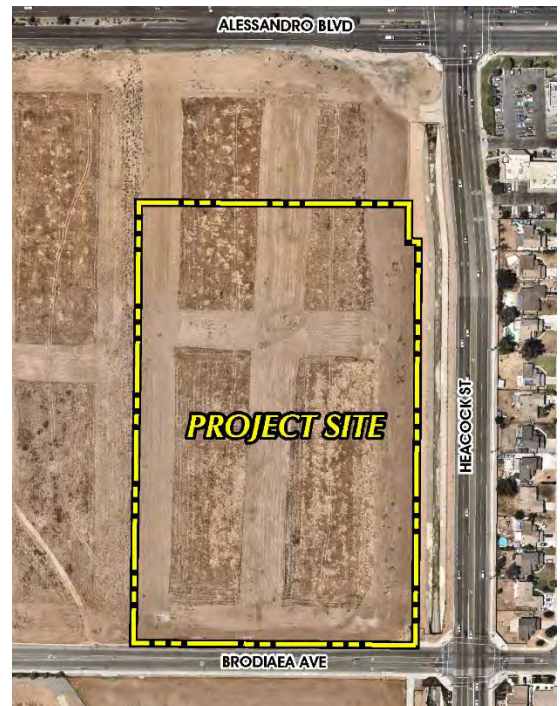


CEQA Initial Study

Brodiaea Commerce Center

Moreno Valley, California



Plot Plan (PEN17-0143)
Change of Zone (PEN17-0144)

Lead Agency
City of Moreno Valley
14177 Frederick Street
Moreno Valley, CA 92552

November 2017

CEQA Initial Study

Brodiaea Commerce Center

Moreno Valley, California

Lead Agency

City of Moreno Valley
14177 Frederick Street
Moreno Valley, CA 92552

CEQA Consultant

T&B Planning, Inc.
17542 East 17th Street, Suite 100
Tustin, CA 92780

Project Applicant

Alere Property Group
100 Bayview Circle, Suite 310
Newport Beach, CA 92660

Lead Agency Discretionary Permits

Plot Plan (PEN17-0143)
Change of Zone (PEN17-0144)

November 2017

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List of Acronyms, Abbreviations, and Units of Measure

<u>Acronym</u>	<u>Definition</u>
AB 32	California Assembly Bill 32, Global Warming Solutions Act of 2006
AB 52	Assembly Bill 52
AB 939	Assembly Bill 939
amsl	Above Mean Sea Level
APN	Assessor's Parcel Number
ASTM	American Society for Testing and Materials
AQMP	Air Quality Management Plan
BMP	Best Management Practice
BP	Business Park
BPX	Business Park-Mixed Use
CalEEMod™	California Emissions Estimator Model
CALGreen	California Green Building Standards Code
Caltrans	California Department of Transportation
CCR	California Code of Regulations
CDC	California Department of Conservation
CEQA	California Environmental Quality Act
CIWMP	Countywide Integrated Waste Management Plan
CMP	Congestion Management Program
CZ	Change of Zone
DIF	Development Impact Fee
DPM	Diesel Particulate Matter
DTSC	Department of Toxic Substances Control
e.g.	"exempli gratia" which means "for example"
EIR	Environmental Impact Report
EMWD	Eastern Municipal Water District
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
GHG	Greenhouse Gas(es)
Gpd	Gallons per day
HCP	Habitat Conservation Plan

List of Acronyms, Abbreviations, and Units of Measure (Cont'd)

<u>Acronym</u>	<u>Definition</u>
I-215 i.e.	Interstate 215 “id est” which means “that is”
LI	Light Industrial
Mgpd MND MSHCP	Million gallons per day Mitigated Negative Declaration Multiple Species Habitat Conservation Plan
ND NOP NPDES	Negative Declaration Notice of Preparation National Pollution Discharge Elimination System
PM _{2.5} PM ₁₀	Fine Particulate Matter (less than 2.5 micrometers in diameter) Particulate Matter (between 2.5 and 10 micrometers in diameter)
RCIT RWQCB	Riverside County Information Technology Regional Water Quality Control Board
SCAG SCAQMD s.f. SKR SR-60	Southern California Association of Governments South Coast Air Quality Management District Square Foot or Square Feet Stephens’ Kangaroo Rat State Route 60
UBC USDA UWMP	Uniform Building Code United States Department of Agriculture Urban Water Management Plan
WQMP	Water Quality Management Plan

1.0 INTRODUCTION

1.1 *Purpose and Scope of this CEQA Initial Study*

The California Environmental Quality Act (CEQA) is a statewide environmental law contained in Public Resources Code Sections (§) §§ 21000-21177. CEQA applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. CEQA requires that public agencies analyze and acknowledge the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts to the environment when avoidance or reduction is feasible. The CEQA compliance process also gives other public agencies and the general public an opportunity to comment on a proposed project's environmental effects.

This Initial Study evaluates the potential for the proposed Brodiaea Commerce Center project (the "Project") to adversely affect the physical environment. As part of the City of Moreno Valley's discretionary permit review process, the Project is required to undergo an initial environmental review pursuant to CEQA Guidelines § 15063. This Initial Study is a preliminary analysis prepared by the City of Moreno Valley Community Development Department, Planning Division, acting in its capacity as the CEQA Lead Agency, to determine the level of environmental review and scope of analysis that will be required for the Project. This Initial Study presents and substantiates the City of Moreno Valley's determination regarding the type of CEQA compliance document that will be prepared for the Project, which could consist of either an environmental impact report (EIR); mitigated negative declaration (MND); negative declaration (ND); addendum to a previously-prepared EIR; or a tiered analysis that relies on the findings and conclusions of a previously-prepared EIR. If the Initial Study concludes, based on substantial evidence in the City's records, that the Project has the *potential* to result in a significant effect on the environment that cannot be avoided, reduced, or mitigated to below stated thresholds of significance, the City of Moreno Valley is obligated to prepare an EIR.

This Initial Study is an informational document that provides the City of Moreno Valley, other public agencies, interested parties, and the public at-large with an objective assessment of the potential environmental impacts that could result from implementation of the proposed Project.

1.2 *Potential Environmental Effects of the Proposed Project*

The analysis presented in this Initial Study indicates that the proposed Project has the potential to result in one or more significant direct, indirect, and/or cumulatively considerable environmental effects to the following environmental subjects:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems
- Mandatory Findings of Significance

Based on the analysis provided in the Environmental Checklist portion of this Initial Study, the proposed Project has the potential to result in significant effects on the environment for which feasible mitigation measures may not be available to reduce all of those effects to below thresholds of significance applied by the City of Moreno Valley. Accordingly, and pursuant to CEQA Guidelines § 15063(b)(1), an **Environmental Impact Report (EIR)** will be prepared for the Project and will focus on potential impacts to the environmental issue areas listed above.

2.0 PROJECT DESCRIPTION AND SETTING

2.1 *Project Overview*

The Project involves the development of one industrial warehouse on approximately 11.8 acres of land located in the western portion of the City of Moreno Valley, California. The discretionary approval requested from the City of Moreno Valley includes a Plot Plan (PEN17-043) and Change of Zone (PEN17-0144). Additional details regarding the Project site's location and environmental setting, and the proposed Project's physical and operational characteristics are included in Subsections 2.3 through 2.7, on the following pages.

2.2 *Prior CEQA Review*

The Project site is located within the geographical limits of the City of Moreno Valley General Plan. The General Plan EIR was approved by the City of Moreno Valley in 2006 and provides the fundamental basis for the City's land use and development policies. The City's General Plan designates the Project site for future development with Business Park/Light Industrial land uses (City of Moreno Valley, 2014). Implementation of the City's General Plan was the subject of previous environmental review under CEQA as part of a Program EIR (State Clearinghouse Number 200091075) certified by the City of Moreno Valley. The Program EIR contains information relevant to the Project site. Thus, the Program EIR for the City's General Plan is herein incorporated by reference pursuant to CEQA Guidelines § 15150 and is available for public review at the City of Moreno Valley Community Development Department, Planning Division.

2.3 *Project Location*

The Project site is located in the central portion of the City of Moreno Valley, Riverside County, California. The City of Moreno Valley is located north of the City of Perris, northwest of the City of Hemet, west of the City of Beaumont, east/southeast of the City of Riverside, and east of the unincorporated communities of Mead Valley and Woodcrest. As shown on Figure 2-1, *Regional Map*, the Project site is approximately 2.2 miles northeast of Interstate 215 (I-215), and approximately 1.7 miles south of State Route 60 (SR-60).

At the local scale, the Project site is located north of Brodiaea Avenue, west of Heacock Street, and approximately 325 feet south of Alessandro Boulevard (see Figure 2-2, *Vicinity Map*). The Project site includes Assessor Parcel Number (APN) 297-170-038 and a portion of APN 297-170-036.

2.4 *Existing Condition of the Property*

As shown on Figure 2-3, *USGS Topographic Map*, the Project site is relatively flat with elevations ranging from approximately 1,560 feet above mean sea level (amsl) in the northern portion of the site to approximately 1,550 feet amsl in the southern portion of the Project site. As shown on Figure 2-4, *Aerial Photograph*, the entire property contains vacant undeveloped land that is routinely disturbed (i.e., disced) and does not contain any structures.

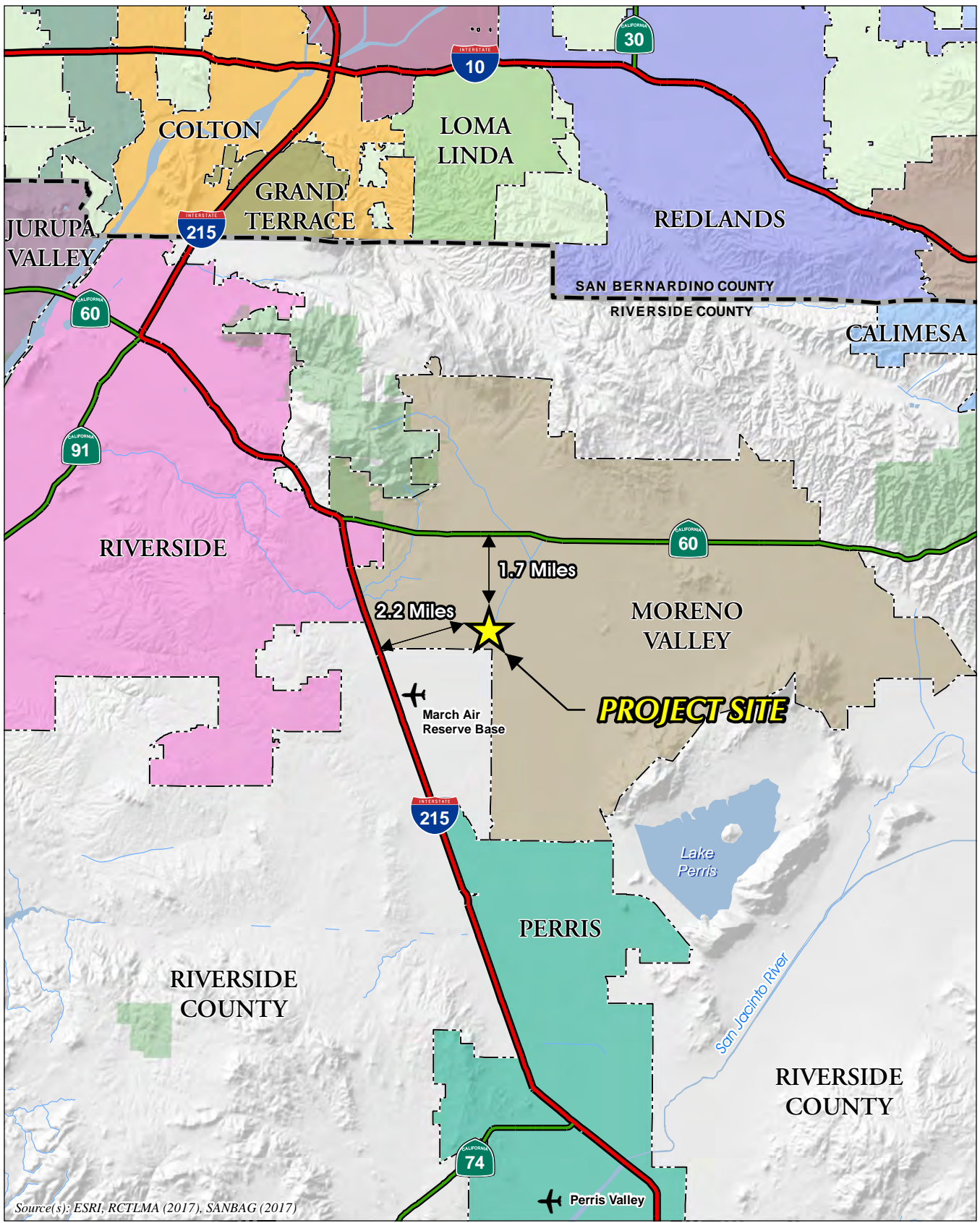
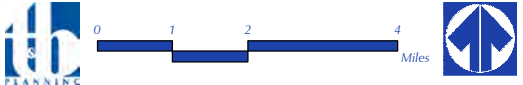


