increase population and housing density; however, City Plans indicate the proposed Project will comply with SCAG regional plans and Moreno Valley's Housing Element. As indicated in response XV iv) above, the site plan for the Project indicates available onsite recreation for residents. This includes the dedicated open space in conformance with municipal code requirements. The dedicated space will provide recreation opportunities for resident; however, the Project will increase the use of existing city and regional parks. Project plans indicate the development will provide 0.39 acres of dedicate open space for recreational opportunities and will be available to residents pursuant to the City's Municipal Code requirements. Proposed community recreational areas consist of 0.12 acres for a dog park and 0.27 acres for a tot lot (See *Table 21: Project Open Space Areas* below).

**Table 21: Project Open Space Areas**

| Item No. | Project Open Space Element | Size (Acres) |
|---|---|---|
| **1** | 1. **Location**: Within the Southwestern corner of the proposed; north of the water retention basin, abutting the northern perimeter of the retention basin and access road.<br>2. **Intended Use**: Dog park/ Open space recreational facility<br>3. **Features**:<br>• Tubular Steel Fence & Interior Vinyl Fence<br>• Large and Small Dog Park<br>• Gated Entrance<br>• Two (2) resting benches<br>4. **Proposed Landscape**:<br>• Five (5) Jacaranda<br>• Turf Area | 0.12 |
| **2** | 1. **Location**: Along the eastern perimeter of the PUD, adjacent to the meander within the proposed collector street which connects Iris Avenue and Goya Avenue<br>2. **Intended Use**: Open space recreational facility dedicated for public use; PUD amenity, which will enhance quality of life for residences.<br>3. **Features**:<br>• Children's play structure; tot lot<br>• Turf play area<br>• Tubular Steel Fence<br>• Walking paths<br>• Six (6) resting benches<br>• Eight (8) entrances<br>5. **Proposed Landscape**:<br>• Five (5) Crape Myrtle "Tuscarora"<br>• Two (2) Swan Hill Olive<br>• One (1) Chinese Pistache "Keith Davey"<br>• Sixteen (16) Crape Myrtle "Natchez"<br>• Planting Areas | |
| | *Total Acreage of Project Open Spaces:* | **0.39** |

Source: (T&B Consulting, 2023)
(Wood Architecture, 2023)
Notes: Reference **Figure 7: Site Plan, Figure 8: Landscape Plan**

Moreno Valley requires minimum of three acres of parkland per 1,000 residents and the General Plan indicates that the City's long-range plan will include development of additional parks to serve the anticipated population growth from buildout of the General Plan. Due to the scale of the Project, Project consistency with General Plan Goals and Policies in *Table 22: Project Consistency with General Plan Park Requirements* and the proposed onsite recreation provided, the increased use of city facilities due to Project implementation would not result in substantial or accelerated physical deterioration of these facilities. For the reasons above, impacts are considered less than significant. Therefore, no mitigation is required.

**Table 22: Project Consistency with General Plan Park Requirements**

| **Parks** | | |
|---|---|---|
| ***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 proposes to provide a safe, affordable, and accessible recreation facility within the housing development that will meet the needs of current and future residents. The open space is 0.27 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.*** | Along the collector road, adjacent to the proposed open space, there is a meander in the road meant to calm traffic and ultimately create safer open spaces within the housing community. |
| **Sources**:<br>1) City of Moreno Valley General Plan 2006 (superseded), adopted July 11th, 2006<br>a. Chapter 9: Goals, Objectives, Policies, and Programs<br>2) City of Moreno Valley General Plan 2040, adopted June 15, 2021<br>a. 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). The Project includes a dog park within the tract for the neighborhood, which has been analyzed for environmental effects herein. The Project will pay Park in-lieu fees to contribute to the acquisition and design of new parks which may be reviewed for environmental compliance during future design. This process will include assessment of environmental impacts of park development and mitigation. Therefore, the will not require construction or expansion of recreational facilities having additional adverse physical impacts on the environment. 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 |
|---|---|---|---|---|

**Sources:**

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? | ☐ | ☐ | ☒ | ☐ |

The information and responses in Section XVII are based on the Transportation Screening Assessment prepared by Ganddini Associates, dated April 8, 2022, found in **Appendix G**.

