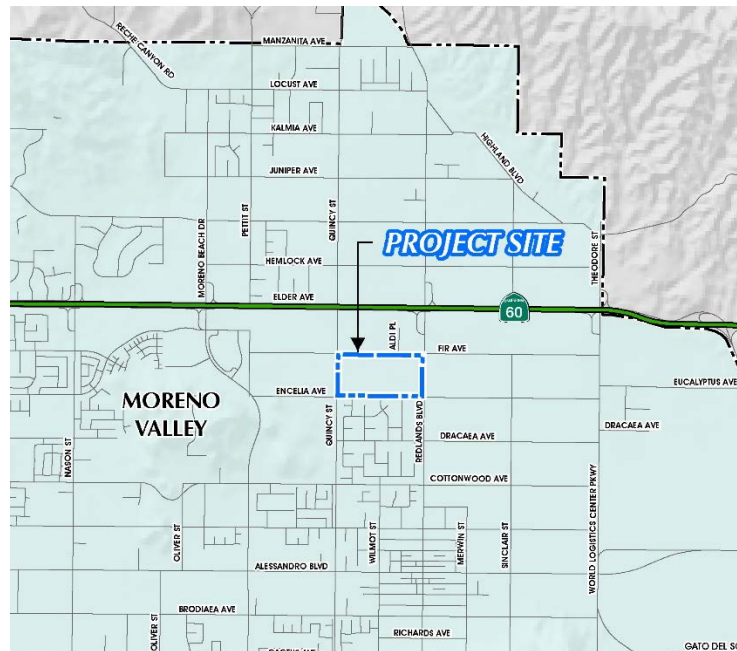




CITY OF MORENO VALLEY

INITIAL STUDY FOR THE MORENO VALLEY TRADE CENTER PROJECT



**Moreno Valley Trade Center Project:
General Plan Amendment (PEN19-0191)
Change of Zone (PEN19-0192)
Tentative Parcel Map (PEN19-0234)
Plot Plan (PEN19-0193)**

March 16, 2020

**Lead Agency
CITY OF MORENO VALLEY**
14177 Frederick Street
Moreno Valley, CA 92552

**Prepared By
T&B PLANNING, INC.**
3200 El Camino Real, Suite 100
Irvine, CA, 92602

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INITIAL STUDY (IS) FOR MORENO VALLEY TRADE CENTER PROJECT

BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

1. **Project Case Number(s):** General Plan Amendment (PEN19-0191); Change of Zone (PEN19-0192); Tentative Parcel Map (PEN19-0234); Plot Plan (PEN19-0193).
2. **Project Title:** Moreno Valley Trade Center
3. **Public Comment Period:** March 16, 2020 to April 14, 2020
4. **Lead Agency:** City of Moreno Valley
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Moreno Valley, CA 92552
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gabriel.d@moval.org
5. **Documents Posted At:** <http://www.moval.org/cdd/documents/about-projects.html>
6. **Prepared By:** T&B Planning, Inc.
Tracy Zinn
3200 El Camino Real, Suite 100
Irvine, CA, 92602
(714) 505-6360 x 350
tzinn@tbplanning.com
7. **Project Sponsor:**

Applicant/Developer John Grace, Development Director Hillwood 901 Via Piemonte, Suite 175 (909) 256-5924 John.Grace@hillwood.com	Property Owner Same as Applicant/Developer
--	--
8. **Project Location:** The Project site is located in the eastern portion of the City of Moreno Valley, Riverside County, California. The Project site is south of Eucalyptus Avenue, west of Redlands Boulevard, and north of Encelia Avenue. (APNs: 488-340-002 through 488-340-012). Refer to Figure 1, *Regional Map*; Figure 2, *Vicinity Map*; and Figure 3, *USGS Topographic Map*.
9. **General Plan Designation:** Residential: Max 2 dwelling units per acre (R2). Refer to Figure 4, *Existing General Plan*.
10. **Specific Plan Name and Designation:** N/A
11. **Existing Zoning:** Residential Agriculture (RA2) District and Primary Animal Keeping Overlay Zone (PAKO). Refer to Figure 5, *Existing Zoning*.