Figure 2-1



REGIONAL MAP

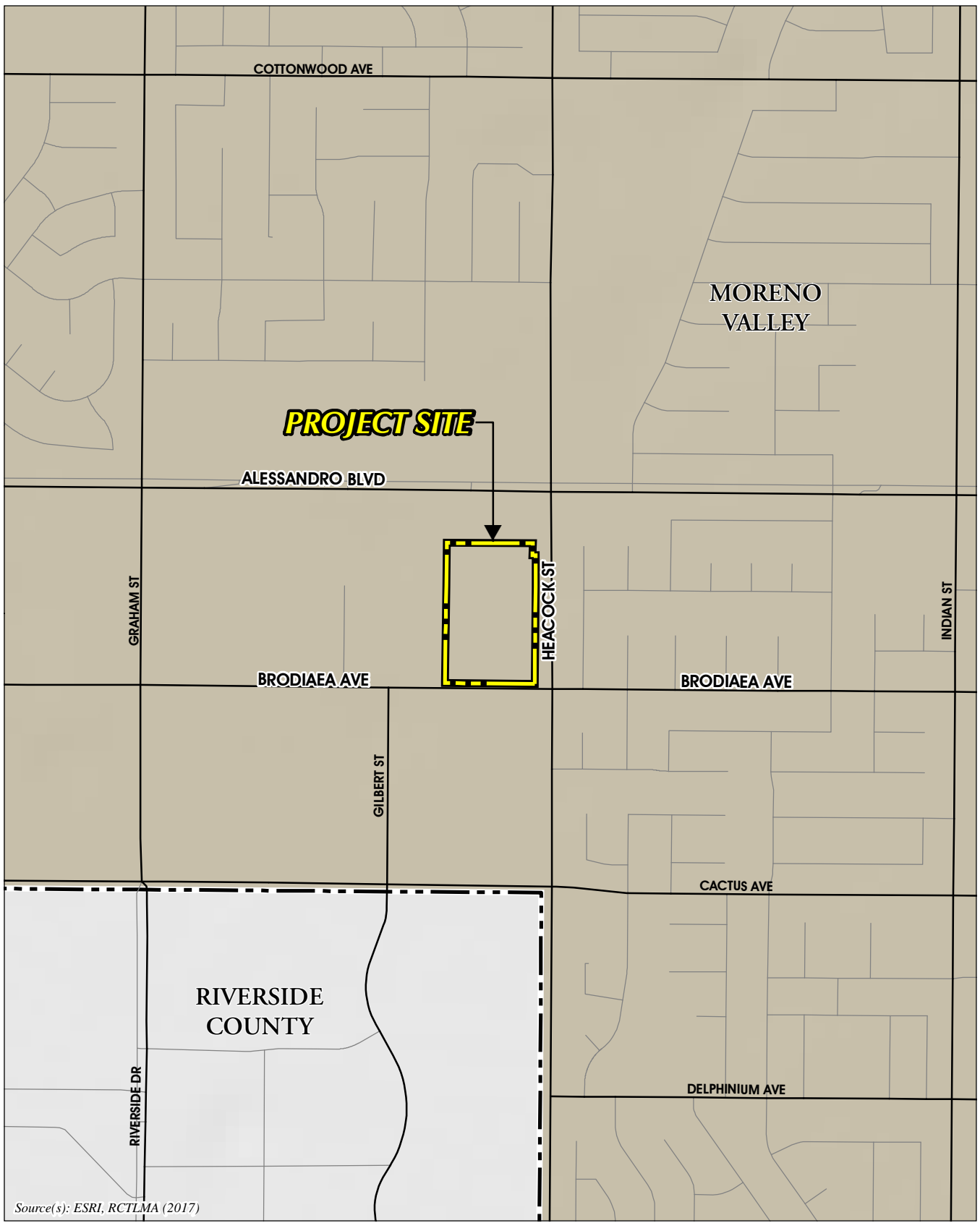
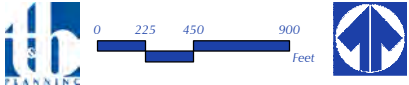
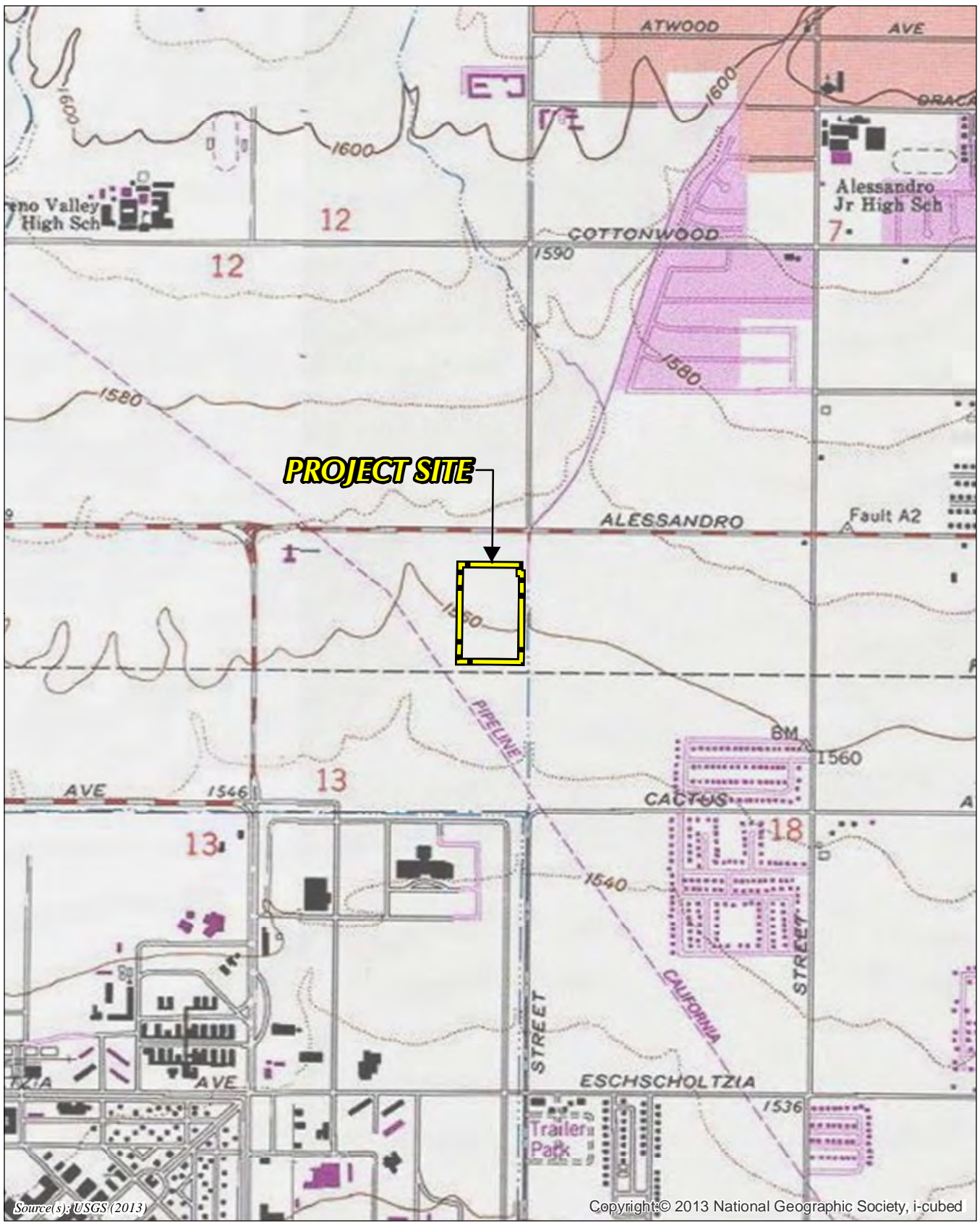


Figure 2-2



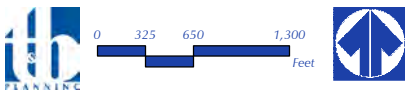
VICINITY MAP



Source(s): USGS (2013)

Copyright © 2013 National Geographic Society, i-cubed

Figure 2-3

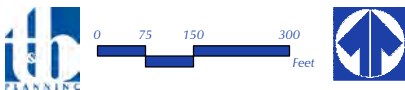


USGS TOPOGRAPHIC MAP



Source(s): ESRI, Nearmap Imagery (2017), RCTLMA (2017)

Figure 2-4



AERIAL PHOTOGRAPH

2.5 Environmental Setting and Surrounding Land Uses

The Project site is located in a mostly-developed portion of the City of Moreno Valley; the Project site is located at the interface between employment uses to the west and south (business park, distribution warehousing, e-commerce, and light industrial) and residential and commercial uses to the north and east. Land uses surrounding the Project site include the following:

North: An undeveloped, approximately four-acre property is located between the Project site and Alessandro Boulevard. Property located north of Alessandro Boulevard is occupied by neighborhood shopping centers, beyond which are residential land uses.

South: Property located south of the Project site (south of Brodiaea Avenue) includes vacant land and warehouses.

West: Property located west of the Project site is vacant and undeveloped, beyond which are two (2) warehouses, a motel, and small-scale commercial land uses.

East: Immediately east of the Project site and west of Heacock Street is a concrete-lined storm drain channel (Heacock Channel). Property located east of the Project site (east of Heacock Street) is developed with residential land uses and a neighborhood shopping center.

2.6 Existing General Plan Land Use Designations

The City of Moreno Valley General Plan is the prevailing long-range planning document that pertains to the Project site. The General Plan designates the entire Project site as “Business Park/Light Industrial” land use (refer to Figure 2-5, *Existing General Plan Land Use Designation*). According to the City’s General Plan Policy 2.5.1, the “Business Park/Light Industrial” land use designation is intended “to provide manufacturing, research and development, warehousing and distribution, as well as office and commercial activities” (City of Moreno Valley, 2016, p. 9-7).

2.7 Existing Zoning Designations

The City of Moreno Valley Zoning Map applies a “Business Park-Mixed Use” (BPX) designation with the “Mixed-Use Neighborhood” (MUN) overlay to the northern, approximately 3.7 acres of the Project site (refer to Figure 2-6, *Existing Zoning Designations*). According to the City of Moreno Valley Municipal Code, the primary purpose of the BPX district is to provide locations for limited convenience commercial and business support services within close proximity to industrial and business park uses. The MUN overlay district provides an area for low-rise, mixed-use development that serves the needs of residents, visitors, and employees from the surrounding immediate neighborhood. (City of Moreno Valley, 2017)

The southern, approximately 8.1 acres of the Project site is designated by the City’s Zoning Map as a “Business Park” (BP) zone (refer to Figure 2-6). According to the City’s Zoning Ordinance, the purpose of the BP district is to provide for light industrial, research and development, office-based firms and limited supportive commercial in an attractive and pleasant working environment and a prestigious location (City of Moreno Valley, 2017).