**Response:**

**Less than Significant Impact**. As mentioned in Section I, the City of Moreno Valley is connected to the region by State Route 60 (SR-60), running east-west and located approximately five miles north of the Project Site, and Interstate 215 (I-215), running north-south approximately three miles to the west of the Project Site. Vehicular access between the Project and these freeways is provided by many existing city streets including Iris Avenue, Perris Boulevard, and Indian Street, which are nearest to the Project Site. The City's Circulation Element indicates that portions of these arterials will be improved with widening to ultimate ROW width and new intersection controls in the future, which are intended to accommodate additional traffic from planned General Plan buildout according to City standards. Improvements anticipated with the Project, include street ROW dedication and improvements along Goya Avenue and Iris Avenue, which include paving and construction of curb, gutter and sidewalk, constructed to ultimate right-of-way widths and city standards, with the Project along approximately 328 linear feet adjacent to the north and south boundaries of the Project Site. These improvements are expected to contribute toward City's improved circulation system to accommodate General Plan buildout. It is anticipated that implementation of Project plans, either short-term during construction or long-term will not significantly impact the adjacent arterial streets with increased traffic or affect regional transportation plans to reduce congestion surrounding and within the City based on the proposed scale and location of the Project. Likewise, the Project will not directly impact SR-60 and I-215 due to distance between these freeways and the Project Site.

The closest regionally significant planned improvement, the widening of Alessandro Boulevard, is 2 miles North of the Project Site, an improvement critical for the City's success, with related changes supporting higher density and intensity of land use and the installation of medians, traffic signals, channelization, left-turn pockets, sidewalks, bike lanes, and widening from two to four lanes between Nason Street and Gilman Springs Road to improve vehicular circulation and reduce future VMT in the City. The Project proposes a unique residential neighborhood with similar attributes including proposed street improvements south of Iris Avenue and homes within proximity to existing businesses and services, providing enhancements contributing to reduce VMT and traffic congestion which are just as critical for the City's success. Iris Avenue improvements include widening the street 18 feet, installation of streetlights every 100 feet along south of Iris Avenue, extension of pedestrian sidewalks, lane striping, constructed curb and gutter, and landscaped parkways. Goya Avenue is currently a dirt road and will be improved with paving, curb, gutter and sidewalk.

The Riverside Transit Agency Route for buses passes by the Project Site along Iris Avenue, however, the closest bus stop is northwest of the site at the Iris Avenue and Indian Street intersection, located approximately 500 feet northwest of the Project. Due to proximity, direct impacts from the Project on the nearest bus stop are not anticipated. During construction, traffic along Iris Avenue may be delayed by slower moving construction trucks and equipment, which can have temporary and intermittent impacts on traffic in the Local Vicinity. Project improvements to Iris Avenue will require temporary lane closure, which will be mitigated by implementing an approved traffic control plan during construction. Project implementation is not anticipated to result in significantly increased traffic and no permanent impacts on the bus route are anticipated.

Moreno Valley places importance on circulation throughout the city and notes that circulation "has great influence on the quality of our daily lives and the strength of the local economy" (MoVal GP 2040). To maintain circulation throughout the City, Moreno Valley utilizes Intelligent Transportation System's to

differentiate between vehicles, pedestrians, or bicyclists. This tool allows for the improvement of circulation with proposed Projects and General Plan buildout to help plan for and alleviate potential impacts. The City has also 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., LOS A, B, C), as described in *Table 23: Level of Service (LOS)*, prioritizing automobiles as the anticipated main mode of transportation.

**Table 23: Level of Service (LOS)**

| | |
|---|---|
| **Level of Service A** | Free-flow travel with freedom to maneuver. |
| **Level of Service B** | Stable operating conditions, but the presence of other road users causes a noticeable, though slight, reduction in convenience, and maneuvering freedom. |
| **Level of Service C** | Stable operating conditions, but the operation of individual users is substantially affected by the interaction with others in the traffic stream. |
| **Level of Service D** | High-density, but stable flow. Users may experience restriction in speed and freedom to maneuver, with poor levels of convenience. |
| **Level of Service 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. |
| **Level of Service 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. |

Notes: Extracted from the City of Moreno Valley's General Plan Circulation Element. Table C-1: Level of Service Definitions.

The 2021 General Plan Update proposes a "layered network" approach, which plans for different modes of transportation and is designed to accommodate and better meet the needs of bicyclists, motorists, and pedestrians. In accordance with the City of Moreno Valley's General Plan Update and Circulation Element, the Project pursuant displays consistency with the "layered network" approach and the following proposed goals and policies of both the 2006 General Plan and the 2021 General Plan as listed in *Table 24: Project Consistency with Circulation Element* below:

**Table 24: Project Consistency with Circulation Element**

| 2006 General Plan | 2021 General Plan | Project Consistency |
|---|---|---|
| | ***Goal C.1: Strengthen connections to the regional transportation network.*** | Street improvements to Iris Avenue and Goya Avenue Arterials will facilitate access to regional transportation routes (Moreno Valley/ March Field Station, I-215, SR-60) to the west and north of the Project Site. Improvements along Iris Avenue consist of installation of streetlights and widening to its ultimate half-width plus 18', necessary improvements east and west of the Project. Bicycle lanes |
| | ***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 collector road follows Moreno Valley's Circulation Diagram (Figure C-3: Illustrative Neighborhood Collector Cross Section). Sidewalks 6.5-feet wide are on either side of the collector street for pedestrian movement and walkability. The 36-foot-wide collector street proposes a parking lane on the eastern boarder of the collector road with 43 guest spaces and a "layered network" approach consistent with Moreno Valley's circulation Diagram for bicyclists and vehicles throughout the community. |
| ***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.*** | Collector connects Iris to Goya Avenue, meanders to discourage speeding and enhance safety. In addition, there are two points of entry and exit from the collector road to prevent congestion at either side of the housing development. |

| | | |
|---|---|---|
| ***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, proposed plans display continuity in the sidewalks design from either side of the collector street into Iris Avenue and Goya Avenue. To ensure that complete streets application is integrated, the collector street 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 collector road, promotion of bicycle usage will be present. As mentioned in Section II response a), potential employment hubs and educational centers are within the Project Vicinity, therefore allowing future residence to utilize other mode 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

Analogous with Moreno Valley's Policy C.3-4 from the General Plan Update, a Transportation Screening Assessment was conducted by Ganddini Associates, see **Appendix G** (GAI,2022). According to the City of Moreno Valley's guidelines contained in the "Transportation Impact Analysis Preparation Guide of Vehicle Miles Traveled and Level of Service Assessment" (June 2020), the Project does not require preparation of a traffic impact analysis which includes Level of Service (LOS) analysis or Vehicle Miles Traveled (VMT) analysis.

Since the Project proposes less than 100 single family residential lots (78 DU are proposed) and demonstrates trips generated of less than 100 during peak hours (54 trips during the AM peak hour, 73 trips during the PM peak hour, and approximately 736 total daily trips) in accordance with Trip Generation Manual published by the Institute of Transportation Engineers (ITE), the Project does not require Level of Service (LOS) analysis. Refer to *Table 25: Project Trip Generation* for a comprehensive outline of Project Trip Generation. The daily trips from the Project are anticipated to result in less than significant impacts to vehicular congestion within the City and is consistent with Moreno Valley's General plan initiative to "[ensure] smooth vehicular circulation will continue [as] an important effort for the foreseeable future" (MoVal GP 2040). No mitigation is required.

**Table 25: Project Trip Generation**

| Trip Generation Rates | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | AM Peak Hour | | | PM Peak Hour | | | |
| **Land Use** | **Source [1]** | **Land Use Variables [2]** | *% In* | *% Out* | *Rate* | *% In* | *% Out* | *Rate* | **Daily Rate** |
| **Single-Family Detached Housing** | ITE 210 | DU | 26% | 74% | 0.7 | 63% | 37% | 0.94 | 9.43 |

| Trip Generations | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | AM Peak Hour | | | PM Peak Hour | | | |
| **Land Use** | **Source** | **Quality** | *In* | *Out* | *Total* | *In* | *Out* | *Total* | **Daily** |
| **Single-Family Detached Housing** | ITE 210 | 78 DU | 14 | 40 | 54 | 46 | 27 | 73 | 736 |

Notes:
1 ITE= Institute of Transportation Engineers Trip Generation Manual (11th Edition, 2021); 210 = Land Use Code. All rates based on General Urban/ Suburban setting.
2 DU= Dwelling Units

| | | | | |
|---|---|---|---|---|
| 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. VMT, in general terms, quantifies the amount and distance of automobile travel attributable to a project or land use for a region. According to the City's guidelines, screening criteria categorizes this Project type as typically reducing VMT and anticipates impacts as less than significant. Since the Project is located within a Transit Priority Area (TPA), which is defined as a Project within one-half mile of major transit stop of high-quality transit corridor, the screening criteria is met and therefore results in a less than significant VMT impact absent of substantial evidence to the contrary. In addition, residential and office projects located within a low VMT generating area may be presumed to have less than significant impact. Based on the City's thresholds, a project will satisfy low VMT screening criteria if it is in a traffic analysis zone (TAZ) that does not exceed four percent below the existing County of San Bernardino baseline VMT per service population.

In order to appropriately conclude the Project is in a low VMT area, the Western Riverside Council of Governments (WRCOG) VMT Screening Tool developed from the San Bernardino Transportation Analysis Model (SBTAM) was used. The WRCOG VMT tool aids in forecasting VMT specific to Riverside County with Senate Bill (SB) 743 implementation, which looks to balance congestion management, infill development, public health, etc. This tool measures VMT performance for individual jurisdictions and TAZ. Since the proposed Project is located within TAZ 1,202, the WRCOG VMT Screening Tool computed that in 2022 (the baseline year) VMT per service population for the Project TAZ is equal to 13.5. The following forecasted VMT per capita is under the City-established threshold of 16.2, found during the WRCOG VMT results analysis. Results from the WRCOG VMT Screening Tool is shown in **Appendix G**, Exhibit A. Additionally. 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). As a result, the Project is anticipated to have less than significant impact.