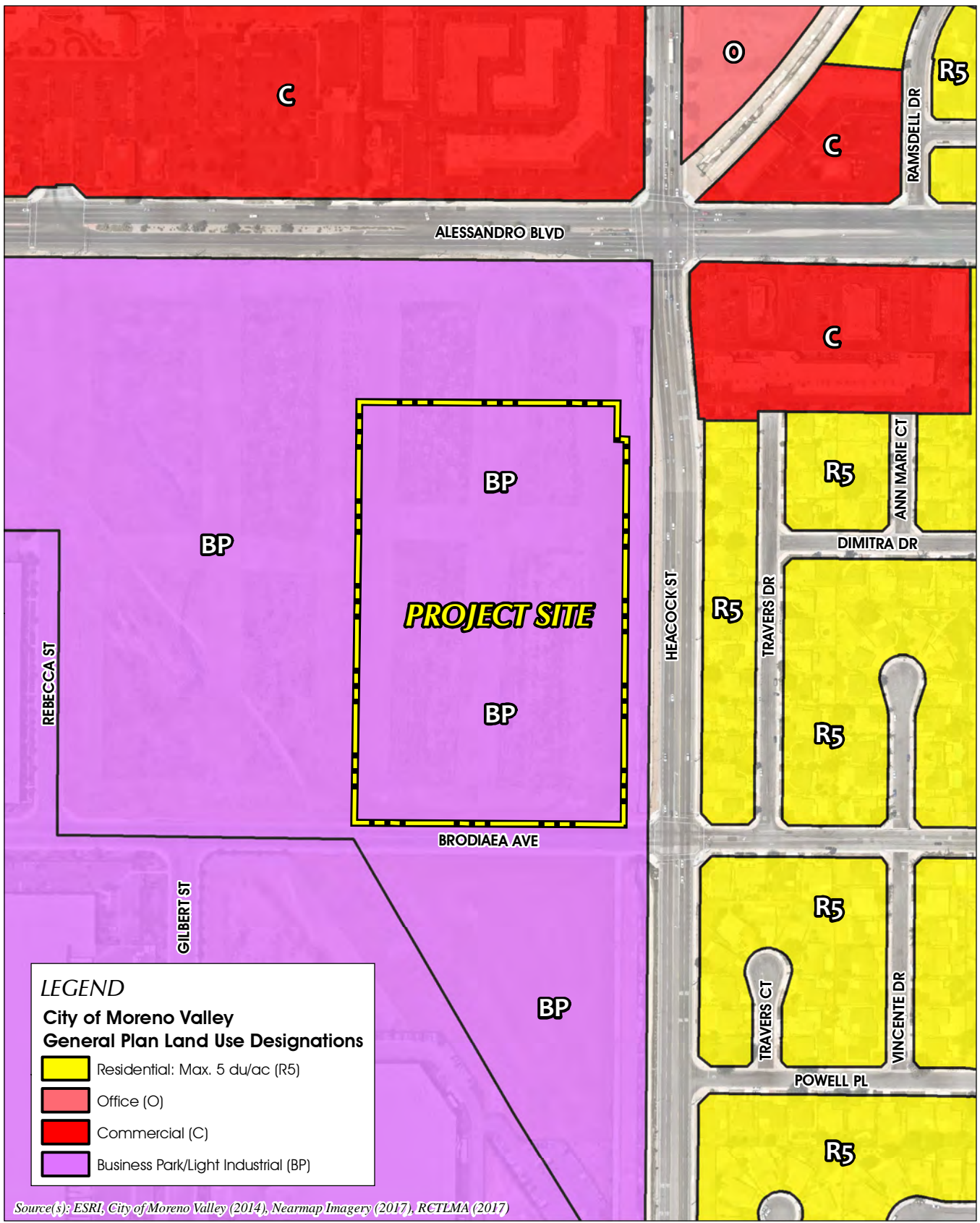
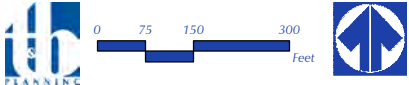


Figure 2-5



EXISTING GENERAL PLAN LAND USE DESIGNATIONS

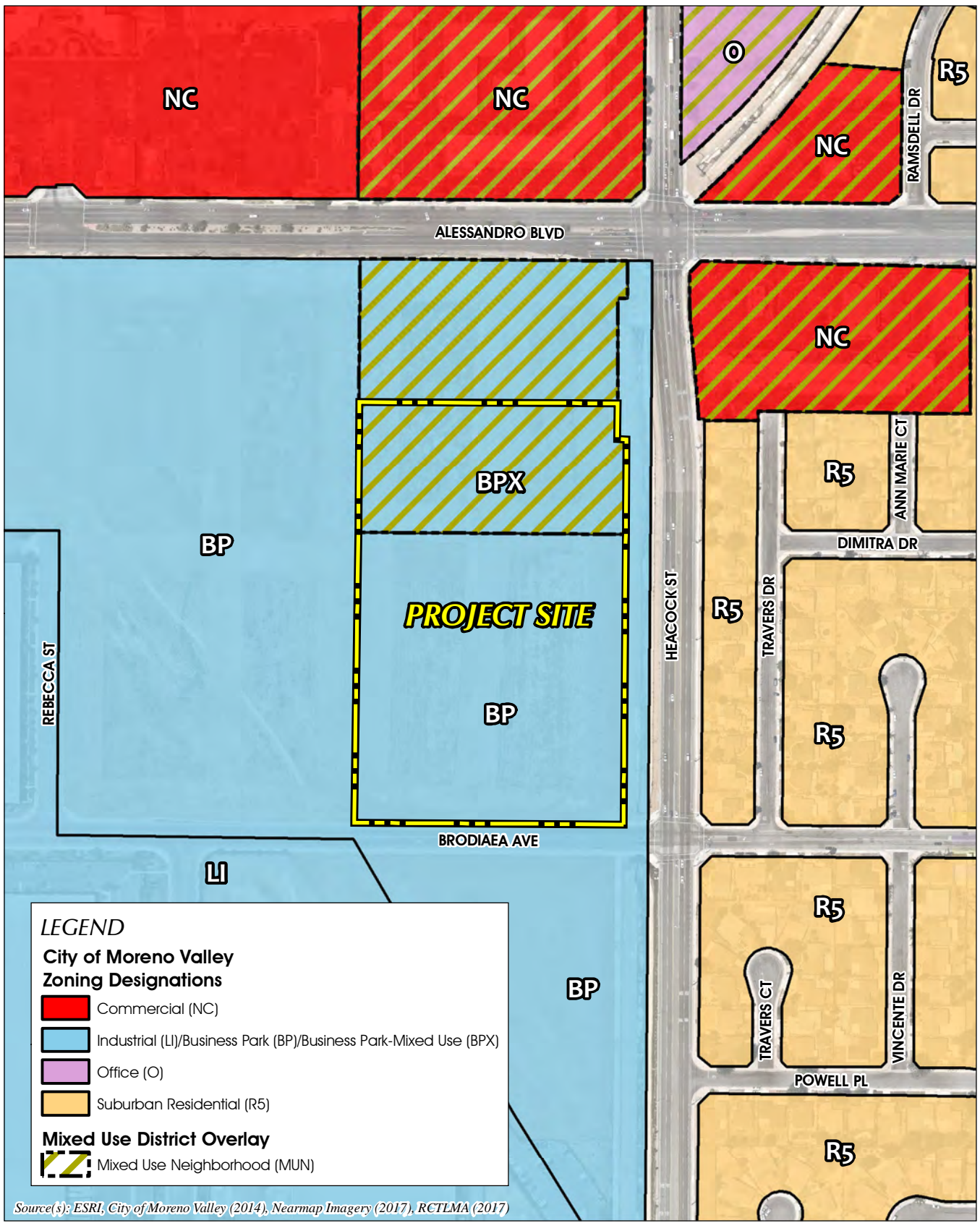
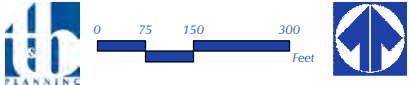


Figure 2-6



EXISTING ZONING DESIGNATIONS

2.8 Description of the Proposed Project

2.8.1 Proposed Entitlement Applications

The Project involves a proposed Plot Plan (PEN17-0143) and Change of Zone (PEN17-0144). The following subsection summarizes the discretionary application that is under consideration by the City of Moreno Valley.

A. Plot Plan (PEN17-0143)

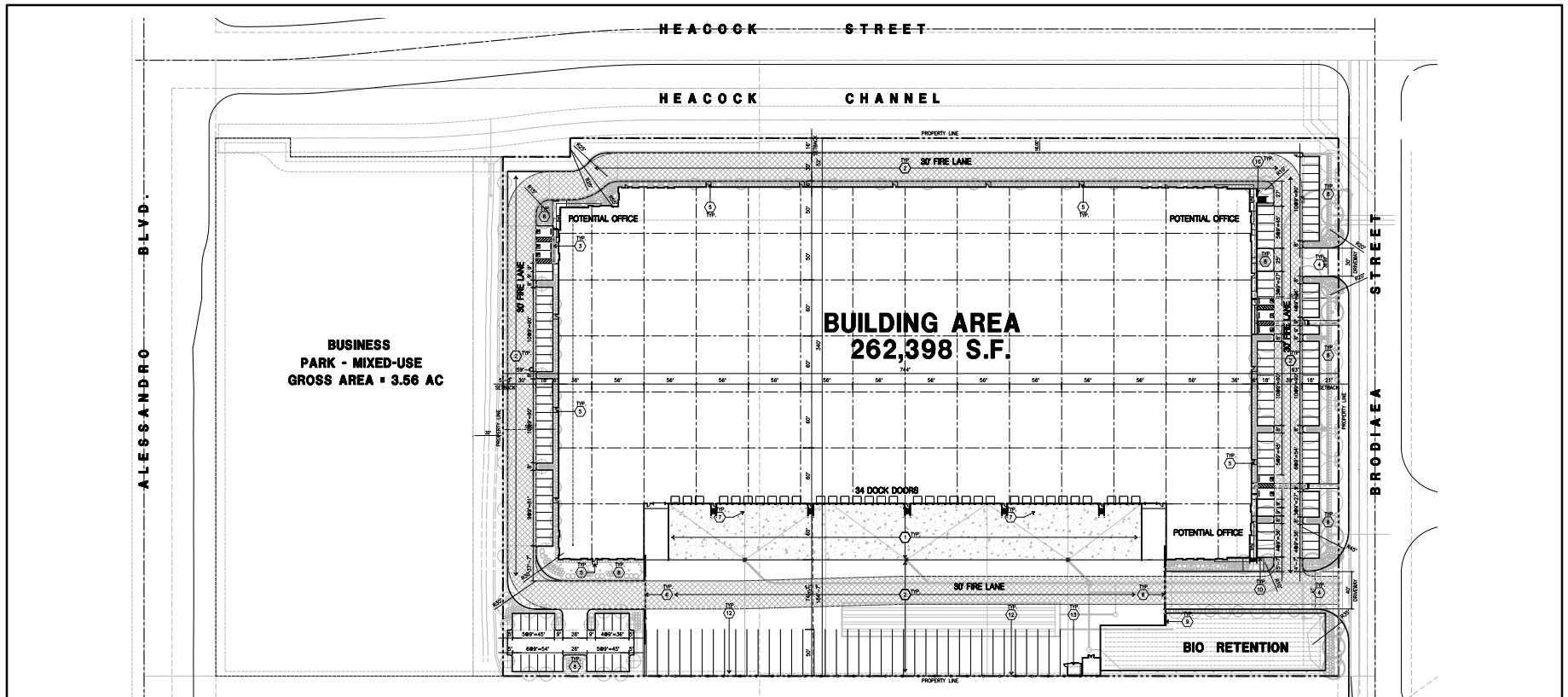
As shown on Figure 2-7, *Plot Plan (PEN17-0143)*, the Project Applicant proposes to construct a 262,398-square foot (s.f.) warehouse facility on the subject property. The proposed facility would contain 252,398 s.f. of warehouse space and 10,000 s.f. of office space. The office space would be located in the northeastern and southeastern corners of the building. Automobile parking would be provided on the north and south sides of the building; loading docks and truck parking areas are located on the west side of the building. Vehicular access to the Project site would be provided by two driveways at Brodiaea Street; the eastern driveway would be restricted to automobiles while the western driveway would be accessible to all vehicles. The Project also includes site improvements, such as storm water detention basin, ornamental landscaping, and utility infrastructure, as well as a bike path along the eastern boundary of the Project site.

B. Change of Zone (PEN17-0144)

The proposed Change of Zone (PEN17-0144) would amend the City of Moreno Valley Zoning Map to change the zoning designation for the Project site from “Business Park-Mixed Use with an overlay of Mixed Use Neighborhood” and “Business Park” to “Light Industrial,” as shown on Figure 2-8, *Change of Zone (PEN17-0144)*. The “Light Industrial” zoning designation is intended “to provide for light manufacturing, light industrial, research and development, warehousing and distribution and multitenant industrial uses, as well as certain supporting administrative and professional offices and commercial uses on a limited basis” (City of Moreno Valley, 2017).

C. Other Discretionary Actions

This Initial Study addresses the potential environmental effects of the proposed Project, including all of the discretionary actions and approvals required to implement the Project, as well as subsequent construction and operational activities. The Project would require a discretionary approval from the City of Moreno Valley to adjust the lot lines for APNs 297-170-036 and 297-170-038 so that APN 297-170-038 would encompass the entirety of the 11.8-acre Project site and APN 297-170-036 would encompass the approximately four (4)-acre property located between the Project site’s northern boundary and Alessandro Boulevard. Additionally, permits and approvals may be required from other public entities, including, but not limited to, permits that may be required from the Santa Ana Regional Water Quality Control Board (RWQCB) to connect a drainage outlet to the existing concrete-lined drainage channel (Heacock Channel) that abuts the Project site on the east.