Therefore, the Project satisfies the City's VMT screening for Low VMT Area Location and does not require implementation of any Project design features or mitigation measures beyond street widening, installation of streetlights, and geometrics which will be implemented with the Project as conditions of approval on the General Plan Amendment, Zone Change and Tentative Tract Map for consistency with the City's Engineering Manual for Streets and the General Plan. No mitigation is required.

| | | | | |
|---|---|---|---|---|
| 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 With Mitigation Incorporated.** See Section XVII response a) through b). Land use and activities associated with the Project are anticipated to be consistent with the long-range development patterns for the area and will be compatible with the Local Vicinity. The Project will install sidewalks, streetlights, and increase street widths on public-right-of-way adjacent to the Project Site on Iris Avenue and Goya Avenue. Off-site improvements will comply with City design standards outlined in the City's Standard Engineering Plans, posted on the City's website and available to developers. Additionally, street improvements will promote pedestrian circulation to educational centers, North of Iris, and potential employment centers west of the Project Site, retail businesses and services to the east, and other City facilities, such as parks and the library which are within walking distance to the north and south of the Project. Two points of entry and exit are proposed for this housing development. One is located on the northern border of the Project Site leading to Iris Avenue and the other on the southern border leading to Goya Avenue. Both access points allow better evacuation or access in the event of an emergency. The layout of the internal circulation system is on a grid and does not include sharp curves. In fact, Project plans indicate that the proposed circulation system conforms to the City's Municipal Code and provides amenities including the proposed 10-foot parkway, along South of Iris, that enhances the pedestrian experience.

The proposed roadway improvements are subject to review and approval by the City's standard application process. In addition to review and approval by the City Engineer pursuant to the City's Standard Engineering Plans. Review of the Project plans and design elements will result in less than significant impacts due to hazards associated with geometric design features due to plan check review implementation of standard conditions of 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.

Plans indicate three residences proposed with direct driveway access onto Goya Avenue, which is a non-classified street on the City circulation network; therefore, placement of residential driveways is appropriate. The City of Moreno Valley does specify spacing between intersections on standard MVSI-160C-1, which restricts direct residential access on roadways classified Minor Arterial and higher.
Goya Avenue does not have direct residential access restriction per MVSI-160C-1 and spacing between residential driveways is not specified on Moreno Valley standard plans. The project shall comply with the following conditions as part of the City of Moreno Valley standard development review process:

**MM TRAF-01- Signing/ striping and Traffic Control Improvements:** All construction plans for roadway design, signing/striping, and traffic control improvements relating to the proposed project shall be submitted to City of Moreno Valley Public Works Department for approval and constructed in accordance with applicable engineering standards prior to issuance of permits for the Project.

**MM TRAF-02- Sight Distance Standards:** The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met in accordance with applicable City of Moreno Valley, national or state sight distance standards prior to issuance of permits. It is recommended that the landscape plan for the site should utilize the sight distance principals to avoid placing obstructions (such as dense trees or monument signs) within the limited use area on either side of proposed project access driveways.

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

**MM TRAF-03- Traffic Control Plan:** A construction work site traffic control plan shall be submitted to the City for review and approval prior to the issuance of a grading permit or start of any construction work. If applicable, the plan shall identify any roadway closures, shoulder closures, detours or flagging operation as well as hours of operation. All construction related trips shall be restricted to off-peak hours to the extent possible.

| | | | | |
|---|---|---|---|---|
| d) Result in inadequate emergency access? | ☐ | ☒ | ☐ | ☐ |

**Response:**

**Less Than Significant Impact with Mitigation Incorporated.** See Responses XVII. a) through c). During the duration of Project construction, access to the Project Site and Project Vicinity may delay emergency access due to slower moving trucks and equipment onsite or in the surrounding area. Traffic control is required per the City's Municipal Code and mitigation measure **MM TRAF-03 (Traffic Control Plan)** to ensure adequate emergency access is maintained onsite and in the Project Vicinity during construction.

Therefore, with the incorporation of Mitigation Measure **MM TRAF-03 (Traffic Control Plan)** and as a result of discretionary approval and the standard measures and procedures of the City's plan check and inspection process, the Project would have less than significant impact with inadequate emergency access.

**Sources:**

1. Transportation Screening Assessment for South of Iris Project, Moreno Valley, California, Ganddini Associates, April 2022 – **Appendix G**
2. 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
3. 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.
4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
5. Moreno Valley Municipal Code Chapter 3.18 Special Gas Tax Street Improvement Fund
6. Moreno Valley Master Bike Plan, adopted January 2015
7. 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:**

**Less than Significant Impact with Mitigation Incorporated**. 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.

"Tribal cultural resources" 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. "

State law and County of Riverside Guidelines identify Native American consultation and participation as an important aspect of the cultural resource evaluation process. To identify potential Native American resources, a Sacred Lands Search was conducted at the California Native American Heritage Commission (NAHC). A response from the NAHC was received on April 25, 2022, indicating the results were negative, meaning no resources have previously been identified in the immediate Project Area. Scoping letters were submitted to the Native American contacts provided by the NAHC (see **Appendix** C). A letter from the Pechanga Band of Indians was received requesting tribal consultation based on the location of the Project Site being in the heart of the tribe's ancestral territory. The tribe indicates that the Project is within approximately 600 feet of a Traditional Cultural Landscape and two additional Traditional Cultural Places according to tribal records. In addition, there have been multiple know Ancestral remains documented in the Local Vicinity of the Project. For these reasons, the Tribe believes that the potential for discovery of tribal resources is high.

On August 19, 2022, Moreno Valley received a response from the Agua Caliente Band of Cahuilla Indians (ACBCI). The representative from the tribe indicated that the Project Site does not fall within the boundaries of their reservation. As a result, they have deferred consultation to Pechanga Band of Luiseño Indians and have requested a copy of mitigation measures that will be utilized for the proposed Project. The City of Moreno Valley received an additional response from Morongo Band of Mission Indians (Tribe/ MBMI) Tribal Historic Preservation Office, after the deadline for consultation on October 4, 2022. However, the representative indicated that they would like to initiate government- to-government consultation under Assembly Bill (AB) 52, since the Project Site could contain potentially sensitive cultural resources regardless of the presence or absence of remaining surface artifacts and features. To ensure meaningful consultation, Morongo Band of Mission Indians have requested Project designs, the grading plan, a records search conducted by the appropriate California Historical Resources Information System (CHRIS), copies of cultural resource assessments, shapefiles of Project

area of effect (APE), and a copy of the Geotechnical Report.

As a result of the cultural resources survey, impacts to resources eligible for the California Register of Historic Resources and significant under CEQA may occur. Alluvial soils have the potential for buried cultural resources, therefore, cultural resources could be unveiled during grading and other earthwork extending beyond the previous level of disturbance from past farming. This is considered a potentially significant impact of the Project since there will be ground disturbance below levels of previous disturbance from past land use.

With the implementation of Mitigation Measures **MM CUL-02 (Native American Monitoring), MM CUL-03 (Cultural Resource Monitoring Plan), and MM CUL-04 (Cultural Resources Disposition)** 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 listed or eligible for listing in the California Register of Historical Resources, or in local register of historical resources.

| | | | | |
|---|---|---|---|---|
| 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 5024.1 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 and the cultural value of an area. Therefore, in accordance with advise from NAHC, letters were sent out to tribes requesting additional information on cultural significance of the Project Site and surrounding areas. The tribes that received letters include Cahuilla Band of Indians, Agua Caliente Band of Cahuilla Indians, Augustine Band of Cahuilla Mission Indians, Cabazon Band of Mission Indians, Los Coyotes Band of Cahuilla and Cupeno Indians, Morongo Band of Mission Indians, Pala Band of Mission Indians, Pechanga Band of Luiseno Indians, Rincon Band of Luiseno Indians, Quechan Tribe of Fort Yuma Reservation, Santa Rosa Band of Cahuilla Indians, Romona Band of Cahuilla, Soboba Band of Luiseno Indians, and Torres-Martinez Desert Cahuilla Indians. The Pechanga Band of Luiseño Mission Indians has requested consultation with the City on this Project.

Since the Project will require grading and other earthworks beyond depths of previous disturbance from past agricultural activities, the Project could result in a substantial adverse change in the significance of a tribal resource, which results in a significant impact pursuant to Public Resource Code 5024.1, subdivision (c).

With the implementation of Mitigation Measures **MM CUL-05 (Grading Plan) and MM CUL-06 (Inadvertent Finds)** 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 significant resources to a California Native American tribe.