Property owner
ALEX PROPERTY GROUP
100 BAYVIEW CIRCLE SUITE 310
NEWPORT BEACH, CA 92660
TEL: 949-509-8000
FAX: 949-509-8001
CONTACT: CLARK RELHOFF

Applicant
ALEX PROPERTY GROUP
100 BAYVIEW CIRCLE SUITE 310
NEWPORT BEACH, CA 92660
TEL: 949-509-8000
FAX: 949-509-8001
CONTACT: CLARK RELHOFF

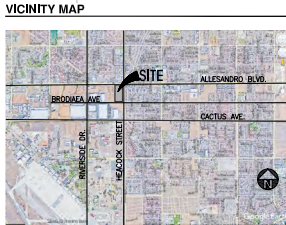
Applicant's representative
HPA, INC.
18833 BARKEN AVE SUITE 100
DRIE, CA 92512
TEL: 949-862-2125
CONTACT: JOSEPH WANG

Address of the property
500 ALESSANDRO BOULEVARD AND HEACOCK STREET
MORNING VALLEY, CALIFORNIA

Assessor's Parcel Number
297-170-036-7 (AFFECTS LOT 1) AND 297-170-036-9 (AFFECTS LOT 8)

Legal description
THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF MORNING VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOTS 1 AND 8, BLOCK 241, OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO. IN THE CITY OF MORNING VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.
EXCEPT THEREFROM ALL THAT PORTION HEREOF AS GRANTED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED MAY 2, 1972 AS INSTRUMENT NO. 36658 AND 36648 OF OFFICIAL RECORDS.
ALSO EXCEPT THEREFROM THOSE PORTIONS HEREOF AS CONVEYED TO RIVERSIDE COUNTY (LOCAL OWNERS AND WATER CONSERVATION DISTRICT), BY DEED RECORDED JANUARY 3, 1992 AS INSTRUMENT NO. 1006, OFFICIAL RECORDS.

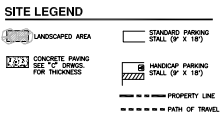
Zoning
GENERAL PLAN DESIGNATION: BP-BUSINESS PARK/LOFT INDUSTRIAL
ZONE DESIGNATION: BP-INDUSTRIAL/BUSINESS PARK (APN 297-170-036)
BP-INDUSTRIAL/BUSINESS PARK (APN 297-170-036)
MIXED USE DISTRICT, MAPN (APN 297-170-036)



PROJECT DATA

SITE AREA	576,307 s.f.
Site in acres	13.183 ac
BUILDING AREA	10,000 s.f.
Office	10,000 s.f.
Warehouse	262,398 s.f.
TOTAL	292,398 s.f.
COVERAGE (based on Gross Area)	50.9%
AUTO PARKING PROVIDED	
Office	44 stalls
Warehouse (10' x 10')	120 stalls
Warehouse (10' x 15')	8 stalls
Total parking provided	128 stalls
TRAILER PARKING PROVIDED	34 stalls
TRAILER PARKING PROVIDED	37 stalls
COMING ORDINANCE FOR CITY	
Stalling Designation - Business park (BP) (BPX)	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - no height requirement	
LANDSCAPE PROVIDED	63,144 s.f.
SETBACKS	12%
Front - 20'	
Side/Rear - 5'	
Street - 20'	

- SITE PLAN KEYNOTES**
- HEAVY BROOM FINISH CONC. PAVEMENT.
 - ASPHALT CONCRETE (AC) PAVING
 - CONCRETE WALKWAY
 - DRIVEWAY APPROX TO BE CONSTRUCTED PER "I" DRAWINGS.
 - 5'-0" x 2'-0" x 2'-0" MIN. THICK CONCRETE EXTERIOR LANDING PAD TOP AT ALL EXTERIOR MAIN DOORS TO LANDSCAPED AREA. FINISH TO BE BEGAN BROOM FINISH.
 - SLIPS TO BE 1/8" x 1/8" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY BY 1/2" MAX. AS REQ. BY CITY INSPECTOR.
 - IF H PROVIDE METAL, MANUAL OPERATED GATES W/ KNOCK-PAD LOCK FOR FIRE DEPARTMENT STANDSTOPS FOR DRIVEWAY.
 - EXTERIOR CONC. STAIRS
 - LANDSCAPE. SEE "L" DWGS.
 - CONCRETE TILT-UP SCREEN WALL
 - BIKE RACK
 - APPROXIMATE LOCATION OF TRANSFORMER.
 - CHAIN LINK FENCE
 - HIGH ENCLOSURE PER CITY STANDARD.



Source(s): HPA (09-27-2017)

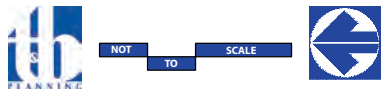


Figure 2-7

PLOT PLAN (PEN17-0143)

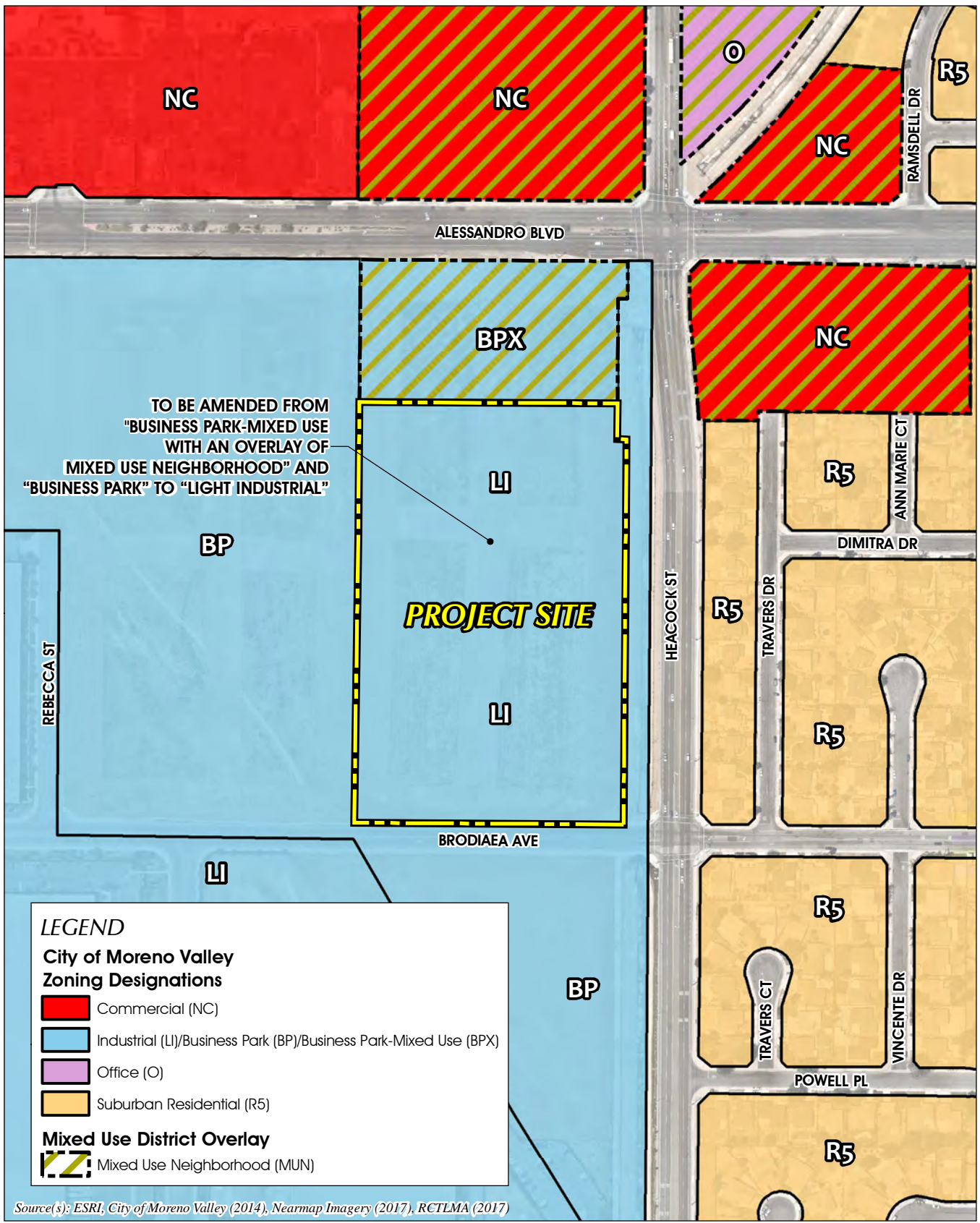
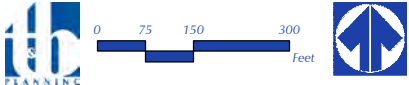


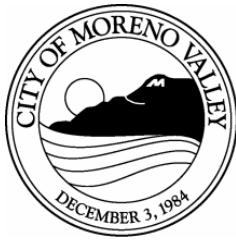
Figure 2-8



CHANGE OF ZONE (PEN17-0144)

3.0 ENVIRONMENTAL CHECKLIST AND ANALYSIS

Provided on the following pages is an Environmental Checklist, based on Appendix G of the State CEQA Guidelines. The Checklist evaluates the Project's potential to result in significant adverse effects to the physical environment. As concluded by the Checklist, the proposed Project has the potential to result in significant environmental effects for which feasible mitigation may not be available to reduce those effects below levels of significance. Accordingly, and pursuant to CEQA Guidelines § 15063(b)(1), an **Environmental Impact Report (EIR)** will be prepared for the Project.



**INITIAL STUDY/
ENVIRONMENTAL CHECKLIST FORM
CITY OF MORENO VALLEY**

- 1. Project Title:** Brodiaea Commerce Center
- 2. Lead Agency Name and Address:** City of Moreno Valley Community Development Department, Planning Division, 14177 Frederick Street, Moreno Valley, CA 92552
- 3. Contact Person and Phone Number:** Julia Descoteaux, Associate Planner (951) 413-3209
- 4. Project Location:** Southwest of Alessandro Boulevard and Heacock Street. Assessor Parcel Numbers (APNs): 297-170-036 and -038
- 5. Project Sponsor's Name and Address:** Alere Property Group, LLC, 100 Bayview Circle, Suite 310, Newport Beach, CA 92660
- 6. General Plan Designation:** Business Park/Light Industrial (BP)
- 7. Zoning:** Business Park-Mixed Use with an overlay of Mixed Use Neighborhood (BPX), and Business Park (BP)
- 8. Description of the Project:** The Project involves the construction and operation of a 262,398 s.f. warehouse building on an approximately 11.8-acre Project site located in the west-central portion of the City of Moreno Valley, Riverside County, California. Discretionary approvals requested from the City of Moreno Valley include a Change of Zone (PEN17-0144) and a Plot Plan (PEN17-0143).
- 9. Surrounding Land Uses and Setting:** An undeveloped, approximately four-acre property is located between the Project site and Alessandro Boulevard. Property located to the north of the Project site (north of Alessandro Blvd) is occupied by commercial land uses, beyond which are residential land uses. To the south of the Project site (south of Brodiaea Avenue) includes vacant land and warehouses. Immediately east of the Project site and west of Heacock Street is a concrete-lined storm drain channel (Heacock Channel). Property located east of the Project site (east of Heacock Street) is developed with residential land uses and a neighborhood shopping center. Property located west of the Project site is vacant and undeveloped, beyond which are two (2) warehouses, a motel, and small-scale commercial land uses.
- 10. Other public agencies whose approval is required:** The Project may require discretionary and/or administrative approvals from the Santa Ana Regional Water Quality Control Board and Riverside County Flood Control and Water Conservation District. Approvals from public agencies, if required, will be described in the required Environmental Impact Report.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

Public Resources Code (PRC) § 21100(b)(3) and CEQA Guidelines § 15126.4 require EIRs to describe, where relevant, the wasteful, inefficient, and unnecessary consumption of energy caused by a project. Therefore, the State Resources Agency created Appendix F to the CEQA Guidelines. Appendix F is an advisory document that assists EIR preparers in determining whether a project will result in the inefficient, wasteful, and unnecessary consumption of energy. Thus, the EIR also will address the topic of energy conservation.