**Sources:**

1. Cultural Resources Survey Report for the South of Iris Project, Moreno Valley, California, Laguna Mountain Environmental, April 2022
2. Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan, SCH # 2020039022, Certified June 15, 2021
3. City of Moreno Valley General Plan 2040, adopted June 15, 2021

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

- Chapter 10 – Open Space and Resource Conservation

4. Moreno Valley General Plan, adopted July 11, 2006
   - Chapter 7 – Conservation Element – Section 7.2 – Cultural and Historical Resources
5. 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.
6. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
7. Moreno Valley Municipal Code Title 7 – Cultural Preservation
8. 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 will be served by utilities and services systems including Riverside County Flood Control and Water Conservation District, which provides flood control within the City, the Eastern Municipal Water District (EWMD), which will provide Water and Wastewater services for the Project, and electrical services will be provided by Moreno Valley Electrical Utility. In addition, natural gas to the Project will be provided by SoCalGas and Waste Management provides trash collection and recycling within City Limits. Soil waste within the City is primarily taken to the Badlands Landfill (3115 Ironwood Avenue, Moreno Valley, California) located north of SR-60. Project implementation will require that telecommunication lines, approximately three telephone poles located south of Iris Avenue, will be placed underground during street improvements. In addition, according to site plan, a water retention basin is to be constructed in the southwestern corner of the Project Site. The water retention basin will filter and control the rate of stormwater runoff discharged off-site, in compliance with 2006 and 2021 General Plan Update goals and polices. The developer is required to implement a Water Quality Management Plan (WQMP) for long-term water quality and a Stormwater Pollution Prevention Plan (SWPPP) during construction pursuant to the City's Municipal Code. The WQMP as well as detention basin maintenance will be implemented 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.

Utilities required by the Project are currently located in Iris Avenue, therefore, the Project will not require significant relocation of existing water, electric, and natural gas lines on the Project Site. There will be construction of new utility systems for the Project on site and these will be connected to the existing utilities located near the Project Site within adjacent streets. New construction will construct utilities in compliance with the City's codes and ordinances. The addition of 31 units to the buildout of the Project Site would not result in substantive changes in the impacts related to expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, since the Project has been planned in substantial consistency with SCAG regional sustainability plans and the City's approved land use plan, which has been coordinated with utility purveyors to ensure connections can be established and long-term operations can be sustained. Likewise, the Project will be implemented with an HOA and CC&Rs for long-term management of the Project including utilities.

For the reasons above, the Project will not require construction of new expanded water, wastewater treatment or storm water drainage beyond extensions to serve the proposed land use; the new construction will not result in a significant impact since the Project will implement strategies to reduce energy and water consumption, such as compliance with the Green Building Code, accommodation for solar energy, and drought tolerant landscaping. In addition, the Project will accommodate population growth that has been considered and approved in regional plans and the City's approved Housing Element.

With the implementation of Mitigation Measure UTL-01: Utility Purveyor Approval, the Project is anticipated to result in less than significant impacts.

| 5.0 ISSUES & SUPPORTING INFORMATION SOURCES: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **MM UTL-01- 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. | | | | |
| 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 Eastern Municipal Water District (EWMD) will provide water services for the Project. The scope of the Project is considering 31 additional units above what is already permitted under the existing General Plan and Zoning. EWMD's Urban Water Management Plan indicates overall water demand within its jurisdiction is declining due to implementation of water conservation measures, such as efficient appliances and fixtures as well as drought tolerant landscaping and that the plan strives to achieve a 20 percent reduction in use with water conservation strategies (UWMP, 2020). Average annual per capita demand for water is documented at 125 gallons per day. The Project contributes to established regional housing needs and maintains goals consistent with the City's Housing Element and Climate Action Plan, providing a unique neighborhood in a location where increased housing is encouraged and anticipated. Due to the size of the Project it would not exceed forecasted water demand projections for EWMD. Improvements to the pipelines as well as continued implementation of water conservation through the application of an HOA and CC&Rs with the Project will assist in better serving the Project area and future growth within Moreno Valley. The Project will implement measures to conserve water, such as drought tolerant landscaping and compliance with the Green Building Code, that will be maintained in perpetuity under the CC&Rs.

Specifically, 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 17,835 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 651,896 gallons, which is approximately 8 percent below the allowable allowance of 708,674 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 300 residences, approximately 6,022,500 gallons of water will be used annually for Project's long-term needs. In combination with the proposed Project's irrigation needs, the Project anticipated a total of 6,674,396 gallons of water use annually. Due to the zone change from R5 to RS10, the proposed Project requires EMWD to supply an additional 2,544,506 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 mitigation measure **MM UTL-02: EMWD Water Conservation Policies** to conserve water, such as drought tolerant landscaping and compliance with the Green Building Code.