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.	<input type="checkbox"/>
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.	<input type="checkbox"/>
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	<input checked="" type="checkbox"/>
I find that the proposed project MAY have a "potential significant impact" 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.	<input type="checkbox"/>
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed 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.	<input type="checkbox"/>



Signature

11/3/14

Date

Julia Descoteaux

Printed Name

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 may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less 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 “Earlier Analysis,” as described in (5) below, may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other 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 Analysis 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 analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
I. AESTHETICS				
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>(Source: City of Moreno Valley, 2006)</i>				
<p>The Project site is located in the City of Moreno Valley, which lies on relatively flat and gently sloping topography. According to General Plan Figure 5.11-1, <i>Major Scenic Resources</i>, the Project site is not located within a view corridor for the Box Springs Mountains, Reche Canyon, the Badlands, or Mount Russell. (City of Moreno Valley, 2006, Figure 5.11-1) Due to intervening development and their distance and orientation in relation to the Project site, prominent, distinct views of the Box Springs Mountains, Reche Canyon area, Mount Russell, or the Badlands are not available from public viewing areas abutting the Project site under existing conditions. Accordingly, implementation of the proposed Project would not have a substantial adverse effect on a scenic vista, and less-than-significant impacts would occur.</p>				
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>(Source: Caltrans, 2017; Google Earth Pro, 2017)</i>				
<p>The Project site is not located within or adjacent to a scenic highway corridor and does not contain scenic resources, such as trees of scenic value, rock outcroppings, or historic buildings. There are no State-designated or eligible scenic highways within the vicinity of the Project site. (CalTrans, 2017) The nearest State-eligible scenic highway from the Project site is a segment of Interstate 215 located approximately 9.1 miles southeast of the Project site (CalTrans, 2017; Google Earth Pro, 2017). The Project site also is located approximately 1.5 miles south of State Route 60, which the City of Moreno Valley General Plan Figure 7-2 identifies as a “Scenic Route.” (City of Moreno Valley, 2006, p. 5.11-1; Google Earth Pro, 2017) The Project’s proposed physical features – one warehouse building with parking lots, truck yards, landscaping, etc. – would not be visible from either highway due to intervening development and distance. Accordingly, the Project site is not located within a state scenic highway corridor and implementation of the proposed Project would not have a substantial effect on scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway corridor. Thus, no impact would occur and no further analysis is required on this subject.</p>				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials, 2017)</i>				
<p>Implementation of the proposed Project would result in the visual conversion of the site from vacant land to a warehouse building with office space, parking spaces, drive aisles, utility infrastructure, landscaping, exterior lighting, and signage. The Project would be compatible with the size, scale, height, and aesthetic qualities of other industrial warehouse buildings planned and constructed in the vicinity of the Project site and would be required to comply with the applicable development standards and design guidelines contained in the Moreno Valley Zoning Ordinance. Regardless, a detailed evaluation of the proposed Project’s potential to degrade the existing visual character or quality of the property or its surroundings is warranted and will be provided in the required EIR.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: City of Moreno Valley, 2017)</i></p> <p>City of Moreno Valley Municipal Code Section 9.16.280 includes design standards for outdoor lighting that apply to all development in the City (City of Moreno Valley, 2017). The Municipal Code lighting standards govern the placement and design of outdoor lighting fixtures to ensure adequate lighting for public safety while also minimizing light pollution and glare and precluding public nuisances (e.g., blinking/flashing lights, unusually high intensity or needlessly bright lighting). Although the proposed Project would be required to adhere to the applicable requirements of the City of Moreno Valley Municipal Code, the required EIR will nonetheless evaluate the Project’s potential to produce substantial amounts of light or glare from artificial lighting sources that could adversely affect the day or nighttime views in the area.</p>				
<p>II. AGRICULTURE AND FORESTRY RESOURCES</p> <p>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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</p>				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: CDC, 2016a)</i></p> <p>According to mapping information available from the California Department of Conservation’s (CDC) Important Farmland Time Series Map, the Project contains “Urban and Built-Up Land” (CDC, 2016a). Accordingly, the Project site does not contain any lands mapped by the State Department of Conservation as Farmland, Unique Farmland, or Farmland of Statewide Importance. As such, the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. No impact would occur and no further analysis is required on this subject.</p>				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: City of Moreno Valley, 2006; CDC, 2016b)</i></p> <p>The Project site is zoned for “Business Park Mixed Use with an overlay of Mixed Use Neighborhood” and “Business Park” land uses. There are no properties zoned for agricultural land uses in the Project vicinity. Therefore, implementation of the Project has no potential to conflict with existing zoning for agricultural use.</p> <p>As disclosed in the City of Moreno Valley General Plan FEIR (and supported mapping information from the California Department of Conservation), no land within the City is under a Williamson Act Contract (CDC, 2016b). As such, no impact would occur.</p>				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				
<p><i>(Source: City of Moreno Valley, 2006)</i></p> <p>The Project site is not zoned as forest land, timberland, or Timberland Production, nor is it surrounded by forest land, timberland, or Timberland Production land. There are no lands located within the City of Moreno Valley that are zoned for forest land, timberland, or timberland zoned Timberland Production. (City of Moreno Valley, 2006, Figure 5.8-1) Therefore, the Project has no potential to conflict with any areas currently zoned as forest, timberland, or Timberland Production and would not result in the rezoning of any such lands. As such, no impact would occur.</p>				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: City of Moreno Valley, 2006)</i></p> <p>The Project site does not contain a forest and is not designated as forest land; thus, the proposed Project would not result in the loss of forest land or the conversion of forest land to non-forest use (City of Moreno Valley, 2006, Figure 5.8-1). As such, no impact would occur.</p>				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: CDC, 2016a)</i></p> <p>As previously discussed under Threshold II (a), the Project site is classified as “Urban and Built-Up Land” by the California Department of Conservation and does not meet the definition of Farmland (i.e., “Prime Farmland,” “Unique Farmland,” or “Farmland of Statewide Importance”). The Project site is undeveloped and contains no active agricultural uses under existing conditions. Accordingly, implementation of the Project would not convert areas on the subject property classified as Farmland to non-agricultural use. No impact would occur.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
III. AIR QUALITY				
Where available, the significance criteria established by the applicable air quality management 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: SCAQMD, 2017)</i>				
The Project site is located in the South Coast Air Basin. Air quality within the South Coast Air Basin is regulated by the South Coast Air Quality Management District (SCAQMD). Standards for air quality are documented in the SCAQMD's Air Quality Management Plan (AQMP). The proposed Project would emit pollutants into the Air Basin during short-term construction and long-term operational activities, as vehicles travel to and from the proposed industrial land uses. The pollutant levels emitted by the Project's construction and operational activities have the potential to exceed the daily significance thresholds established by the SCAQMD, thereby potentially conflicting with or obstructing implementation of the SCAQMD's AQMP. As such, an air quality technical report will be prepared and the required EIR will evaluate the proposed Project's potential to conflict with the adopted SCAQMD's AQMP.				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: SCAQMD, 2017)</i>				
Air quality within the South Coast Air Basin is regulated by the SCAQMD and standards for air quality are documented in the SCAQMD AQMP. Implementation of the proposed Project has the potential to violate daily air pollutant emission significance thresholds established by the SCAQMD's AQMP, particularly related to Project construction and mobile source emissions associated with the Project's long-term operation. Accordingly, an air quality technical report will be prepared and Project-related air emissions will be modeled using the SCAQMD's California Emissions Estimator Model (CalEEMod™). The purpose of this model is to calculate estimated construction-source and operational-source air quality emissions for criteria pollutants from direct and indirect sources. The required EIR will quantify the Project's expected pollutant levels and evaluate the proposed Project's potential to violate local air quality standards and/or contribute substantially to an existing or projected air quality violation.				
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: SCAQMD, 2017)</i>				
The South Coast Air Basin is a non-attainment area for various State and federal air quality standards, including State and federal ozone standards (1-hour and 8-hour) and particulate matter standards (PM ₁₀ and PM _{2.5}). Development of the Project site as proposed by the Project could cumulatively contribute to a net increase of criteria pollutants in the region. Therefore, the required EIR will address the Project's potential to result in a cumulatively considerable increase of pollutants for which the South Coast Air Basin is in non-attainment.				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: SCAQMD, 2017; Google Earth Pro, 2017)</i></p> <p>The Project does not include any land uses that may be considered point source emitters. However, the Project has the potential to expose sensitive receptors located near the Project site and/or along its primary truck route(s) to diesel particulate matter (DPM) emissions from mobile sources (i.e., truck exhaust). Sensitive receptors in the Project area are limited to residential uses, including existing residential communities occurring east of the Project site. Due to the presence of sensitive receptors in the Project vicinity and the volume of truck traffic associated with the Project, there is the potential for the Project to expose nearby sensitive receptors to substantial pollutant concentrations associated with DPM. The EIR will evaluate the Project’s potential to expose sensitive receptors to substantial pollutant concentrations.</p>				
e) Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017)</i></p> <p>Any temporary odor impacts generated during Project-related construction activities, such as asphalt paving and the application of architectural coatings, would be short-term and cease upon completion of the construction phase of the Project. The industrial uses proposed for the Project site are not expected to involve uses or activities that generate substantial or noticeable amounts of odor during long-term operation. Nonetheless, the required EIR will evaluate the Project’s potential to expose substantial numbers of people to objectionable odors during both near-term construction and long-term operation.</p>				
<p>IV. BIOLOGICAL RESOURCES</p> <p>Would the project:</p>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: USDA, n.d.; Google Earth Pro, 2017)</i></p> <p>The Project site is vacant and undeveloped under existing conditions. However, the Project site has the potential to contain 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 Wildlife or U. S. Fish and Wildlife Service. A qualified biologist will evaluate the site’s existing biological resources and determine the presence or absence of any sensitive species. Sensitive animal species are expected to be limited. The results of the biological resources assessment(s) will be disclosed and evaluated in the required EIR.</p>				
b) Have a substantially 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 Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p><i>(Source: City of Moreno Valley, 2006; Google Earth Pro, 2017)</i></p> <p>Under existing conditions, the entire Project site is classified as “Field Cropland.” Although field cropland does not contain any substantial native vegetation, these lands provide foraging grounds for raptorial bird and habitat for small mammal species. (City of Moreno Valley, 2006, p. 5.9-15, Figure 5.9-2) A qualified biologist will evaluate the Project’s impact area to determine if the property contains riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The results of the biological resources assessment will be disclosed and evaluated in the required EIR.</p>				
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Google Earth Pro, 2017)</i></p> <p>A qualified biologist will evaluate the Project’s potential to impact federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.). The results of the biological resources assessment will be disclosed and evaluated in the required EIR.</p>				
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: City of Moreno Valley, 2006; RCA, 2003; Google Earth Pro, 2017)</i></p> <p>The Project site is disturbed and does not support a diversity of native wildlife. Paved roads, fencing, and developed land surrounding the Project site block terrestrial wildlife movement from all directions. Wildlife movement corridors in western Riverside County and the City of Moreno Valley are addressed by the conservation requirements specified in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and the Project site is not identified for conservation as part of the MSHCP. Accordingly, the site is not considered to be a wildlife movement corridor. Notwithstanding, development of the Project site has some minimal potential to impact avian species that are protected by the federal Migratory Bird Treaty Act. The Project’s potential to impact migratory birds during construction and long-term operation will be evaluated in the required EIR.</p>				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: City of Moreno Valley, 2017; RCA, 2003)</i></p> <p>The City of Moreno Valley Municipal Code contains provisions for the protection of the Stephens’ Kangaroo Rat pursuant to the Stephens’ Kangaroo Rat HCP (refer to Title 8, Chapter 8.60 of the Municipal Code). The Project site is not located within an identified reserve area for the Stephens’ Kangaroo Rat and the species has a low to moderate potential to occur on the Project site. In addition, the species was not observed during biological surveys of the Project site or the off-site improvement area. Accordingly, the Project is exempt from the focused survey requirements for the Stephens’ Kangaroo</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>Rat established by the City's Municipal Code. The Project Applicant is required to contribute a local development impact and mitigation fee, which requires a fee payment to assist the City in implementing the habitat conservation plan for the Stephens' Kangaroo Rat. With mandatory compliance with standard regulatory requirements (i.e., development impact and mitigation fee payment), the proposed Project would not conflict with any City policies or ordinances related to the protection of the Stephens' Kangaroo Rat.</p> <p>The City of Moreno Valley Municipal Code also contains provisions for the collection of mitigation fees to further the implementation of the Western Riverside County MSHCP (refer to Title 3, Chapter 3.48 of the Municipal Code). The Project Applicant is required to contribute a local mitigation fee, which requires a fee payment to assist the City in implementing the Western Riverside County MSHCP reserve system (including the acquisition, management, and long-term maintenance of sensitive habitat areas). With mandatory compliance with standard regulatory requirements (i.e., mitigation fee payment), the proposed Project would not conflict with any City policies or ordinances related to the mitigation fee program associated with Western Riverside County MSHCP.</p> <p>The City of Moreno Valley does not have any additional policies or ordinances in place to protect biological resources that are applicable to the Project.</p>				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: City of Moreno Valley, 2017; RCA, 2003; RCA, n.d.)</i>				
<p>The Project site is subject to the provisions of the Western Riverside County MSHCP. The proposed Project will be required to comply with City of Moreno Valley Municipal Code Title 3, Chapter 3.48, "Western Riverside County Multiple Species Habitat Conservation Plan Fee Program," which requires a per-acre local development mitigation fee to implement the MSHCP. The Project site is not located within one of the targeted conservation cells of the MSHCP. The Project site is, however, subject to the survey and conservation requirements of MSHCP Section 6.3.2 (Species Survey Requirements), which requires the preparation of a habitat assessment for the western burrowing owl. Pursuant to Section 6.3.2 of the MSHCP, a burrowing owl site assessment will be submitted for the Project site, and the findings of the site assessment will be evaluated in the required EIR to determine the Project's consistency with the MSHCP.</p>				
V. CULTURAL RESOURCES				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>(Source: City of Moreno Valley, 2006; Google Earth Pro, 2017)</i>				
<p>The Project site is undeveloped and contains no developed features (i.e., structures). As depicted on the City's General Plan FEIR Exhibit 5.10-1, <i>Locations of Listed Historic Resource Inventory Structures</i>, the Project site was not identified as containing a historic resource. Accordingly, the Project has no potential to impact a historic resource as defined by CEQA.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>(Source: City of Moreno Valley, 2006; Google Earth Pro, 2017)</p> <p>According to the Moreno Valley General Plan FEIR, the subject property is not a part of any known Native American village complex. Additionally, according to General Plan FEIR Figure 5.10-2, <i>Locations of Prehistoric Resources</i>, the Project site is not identified as a location of prehistoric sites. A majority of the prehistoric archaeological resources in the City of Moreno Valley are milling stations where bedrock metates (more or less flat grinding surfaces), commonly referred to as ‘slicks,’ and bedrock mortars are found. These resources “are generally situated around valley edges where suitable rock outcrops occur” (City of Moreno Valley, 2006, p. 5.10-6). The Project site is not located on a valley edge and does not contain any rock outcrops and, based on the information presented in the General Plan FEIR, does not have a high likelihood for the discovery of archaeological resources. However, a site-specific survey has not been conducted previously to evaluate the potential archaeological sensitivity of the Project site. A site-specific cultural resources assessment will be conducted by a professional archaeologist to determine likelihood for the presence/absence of archaeological resources to be located on or beneath the surface of the Project site. The results of the site-specific cultural resources assessment will be disclosed in the required EIR.</p>				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>(Source: City of Moreno Valley, 2006; Riverside County, 2014; Google Earth Pro, 2017)</p> <p>The Project site is identified by the City’s General Plan FEIR Figure 5-10-3, <i>Paleontological Resource Sensitive Areas</i>, as having a “Low Potential” to contain unique paleontological resources but is identified by the County of Riverside General Plan as having a “high” potential to contain paleontological resources (City of Moreno Valley, 2006, Figure 5.10-3; Riverside County, 2014, Figure 4.9.3). During site excavation and/or grading activities that would occur on the property during Project construction activities, there is a potential to uncover fossils that may be buried beneath the surface of the site. The Project’s potential to impact previously undiscovered paleontological resources beneath the surface of the site will be evaluated in the required EIR.</p>				
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>(Source: Google Earth Pro, 2017)</p> <p>The Project site does not contain a known cemetery. While not anticipated, in the unlikely event that human remains are discovered during Project grading or other ground disturbing activities, compliance with the applicable provisions of California Health and Safety Code § 7050.5 as well as Public Resources Code § 5097 <i>et. seq.</i> Mandatory compliance with these provisions of California state law would ensure that impacts to human remains, if unearthed during construction activities, would be appropriately treated and ensure that potential impacts are less than significant.</p>				
<p>VI. GEOLOGY AND SOILS Would the project:</p>				
<p>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
(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 Division of Mines and Geology Special Publication 42. <i>(Source: City of Moreno Valley, 2006; Google Earth Pro, 2017)</i> There are no Alquist-Priolo Earthquake Fault Zones affecting the Project site. The nearest earthquake fault zone is the San Jacinto Fault, which occurs approximately 6.2 miles northeast of the Project site. (Google Earth Pro, 2017; City of Moreno Valley, 2006, Figure 5.6-2) Because there are no known faults located on the Project site, there is no potential that the proposed Project could expose people or structures to adverse effects related to ground rupture.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) Strong seismic ground shaking? <i>(Source: City of Moreno Valley, 2006)</i> The Project site is located in a seismically active area of southern California and is expected to experience moderate to severe ground shaking during the lifetime of the proposed Project. The ground shaking risk is not considered substantially different than that of other similar properties in the southern California area. As a mandatory condition of Project approval, the City of Moreno Valley will require that the proposed structures be constructed in accordance with the California Green Building Standards Code (CALGreen), also known as California Code of Regulations (CCR), Title 24 and the City Building Code. CALGreen and City Building Code are designed to preclude significant adverse effects associated with strong seismic ground shaking. The future buildings and workers on the Project site have the potential to be exposed to strong seismic ground shaking associated with seismic events. The Project's potential to be subject to strong seismic ground shaking will be evaluated in the required EIR.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iii) Seismic-related ground failure, including liquefaction? <i>(Source: City of Moreno Valley, 2006)</i> According to General Plan EIR Figure 5.6-2, <i>Seismic Hazards</i> , the Project site is not located in an area with the potential for liquefaction. To confirm this, a site-specific geotechnical study will be prepared for the Project site, which will evaluate the Project site's potential to be subject to seismic-related ground failure, including liquefaction. The results of the site-specific geotechnical evaluation will be disclosed in the required EIR.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iv) Landslides? <i>(Source: Google Earth Pro, 2017)</i> The Project site is relatively flat, and contains no hillside or steep slopes on or in the vicinity (Google Earth Pro, 2017). Accordingly, the Project site is located in an area with a low potential for landslides. Additionally, grading in support of the Project is not anticipated to result in the creation of any new substantial slopes on-site that could be subject to landslide. Grading of the site would not pose a landslide threat to adjacent properties, future site workers, or the proposed buildings. Accordingly, the proposed Project would not create and would not be exposed to any risk of a landslide.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
(b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017)</i></p> <p>Construction activities associated with the Project would involve earth movement and the exposure of soil, which would temporarily increase erosion susceptibility. In the long-term, development of the subject property would increase impervious surface cover and permanent landscaping on the Project site, thereby reducing the potential for erosion and loss of topsoil that currently occurs. The Project would be required to adhere to standard regulatory requirements, including, but not limited to, requirements imposed by the City of Moreno Valley’s National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit (State Water Resources Control Board Order No. 2012-0011-DWQ) and a Project-specific Water Quality Management Plan (WQMP) that includes Best Management Practices (BMPs) to minimize water pollutants including sedimentation in stormwater runoff. The required EIR will evaluate the effectiveness of the Project’s erosion-control measures and will determine whether the Project has the potential to result in substantial soil erosion and the loss of topsoil.</p>				
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017)</i></p> <p>Refer to the discussion of Thresholds VI (a) (iii) and (iv) for a discussion of hazards associated with liquefaction and landslide hazards. As noted, landslide hazards are not anticipated to affect or result from the Project, and the required EIR will evaluate the site’s potential for exposing future buildings on-site to liquefaction-related hazards. The Project site’s potential for lateral spreading or collapse is currently unknown, but will be evaluated in a site-specific geotechnical evaluation. The site-specific geotechnical evaluation also will evaluate the Project site’s potential for subsidence and liquefaction hazards. The required EIR will evaluate the proposed Project’s potential to cause soil subsidence, lateral spreading, liquefaction, and collapse hazards, which could pose a threat to the future structures and workers on-site.</p>				
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017; USDA, n.d.)</i></p> <p>According to USDA’s Web Soil Survey, the Project site is underlain with Greenfield Sandy Loam and Monserate Sandy Loam, which all generally have a “Low” shrink swell potential (USDA, n.d.). The Project’s geotechnical evaluation will evaluate the Project site’s specific soil conditions and potential for containing expansive soils. The Project’s potential to expose the future structure and workers on-site to hazards associated with expansive soils will be evaluated in the required EIR.</p> <p>[Note: Threshold VI (d) is based on Appendix G of the CEQA Guidelines and references Table 18-1-B of the 1994 Uniform Building Code (UBC). This Table no longer exists. The Building Code currently in effect, the 2010 CBC, references ASTM D4829, a standard procedure for testing and evaluating the expansion index (or expansion potential) of soils established by ASTM International, which was formerly known as the American Society for Testing and Materials (ASTM).]</p>				