For these reasons, the proposed Mitigation Measure **MM UTL-02: 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-02: 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:

i. 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.

ii. 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.
   - o Runoff or over watering is not permitted in any case.

iii. Irrigation systems operate efficiently and avoid overwatering or watering of hardscape and the resulting runoff.

iv. Excessive water flow or runoff is prohibited.

v. Install new landscaping with low-water demand trees and plants. New turf shall only be installed for functional purposes.

vi. 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**. The Eastern Municipal Water District (EWMD) has two treatment plants, the Henry J, Mills in Riverside and Robert A. Skinner, in Winchester. The wastewater collection systems provided by EWMD are 1,534 miles of gravity sewer, 53 lift locations, and 4 operational regional water reclamation facilities, with interconnections between local collection systems serving each treatment plant. EWMD has increased the use of recycled water within their regional water reclamation facilities, helping with conservation and managing water demands and support an alternative to using potable water for alternative uses approved by the City. The UWMP for the service area indicates 100 percent of public landscaping is irrigated with recycled water from EWMD recycling facilities. The Project will also implement recycled water within community landscaping and is consistent with regional land use plans published by SCAG that have been used to develop EMWD's water and wastewater master plans. The Project will implement water conservation strategies that will reduce the amount of wastewater; therefore, Project implementation is not anticipated to result in demand for wastewater service exceeding the provider's commitments. Less than significant impacts are anticipated. No mitigation is required.

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| 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 a contract with the Badlands sanitary landfill, El Sobrante Landfill, and Lamb Canyon Landfill, the City provides solid waste services. Due to the size of the Project

| 5.0 ISSUES & SUPPORTING INFORMATION SOURCES: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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waste is not expected to exceed state or local capacity and an approved Waste Management and Recycling Plan will be submitted per the City Building Code to ensure compliance with state and local jurisdiction (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 78 dwelling units within the PU, each day approximately 780 pounds of solid waste that is generated at the Project Site (approximately total pounds 5,460 weekly); resulting in 450 pounds of solid waste from the 33 additional dwelling units (additional 3,150 pounds weekly). No mitigation is required.

| | | | | |
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| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | ☐ | ☐ | ☒ | ☐ |

**Response:**

**Less than Significant Impact**. Compliance with state and local management, reduction statutes and regulations to solid waste, will be carried out through an approved Waste Management and Recycling Plan which will be submitted to the City per the City Building Code. The Plan will follow the California Integrated Waste Management Act, Assembly Bill 1826, Senate Bill 1383, and the City Municipal Code. No mitigation is required.

**Sources:**

1. Moreno Valley General Plan, adopted July 11, 2006
   - Chapter 2 – Conservation Element – Section 2.4 – Utilities
   - Chapter 6 – Safety Element – Section 6.7 – Water Quality
   - Chapter 7 – Conservation Element – Section 7.3 – Solid Waste
   - 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 |
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| **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, Response f). The Project location is not near a designated CALFIRE Fire Hazard Severity Zone and the closest lands that are categorized as such are near the north, northeast, and southeast City Limits. Refer to Figure 4.18-1 of the General Plan Update EIR (Moreno Valley 2021). The proposed Project is located in an urbanized area of the City. The closest fire stations to the Project Site include Riverside County Fire/ Moreno Valley Station 65, approximately 1.3 miles north, and Riverside County Fire Department Station 91, approximately 1.8 miles east. At Station 65, a 1,250 GPM first line engine, one second line engine, and one rescue squad is housed. Similarly, at Station 91, the equipment housed here is one 75-foot ladder truck, one second line engine, and a breathing support (Moreno Valley 2006 GP EIR). The Project will temporarily affect access to arterials due to proposed street improvements, meant to enhance goals and polices defined in the City's General Plan Circulation Element and Zoning Code. The Project will implement a Traffic Control Plan during construction to reduce temporary construction impacts on access. The street improvements will occur along south of Iris Avenue and extend Goya Avenue along the southern perimeter of the Project Site. The Project will implement current development standards of the City's Municipal Code and California Building Code. The Project is not anticipated to require additional or unique emergency response services. However, during the construction phase of the Project slow moving trucks will be temporarily deployed on the City's circulation system and on freeway access for I-215 and SR-60. Despite the utilization of slower moving trucks, the scale of the Project's construction traffic is not anticipated to substantially impair the circulation system or freeway operations with the implementation of a Traffic Control Plan. As a result, the Project will have 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. No mitigation is required.

| | | | | |
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| 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 will increase activity with the existing urbanized area. The Project Site lies on flat land and is not located on a slope or 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 consistent with 2006 General Plan, 2021 General Plan Update, and Housing Element policies and goals for land use. In addition, existing two-story structures south of the Project Site are similar to the proposed single-family residential units at the Project Site. The land use proposed with the Project is consistent with the existing land use patterns that are currently addressed in the City's Emergency Operations Plan.

For these reasons, the impacts due to slope, prevailing winds and other factors of wildfire rises are less than significant. No mitigation is required.