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(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>(Source: Project Application Materials, 2017)</i>				
The Project would not install any septic tanks or alternative waste water disposal systems. No impact would occur.				
VII. GREENHOUSE GAS EMISSIONS				
Would this project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials, 2017)</i>				
Project-related construction and operational activities would emit air pollutants, several of which are regarded as greenhouse gasses (GHGs). A Project-specific GHG emissions report will be required to quantify such emissions. Because climate change is a global phenomenon and not limited to a specific locale such as the Project site and its immediate vicinity, emissions have the potential to be significant on a cumulatively considerable basis. The Project's GHG emissions will be analyzed against SCAQMD's recommended industrial threshold of 10,000 cubic metric tons of carbon monoxide equivalent (MTCO _{2e}) emissions, as the threshold of significance. The proposed Project's potential to generate GHGs, either directly or indirectly, that could have a significant impact on the environment, will be analyzed in a Project-specific GHG analysis report and further analysis of Threshold VII (a) is required in a Project-specific EIR.				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials, 2017; California Legislative Information, 2006)</i>				
The proposed Project's potential to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases will be analyzed in a Project-specific GHG analysis, the results of which will be discussed in a Project-specific EIR.				
VIII. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials, 2017)</i>				
The Project site consists of vacant, undeveloped land that is routinely disturbed (i.e., disced) and does not contain any structures. Because the Project site is vacant and undeveloped under existing conditions, no substantial hazards or hazardous materials are expected to be present on the Project site; regardless, a site-specific environmental assessment will be prepared for the proposed Project to determine the presence or absence of hazardous materials on the Project site. The results of the site-specific technical report will be disclosed and evaluated in the required EIR.				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>During Project construction, a limited amount of hazardous materials would be transported to, stored, and used on the property (fuel, paint, etc.). During long-term operation of the Project, hazardous materials may be used and stored on the Project site. The EIR will evaluate the Project's potential to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials during short-term construction and long-term operation.</p>				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017)</i> See response to Threshold VIII (a), above.</p>				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017; Google Earth Pro, 2017; City of Moreno Valley, 2006)</i> The nearest existing school facility is Creekside Elementary School, located approximately 0.4-mile north of the Project site (Google Earth Pro, 2017). According to the City of Moreno Valley General Plan, there are no school sites planned within 0.25 mile of the Project site (City of Moreno Valley, 2006, Figure PFS-1). Accordingly, the proposed Project has no potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impact would occur.</p>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017; DTSC, 2017)</i> According to information provided by the Department of Toxic Substances Control, the Project site is not located on the list of hazardous materials sites pursuant to Government Code Section 65962.5 (DTSC, 2017). Accordingly, no impact would occur.</p>				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: City of Moreno Valley, 2006; ALUC, 2010; Google Earth Pro, 2017)</i> The Project site is located approximately 1.0 mile northeast of the March Air Reserve Base. According to City of Moreno Valley General Plan FEIR Figure 5.5-3, <i>City Areas Affected by Aircraft Hazard Zones</i>, and March Air Reserve Base/Inland Port Land Use Study Exhibit 2-14, <i>Accident Potential Zones</i>, the Project site is not located within an "Accident Potential</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Zone” or “Clear Zone” (i.e., high risk areas 3,000 feet from each end of the runway) (City of Moreno Valley, 2006, Figure 5.5-3; ALUC, 2010, Exhibit 2-14). Thus, because the Project site is not located in an area identified as an “Accident Potential Zone” or a “Clear Zone”, implementation of the proposed Project would not result in a safety hazard for people living or working on the Project area and impacts would be less than significant.				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>(Source: Google Earth Pro, 2017)</p> <p>There are no private airfields or airstrips in the vicinity of the Project site. Thus, there is no potential for the implementation of the Project to result in a safety hazard for people residing or working in the Project area. No impact would occur and no further analysis of this subject is required.</p>				
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>(Source: Project Application Materials, 2017)</p> <p>The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction and long-term operation, the proposed Project would be required to maintain adequate emergency access for emergency vehicles as required by the City. Because the proposed Project would not interfere with an adopted emergency response or evacuation plan, no impact would occur.</p>				
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>(Source: Project Application Materials, 2017, City of Moreno Valley, 2006)</p> <p>According to City of Moreno Valley General Plan FEIR Figure 5.5-2, <i>Floodplains and High Fire Hazard Areas</i>, the Project site is not located in an area of substantial or high fire risk (City of Moreno Valley, 2006, Figure 5.5-2). The Project site is located in an area that has been largely developed. No wildlands are located on or adjacent to the Project site and the Project site is largely devoid of vegetation and surrounded on all sides by developed properties, paved roads, and/or maintained sites. Thus, implementation of the proposed Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. No impact would occur and no further analysis of this subject is required.</p>				
IX. HYDROLOGY AND WATER QUALITY				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>(Source: Project Application Materials, 2017)</p> <p>Implementation of the Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which could result in the generation of water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>have the potential to occur during construction of the Project in the absence of any protective or avoidance measures. Additionally, runoff from under post-development conditions could contain pollutants in the absence of protective or avoidance measures. The Project's potential to violate any water quality standards or waste discharge requirements during short-term construction and/or long-term operational activities will be fully analyzed in the required EIR.</p>				
<p>b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017; City of Moreno Valley, 2006)</i></p> <p>Within the City of Moreno Valley, there are few domestic uses for groundwater due to salinity/water quality issues; therefore, the City primarily relies on imported water from the Eastern Municipal Water District (EMWD) for its domestic water supply. The Project does not propose the installation of any water wells that would directly extract groundwater; however, the increase in impervious surface cover that would occur with development of the site could reduce the amount of water percolating down into the underground aquifer that underlies the Project site and a majority of the City. However, and as noted in the City's General Plan FEIR (City of Moreno Valley, 2006, p. 5.7-12), "the impact of an incremental reduction in groundwater would not be significant as domestic water supplies are not reliant on groundwater as a primary source." With buildout of the Project, the local groundwater levels would not be adversely affected. As such, impacts to groundwater supplies and recharge would be less than significant.</p>				
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Applications Materials, 2017; City of Moreno Valley, 2006)</i></p> <p>The Project would alter the existing drainage pattern of the property and thereby has the potential to result in erosion. Stormwater runoff from the Project site would be discharged into the public storm drain system (which ultimately discharges to the Heacock Channel) and run-on from the vacant off-site parcel to the north would be discharged directly into the Heacock Channel, an existing concrete-lined channel located along the eastern boundary of the Project site. In the event the Project were to result in substantial erosion, then sediment from the Project site would have the potential to adversely affect downstream waterways. A site-specific hydrology study will be prepared for the Project to determine whether Project development would result in a measurable increase in water flows exiting the site under developed conditions (which could cause scour/erosion). Additionally, a site-specific WQMP also would be prepared that would identify structural control BMPs to reduce the Project's potential to result in increased erosion following development. The results of the required WQMP and site-specific hydrology study will be documented in the required EIR.</p>				
<p>d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?				
<p><i>(Source: Project Application Materials, 2017)</i></p> <p>As indicated under Threshold IX (c), a site-specific hydrology study will be prepared to evaluate whether the Project would result in a substantial change in the rate or amount of runoff exiting the site. An increase in the rate or amount of runoff from the site could result in increased potential for flooding on downstream properties. The results of the site-specific hydrology study will be documented in the required EIR.</p>				
e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017)</i></p> <p>As indicated under the analysis of Threshold IX (a), the Project's potential to result in additional sources of polluted runoff will be disclosed and evaluated in the required EIR. A site-specific hydrology study will be prepared for the Project that will identify a stormwater drainage system to convey runoff from the site in a manner consistent with City requirements. The required EIR will include a discussion and analysis of the Project's proposed storm drain improvements, and also will identify any impacts to the environment that may result from any necessary off-site improvements required in support of the Project's drainage system.</p>				
f) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017)</i></p> <p>Refer to Threshold IX (a), (c), and (d), above.</p>				
g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017)</i></p> <p>The Project does not include housing. Therefore, there is no potential for housing to be located within a 100-year flood hazard zone and no impacts associated with housing placement would occur from implementing the proposed Project.</p>				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017; FEMA, 2008)</i></p> <p>According to applicable FEMA Flood Insurance Rate Map (FIRM) No. 06065C0761G, the Project site is located within "Zone X (unshaded)," which are areas determined to be outside the 500-year flood hazard area. (FEMA, 2008) As such, the proposed Project would not place structures within a 100-year flood hazard area that could impede or redirect flood flows and no impact would occur.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017; City of Moreno Valley, 2006; FEMA, 2008; Google Earth Pro, 2017)</i></p> <p>The nearest dam to the Project site is Lake Perris, located approximately 5.0 miles southeast of the Project site (Google Earth Pro, 2017). According to City of Moreno Valley General Plan FEIR Figure 5.5-2, <i>Floodplains and High Fire Hazard Areas</i>, the Project site is not located in an identified dam inundation area. There is no levee located within the vicinity of the Project site. According to applicable FEMA FIRM No. 06065C0761G, the Project site is located within “Zone X (unshaded),” which is not considered to be a flood hazard area (FEMA, 2008). Accordingly, there is no potential for the Project to expose people or structures to significant risk of loss, injury or death involving flooding, and no impact would occur.</p>				
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017; Google Earth Pro, 2017)</i></p> <p>The Pacific Ocean is located over 40 miles southwest of the Project site; consequently, there is no potential for tsunamis to impact the Project. In addition, no steep hillsides subject to mudflow are located on or near the Project site. As mentioned in Threshold IX (i), the Project site is not located in an identified dam inundation area. Accordingly, the Project site has no potential to be impacted by seiches, mudflows, and/or tsunamis.</p>				
X. LAND USE AND PLANNING				
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017; Google Earth Pro, 2017)</i></p> <p>The Project site consists of approximately 11.8 acres of vacant, undeveloped land that is routinely disturbed (i.e., disced) and does not contain any structures. The Project site does not provide access to established communities and would not isolate any established communities or residences from neighboring communities. Development and operation of the Project would not physically disrupt or divide the arrangement of an established community.</p>				
b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017)</i></p> <p>Implementation of the Project would allow for the development of industrial land uses on the 11.8-acre Project site. Proposed CZ (PEN17-0144) would change the zoning designation for the Project site from “Business Park” and “Business Park Mixed-Use with an overlay of Mixed Neighborhood” to “Light Industrial.” The required EIR will include an evaluation of the proposed Project’s consistency with applicable plans, policies, and/or regulations adopted for the purpose of reducing or avoiding environmental effects.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: RCA, 2003; City of Moreno Valley, 2017)</i></p> <p>As described under the response to Threshold IV (f), the Project site is subject to the provisions of the Western Riverside County MSHCP. The Project would be required to comply with City of Moreno Valley Municipal Code Title 3, Chapter 3.48, "Western Riverside County Multiple Species Habitat Conservation Plan Fee Program," which requires a per-acre local development mitigation fee to implement the MSHCP. The Project site is not located within one of the targeted conservation cells of the MSHCP. The Project site is, however, subject to the survey and conservation requirements of MSHCP Section 6.3.2 (Species Survey Requirements), which requires the preparation of a habitat assessment for the western burrowing owl. Pursuant to Section 6.3.2 of the MSHCP, a burrowing owl site assessment will be submitted for the Project site, and the findings of the site assessment will be evaluated in the required EIR to determine the Project's consistency with the MSHCP.</p>				
XI. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: City of Moreno Valley, 2006)</i></p> <p>The Project site is not located within an area known to be underlain by regionally- or locally-important mineral resources or within an area that has the potential to be underlain by regionally- or locally-important mineral resources, as disclosed by the City's General Plan and the associated General Plan FEIR (City of Moreno Valley, 2006, p. 5.14-2). Accordingly, implementation of the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State of California. Accordingly, no further analysis of this subject is required.</p>				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: City of Moreno Valley, 2006)</i></p> <p>Please refer to the response to Threshold XI (a), above. No impact would occur and no further analysis of this subject is required.</p>				
XII. NOISE				
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017; City of Moreno Valley, 2017)</i></p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Project-related construction activities, as well as long-term operational activities (including on-site industrial warehouse operations and the projected increases in vehicular travel along area roadways), may expose persons in the vicinity of the Project site to noise levels in excess of standards established by the City's General Plan and Chapter 11.80, "Noise Regulation," of the City's Municipal Code. An acoustical analysis will be prepared and the required EIR will analyze the potential for the Project to expose people, on- or off-site, to noise levels in excess of established noise standards.				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials, 2017)</i>				
Construction activities on the Project site may produce groundborne vibration or groundborne noise levels during earthwork/grading and/or during the operation of heavy machinery. The required EIR will analyze the potential of the Project to expose persons to excessive groundborne vibration. Long-term operation of the proposed Project is not anticipated to result in perceptible levels of groundborne vibration or groundborne noise; regardless, the Project's EIR will also evaluate the proposed Project's potential to generate groundborne vibration and noise in the long-term.				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials, 2017)</i>				
Vehicular traffic associated with operation of the Project has the potential to cause an increase in ambient noise levels. In addition, on-site operational activities associated with proposed industrial activities have the potential to increase ambient noise levels. A site-specific acoustical study will be prepared for the proposed Project to identify potential increases in ambient noise and to analyze the potential for Project-related noise to increase ambient noise to a level that would be considered substantial and permanent compared to existing conditions. The results of the acoustical study will be summarized and incorporated into the required EIR.				
d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials, 2017)</i>				
During Project-related construction activities, there could be a temporary or periodic increase in ambient noise levels in the Project vicinity above existing levels due to temporary construction traffic and the temporary and periodic operation of construction equipment. A site-specific acoustical study will be prepared for the Project to identify the potential for temporary or periodic increases in ambient noise levels that would be considered substantial compared to existing conditions. The results of the acoustical study will be summarized and incorporated into the required EIR.				
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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>(Source: City of Moreno Valley, 2006; Google Earth Pro, 2017)</i>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>The Project site is located approximately 1.0-mile northeast of the March Air Reserve Base. According to General Plan Figure 5.4-1, <i>March Reserve Air Base Noise Impact Area</i>, the Project site is located outside of the 60 dBA CNEL noise contour and would not be subjected to excessive noise levels due to operations at the March Air Reserve Base. Because the Project site is not located within the March Air Reserve Base noise contours, the Project would not expose people residing or working in the Project area to excessive noise levels due to its location within two miles of a public airport. A less than significant impact would occur and no further analysis of this subject is required.</p>				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>(Source: Project Application Materials, 2017; Google Earth Pro, 2017)</p> <p>The Project site is not located near any private airfields or airstrips. Therefore, the proposed Project has no potential to expose people to excessive noise levels associated with operations at a private airstrip. No further analysis of this subject is required.</p>				
<p>XIII. POPULATION AND HOUSING</p> <p>Would the project:</p>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>(Source: Project Application Materials, 2017; City of Moreno Valley, 2014)</p> <p>The Project proposes to develop the subject property in accordance with the “Business Park/Light Industrial” land use designation applied to the site by the City of Moreno Valley General Plan Land Use Map (City of Moreno Valley, 2014). Accordingly, the proposed Project would not result in growth that was not already anticipated by the City of Moreno Valley General Plan and evaluated in the City of Moreno Valley General Plan FEIR. Furthermore, the Project site is served by existing public roadways, and utility infrastructure is already installed beneath public rights of way that abut the property. Accordingly, the Project and its required improvements would not induce direct or indirect substantial growth in the area. Impacts would be less than significant.</p>				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>(Source: Project Application Materials, 2017; Google Earth Pro, 2017)</p> <p>The Project site does not contain any residential structures under existing conditions. Accordingly, implementation of the Project would not displace substantial numbers of existing housing and would not necessitate the construction of replacement housing elsewhere. No impact would occur and no further analysis of this subject is required.</p>				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>(Source: Google Earth Pro, 2017)</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
As described above under response to Threshold XIII (b), the Project site does not contain any residential structures; therefore, no people live on the subject property under existing conditions. Accordingly, implementation of the proposed Project would not displace substantial numbers of people and would not necessitate the construction of replacement housing elsewhere. No impact would occur and no further analysis of this subject is required.				
XIV. PUBLIC SERVICES				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government 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?				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017; City of Moreno Valley, 2017; Google Earth Pro, 2017)</i></p> <p>Fire protection services to the Project site are provided by the Moreno Valley Fire Department (MVFD). The Project site is served by the Kennedy Park Fire Station (Station No. 65), located at 15111 Indian Avenue, approximately 1.1 miles to the southeast of the Project site, and the Towngate Fire Station (Station No. 6), located at 22250 Eucalyptus Avenue, approximately 2.1 miles to the northwest of the Project site. Thus, the Project would be adequately served by fire protection services, and no new or expanded unplanned facilities would be required. The Project is required to comply with the provisions of the City of Moreno Valley's Development Impact Fee (DIF) Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding of public facilities, including fire protection facilities. Mandatory compliance with the DIF Ordinance would be required prior to the issuance of a building permit.</p> <p>The Project also would feature a minimum of fire safety and fire suppression activities, including type of building construction, fire sprinklers, a fire hydrant system, and paved access.</p> <p>Based on the foregoing, the proposed Project would receive adequate fire protection service and would not result in the need for new or physically altered fire protection facilities. Impacts to fire protection facilities would be less than significant.</p>				
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017; City of Moreno Valley, 2017; Google Earth Pro, 2017)</i></p> <p>The Project would introduce a new building structure and employees to the Project site, which would result in an incremental increase in demand for police protection services, but is not anticipated to require or result in the construction of new or physically altered police facilities. Furthermore, prior to the issuance of building permits, the Project Applicant would be required to comply with the provisions of Moreno Valley's Development Impact Fee (DIF) Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding of public facilities, including police protection facilities. Mandatory compliance with the DIF Ordinance would be required prior to the issuance of a building permit. Based on the foregoing, the proposed Project would receive adequate police protection service, and would not result in the need for new or physically altered fire protection facilities. Impacts to police protection facilities would therefore be less than significant.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017, California Legislative Information, 2017)</i></p> <p>Development of the Project site as proposed by the Project would not create a direct demand for public school services, as the subject property would contain non-residential uses that would not generate any school-aged children requiring public education. The addition of employment-generating uses on the Project site would assist the City in achieving its goal to provide a better jobs/housing balance within the City and the larger western Riverside County region. The proposed Project is not expected to draw a substantial number of new residents to the region and would therefore not indirectly generate school-aged students requiring public education. Because the Project would not directly generate students and is not expected to indirectly draw students to the area, the Project would not cause or contribute to a need to construct new or physically altered public school facilities. Although the Project would not create a demand for additional public school services, the Project Applicant would be required to contribute development impact fees to the Val Verde Unified School District in compliance with California Senate Bill 50 (Greene), which allows school districts to collect fees from new developments to offset the costs associated with increasing school capacity needs. Mandatory payment of school fees would be required prior to the issuance of building permits. Impacts to public schools would be less than significant and no further analysis of this subject is required.</p>				
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017)</i></p> <p>As discussed under Thresholds XV (a) and XV (b) below, the Project would not create a demand for public park facilities and would not result in the need to modify existing or construct new park facilities. Accordingly, implementation of the proposed Project would not adversely affect any park facility and impacts would be less than significant.</p>				
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017)</i></p> <p>The Project is not expected to result in a demand for other public facilities/services, including libraries, community recreation centers, post offices, and animal shelters. As such, implementation of the proposed Project would not adversely affect other public facilities or require the construction of new or modified public facilities and no impact would occur.</p>				
XV. RECREATION				
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017)</i></p> <p>The Project proposes to develop the Project site with industrial land uses. The Project does not propose any type of residential use or other land use that may generate a population that would increase the use of existing neighborhood and regional parks or other recreational facilities. Accordingly, implementation of the proposed Project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park, thus, no impact would occur and no further analysis of this subject is required.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017)</i></p> <p>The Project proposes to develop the Project site with industrial land uses. The Project does not propose to construct any new on- or off-site recreation facilities. Additionally, the Project would not expand any existing off-site recreational facilities. Thus, environmental effects related to the construction or expansion of recreational facilities would not occur with implementation of the proposed Project. Thus, no impact would occur and no further analysis of this subject is required.</p>				
<p>XVI. TRANSPORTATION/TRAFFIC Would the project:</p>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017)</i></p> <p>The proposed Project has the potential to adversely affect the performance of the local circulation system, on a direct and/or cumulatively considerable level. A site-specific traffic study will be prepared following the City of Moreno Valley Traffic Report Preparation Guidelines. The study will quantify the volume of vehicular traffic anticipated to travel to and from the Project site. The required EIR will disclose the findings of the site-specific traffic study and evaluate the Project's potential to conflict with applicable plans, ordinances, and policies that establish a minimum level of performance for the local circulation system.</p>				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017)</i></p> <p>Traffic generated by the proposed Project has the potential to impact the Riverside County Congestion Management Plan (CMP) roadway network. Potential effects to the CMP roadway system will be evaluated in a site-specific traffic study, and the results of this study will be used in the required EIR to determine the Project's consistency with the Riverside County CMP, including applicable level of service standards and travel demand/congestion management measures.</p>				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p><i>(Source: Project Application Materials, 2017; Google Earth Pro, 2017)</i></p> <p>The Project would not include an air travel component (i.e., helipad) and products transported to and from the Project site would not be done so by direct air. Accordingly, the Project would not have any effect on air traffic patterns, including an increase in traffic levels or a change in flight path location that results in substantial safety risks. As such, no impact would occur and additional analysis of this issue is not required.</p>				
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017)</i></p> <p>All improvements planned as part of the Project would be in conformance with applicable City of Moreno Valley standards and would not result in any hazards due to a design feature. Regardless, the Project's required EIR will document the conditions of the existing and planned circulation system in the Project area and determine if the increase in traffic resulting from the Project would adversely affect any off-site roadway segment or intersection which may be unsafe, or may become unsafe with the addition of Project traffic.</p>				
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017)</i></p> <p>During the course of the City of Moreno Valley's required review of the Project's applications, the Project's design will be reviewed to ensure that adequate access to and from the site and around the proposed buildings is provided for emergency vehicles. With required adherence to City of Moreno Valley requirements for emergency vehicle access, impacts are expected to be less than significant.</p>				
f) Conflict with adopted policies or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017; City of Moreno Valley, 2006; City of Moreno Valley, 2016; Google Earth Pro, 2017)</i></p> <p>The proposed Project would contain an industrial warehouse, which is a land use that is not likely to attract large volumes of pedestrian, bicycle, or transit traffic. Regardless, the Project is designed to comply with all applicable City of Moreno Valley alternative (non-vehicular) transportation policies.</p> <p>According to City of Moreno Valley General Plan Figure 9-4, <i>Bikeway Plan</i>, the Project site abuts Class I bikeways on Heacock Street (City of Moreno Valley, 2016, Figure 9-4). Class I bikeways are dedicated trails, separated from vehicular traffic (City of Moreno Valley, 2006, p. 5.2-13). The Project plans to construct a bike path along the Heacock Channel, and thus would not preclude the use of the planned Class I bicycle facility adjacent to the Project site. Furthermore, the Project's proposed bike path would be consistent with the Bicycle Master Plan, and impacts would be less than significant.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XVII. TRIBAL CULTURAL RESOURCES				
Would the project 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:				
a) 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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials, 2017)</i>				
A site-specific cultural resources assessment will be conducted by a professional archaeologist to determine whether the Project site is listed or eligible for listing on a state or local register of historical resources as defined in Public Resources Code Section 5020.1(k). The results of the site-specific cultural resources assessment will be disclosed in the required EIR.				
b) 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 Resource Code Section 5024.1, the lead agency will consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials, 2017)</i>				
The provisions of Public Resources Code § 21074 were established pursuant to Assembly Bill 52 (AB 52). AB 52 applies to all development projects that have a notice of preparation (NOP) or a notice of negative declaration (ND) or mitigated negative declaration (MND) filed on or after July 1, 2015. Accordingly, the Project is subject to the provisions of AB 52. As part of the AB 52 consultation processes required by State law, the City of Moreno Valley will send notification of the proposed Project to Native American tribes with possible traditional or cultural affiliation to the area. The potential for the Project to cause a substantial adverse change in the significance of a tribal cultural resource will be evaluated in the required EIR.				
XVIII. UTILITIES AND SERVICE SYSTEMS.				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials, 2017)</i>				
Wastewater service is provided to the Project site by Eastern Municipal Water District (EMWD). EMWD is required to operate all of its treatment facilities in accordance with the waste treatment and discharge standards and requirements set forth by the Santa Ana Regional Water Quality Control Board (RWQCB). The Project would not install or utilize septic systems or alternative wastewater treatment systems; therefore, the Project would have no potential to exceed applicable wastewater treatment requirements established by the RWQCB. Accordingly, impacts would be less than significant.				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017)</i></p> <p>Domestic water and wastewater services are provided to the Project site by EMWD. The proposed Project would be required to construct water and wastewater conveyance facilities as necessary to serve the Project. Off-site improvements to utility lanes also may be necessary to provide adequate service to the site. The required EIR will describe the Project's proposed water and wastewater conveyance facilities, and will evaluate whether the construction of such facilities would result in significant environmental effects.</p>				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017)</i></p> <p>The proposed Project would be required to construct stormwater drainage facilities as necessary to serve Project stormwater flows. Off-site improvements to utility lines also may be necessary to increase capacity to convey Project stormwater flows. A site-specific hydrology study shall be prepared for the Project that will identify a stormwater drainage system to convey runoff from the site in a manner consistent with City requirements. The required EIR shall evaluate whether the construction or expansion of storm water drainage facilities as necessary to serve the Project would result in significant environmental effects.</p>				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: EMWD, 2016b Project Application Materials, 2017)</i></p> <p>EMWD is responsible for supplying potable water to the Project site and its region. As discussed in the <i>2015 EMWD Urban Water Management Plan</i>, herein incorporated by reference as the "UWMP," which applies to and was adopted by the EMWD, adequate water supplies are projected to be available to meet the EMWD's estimated water demand through 2040 under normal, historic single-dry and historic multiple-dry year conditions (EMWD, 2016b, p. XV). EMWD forecasts for projected water demand are based on the population projections of the Southern California Association of Governments (SCAG), which rely on the adopted land use designations contained within the general plans that cover the geographic area within EMWD's service. Because the Project would be consistent with the City of Moreno Valley General Plan land use designation for the site, the water demand associated with the Project was considered in the demand anticipated by the 2015 UWMP and analyzed therein. As stated above, the EMWD expects to have adequate water supplies to meet all its demands until at least 2040; therefore, the EMWD has sufficient water supplies available to serve the Project from existing entitlements/resources and no new or expanded entitlements are needed. The Project's impact would be less than significant.</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: EMWD, 2016a; Project Application Materials, 2017)</i></p> <p>Wastewater generated by the Project would be treated by the EMWD, which operates the Moreno Valley Regional Water Reclamation Facility. Based upon EMWD's wastewater generation rate of 1,700 gallons per day (gpd) per acre for industrial light land uses, the proposed Project would generate approximately 20,094 gallons (0.020 million gallons per day) of wastewater per day (1,700 gpd per acre × 11.82 Project acres = 20,094 gpd). Under existing conditions, the Moreno Valley Regional Water Reclamation Facility has an excess treatment capacity of approximately 4.8 million gallons per day (mgpd). Implementation of the Project would utilize approximately 0.4% of the Moreno Valley Regional Water Reclamation Facility daily excess treatment capacity. (EMWD, 2016a). Accordingly, the Moreno Valley Regional Water Reclamation Facility has sufficient capacity to treat wastewater generated by the Project in addition to existing commitments. The Project would not create the need for any new or expanded wastewater facility (such as conveyance lines, treatment facilities, or lift stations). Because there is adequate capacity at existing treatment facilities to serve the Project's projected sewer demand, impacts would be less than significant.</p>				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: Project Application Materials, 2017)</i></p> <p>The Project would generate an incremental increase in solid waste volumes requiring off-site disposal during short-term construction and long-term operational activities. The required EIR will evaluate whether existing landfills have adequate capacity to accommodate the Project's planned increase in solid waste generation.</p>				
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>(Source: CA Legislative Information, 2015; CA Legislative Information, 2011; CA Legislative Information, 2005)</i></p> <p>The California Integrated Waste Management Act (AB 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50 percent waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the County of Riverside Countywide Integrated Waste Management Plan (CIWMP), which outlines the goals, policies, and programs the County and its cities implement to create an integrated and cost-effective waste management system that complies with the provisions of AB 939 and its diversion mandates. (CA Legislative Information, 2015)</p> <p>In order to assist the City of Moreno Valley and the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project's building user(s) would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Cal Pub Res. Code § 42911), the Project is</p>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
required to provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. (CA Legislative Information, 2005) Additionally, in compliance with AB 341 (Mandatory Commercial Recycling Program), the future occupant(s) of the proposed Project would be required to arrange for recycling services, if the occupant generates four (4) or more cubic yards of solid waste per week (CA Legislative Information, 2011). The implementation of these mandatory requirements would reduce the amount of solid waste generated by the Project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. The Project would be required to comply with all applicable solid waste statutes and regulations; as such, impacts related to solid waste statutes and regulations would be less than significant.				
XIX.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, 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials, 2017)</i> The Project has the potential to substantially reduce the habitat of a wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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. The required EIR will evaluate the Project’s potential to degrade the quality of the environment and/or result in substantial adverse effects to biological and cultural resources.				
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 projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>(Source: Project Application Materials, 2017)</i> The Project site is located in the City of Moreno Valley, which has a number of ongoing development projects throughout the City, including logistics, e-commerce, industrial warehousing, residential, and commercial projects. Development of the Project site, in addition to concurrent construction and operation of other development projects in the area, has the potential to result in cumulatively considerable impacts, particularly with respect to the following issue areas: air quality, greenhouse gas emissions, noise, and transportation/traffic. The required EIR will evaluate the Project’s potential to result in cumulatively considerable contributions to cumulatively significant impacts.				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(Source: Project Application Materials, 2017)

The potential for the proposed Project to directly or indirectly affect human beings will be evaluated in the required EIR particularly with respect to the following issue areas: air quality, greenhouse gas emissions, and noise.

4.0 REFERENCES

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