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| 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 Impact**. The Project plans indicate the installation and extension of a road and utilities to serve the 8.3 DU/AC residential Project on a site that has been planned for medium density

residential development. City documents including Moreno Valley's 2006 General Plan, 2021 General Plan Update, 2021-2029 Housing Policy, and SCAG Regional plans for growth within City Limits indicate a dire need for housing developments. The Project will provide additional housing to combat potential shortages in the future. The extension of utilities and services will be reviewed by the City's Engineer to ensure compliance with the Municipal Code and California Building Code. Extensions will not obstruct the desired polices and goals of the City's General Plan or SCAG's regional plans for this location. Existing above ground infrastructure, like powerlines south of Iris Avenue, will be relocated underground consistent with policies and objectives in the City's General Plan. Additionally, side yard setbacks will meet zoning requirements of 5-feet between the side lot and the house. As a result, safe second-story fire rescue will be conducted as long as the space is free and clear of debris. Therefore, 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.

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| 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 is not located in an area with unique features or elevated risk from wildfire, slope, flooding, runoff, landslides, and drainage. Land use and infrastructure proposed with the Project will comply with the California Building Code and the City's Municipal Code and verified with the standard application of the City's plan check and inspection processes during construction. For these reasons, impacts are less than significant. No mitigation is required.

**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. Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan, SCH # 2020039022, Certified June 15, 2021
4. City of Moreno Valley General Plan 2040, adopted June 15, 2021
   - Chapter 6 – Safety
     - Map S-5 – Fire Hazard Severity Zones
5. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
6. Local Hazard Mitigation Plan, City of Moreno Valley Fire Department, adopted October 4, 2011, amended 2017, http://www.moval.org/city_hall/departments/fire/pdfs/haz-mit-plan.pdf
   - Chapter 5 – Wildland and Urban Fires
     - Figure 5-2 – Moreno Valley High Fire Area Map 2016
   - Chapter 8 – Landslide
     - Figure 8-1 – Moreno Valley Slope Analysis 2016
7. 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

| 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 Impact with Mitigation Incorporated.** The Project will implement mitigation measures (**MM BIO-01: Preconstruction Nesting Bird Survey, MM BIO-02: Burrowing Owl)** and standard conditions (**SC BIO-03: Stephan King's Kangaroo Rat**) for biological resources to reduce potentially significant impact to less than significance.

| | | | | |
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| 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 Impact with Mitigation Incorporated.** Mitigation measures have been proposed to reduce potentially significant project-related individual impacts from water quality (**MM HYDRO-01: Water Quality Best Management Practices**), aesthetics **(MM AES-01: Perimeter Walls, MM AES-02: Landscaping and Irrigation, MM AES-03: Exterior Finishes)**, air quality **(MM AQ-01- SCQMD Rule 1113, MMAQ-02: Fugitive Dust Control Plan, MM AQ-03: Construction Idling)**, traffic **(MM TRAF-01- Signing/ striping and Traffic Control); MM TRAF-02: Sight Distance Standards; MM TRAF-03: Traffic Control Plan),** cultural (**MM CUL-1 through MM CUL-06)**, tribal cultural resources **(MM CUL-02 through MM CUL-04),** geology and soils **(MM GEO-01 through MM GEO-17)**, hazardous materials (**MM HAZ-01- Coordination with Val Verde School District; MM HAZ-02: Hazardous Materials Manifest and Plan),** public services and utilities (**MM TRAF-01 through MM TRAF-03**), public services and utilities **(MM PUB-01: School Fees, MM UTL-01: EMWD Water Conservation Policies),** and fire (**MM WILD-01: HOA Fire Safety**) as well as Best Management Practices for Noise (**BMP NOI-01-Construction Best Management Practices; BMP Groundborne Vibration Best Management Practices**). The Project is consistent with long-range regional, and city plans and is not anticipated to significantly contribute to cumulative impacts.

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| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | ☐ | ☒ | ☐ | ☐ |

**Response:**

**Less Than Significant Impact with Mitigation Incorporated.** The Project will implement mitigation measures for geology and soils **(MM GEO-01 through MM GEO-17**). Hazardous materials **(MM HAZ-01- Coordination with Val Verdes School District; MM HAZ-02: Hazardous Materials Manifest Plan)** and traffic **(MM TRAF-01- Signing/ striping and Traffic Control); MM TRAF-02: Sight Distance Standards; MM TRAF-03: Traffic Control Plan)** as well as Mitigation Measures for Air Quality **(MM AQ-01: SCAQMD Rule 113; MM AQ-02: Fugitive Dust Control Plan; MM AQ-03: Construction Idling).**

**References**

City of Moreno Valley Rules and Procedures for the Implementation of the California Environmental Quality Act, Public Resources Code 21000 et. seq. and CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 and following), July 2019
City of Moreno Valley Initial Study Preparation Guide, August 2019