12. **Surrounding Land Uses and Setting** (Refer to Figure 6, *Aerial Photograph*):

	Land Use	General Plan	Zoning
Project Site	Undeveloped; nursery and residences in southeast corner	Residential 2	Residential Agriculture 2 (RA2) District and Primary Animal Keeping Overlay Zone (PAKO)
North	Industrial, Undeveloped	Business Park/Light Industrial and Commercial	Light Industrial (LI) District and Community Commercial (CC) District
South	Residential, Undeveloped	Residential 2	Residential Agriculture 2 (RA2) District and "Primary Animal Keeping Overlay Zone (PAKO)"
East	Undeveloped	Business Park/Light Industrial	Specific Plan Area – World Logistics Center
West	Undeveloped	Residential 2 and Residential 5	Residential Agriculture 2 (RA2) District, Residential 5 (R5) District, and "Primary Animal Keeping Overlay Zone (PAKO)"

13. **Project Description:** The Moreno Valley Trade Center project (hereafter, "Project") comprises several discretionary proposals that would provide for the development of a light industrial building with 1,332,380 square feet of building floor area on property located at the southwest corner of the Eucalyptus Avenue and Redlands Boulevard intersection. The specific discretionary actions associated with the proposed Project are summarized below.

General Plan Amendment (PEN19-0191) would amend the City of Moreno Valley General Plan Land Use Map to change the land use designation for all parcels within the Project site from "Residential: Max 2 du/ac (R2)" to "Business Park/Light Industrial (BP)." Refer to Figure 7.

Change of Zone (PEN19-0192) would amend the City of Moreno Valley Zoning Map to change the zoning designation for all parcels within the Project site from "Residential Agriculture, (RA2) District" and "Primary Animal Keeping Overlay Zone (PAKO)" to "Light Industrial (LI) District." Refer to Figure 8.

Plot Plan (PEN19-0193) provides a development plan for a light industrial building with 1,332,380 square feet of building floor area, inclusive of warehouse/storage space and supporting office space. Refer to Figure 9. The proposed building would operate as a cross-dock warehouse with 104 loading docks and 128 truck trailer parking spaces within the truck court/loading area on the north side of the building and 120 loading docks and 150 truck trailer parking spaces within the truck court/loading area on the south side of the building. The truck courts/loading areas would be enclosed and screened from public viewing areas by solid screen walls. Automobile parking areas would be provided on the western and eastern sides of the building; a total of 637 automobile parking spaces would be provided on-site. Access to the Project site would be provided by up to eight (8) driveways: two (2) driveways from Eucalyptus Avenue, two (2) driveways from Redlands Avenue, and at least two (2) or no more than four (4) driveways from Encelia Avenue. The proposed driveways to Encelia Avenue would be restricted to automobile traffic only; no heavy trucks would be permitted to enter/exit the site from the proposed Encelia Avenue driveways.

The Project Applicant is pursuing the proposed building on a speculative basis and the future occupant(s) of the Project are unknown at this time. The Project Applicant expects that the proposed light industrial building would be occupied by either a warehouse distribution/logistics operator(s) or a fulfillment center use. (In the event that the building is

occupied by a fulfillment center use, the truck court/loading area on the south side of the building would be used for up to 1,449 automobile parking spaces in lieu of the 120 loading docks and 150 truck trailer parking spaces described in the preceding paragraph. Refer to Figure 10 for an optional/conceptual parking plan for a fulfillment center occupant.) Regardless of the occupant(s) of the proposed building, the building is expected to operate 24 hours a day, seven days per week.

Tentative Parcel Map (PEN19-0234) would consolidate the Project site's 11 existing parcels (Assessor Parcels Numbers 488-340-002 through -012) into one, approximately 71.65-acre (net) parcel. In addition, Tentative Parcel Map provides for the dedication of public right-of-way to the City of Moreno Valley for Redlands Boulevard, Encelia Avenue, and Eucalyptus Avenue. The Tentative Parcel Map also provides for the vacation of public right-of-way for Redlands Boulevard that is no longer needed by the City and the vacation of an on-site paper street segment (Quincy Street).

14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

The City of Moreno Valley is required to consult with interested California Native American tribes regarding the Project pursuant to Senate Bill 18 (SB18) and Assembly Bill 52 (AB52). Consultation efforts are on-going and results of the consultation will be disclosed in the Draft Environmental Impact Report.

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

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 disclosed in the Draft Environmental Impact Report.

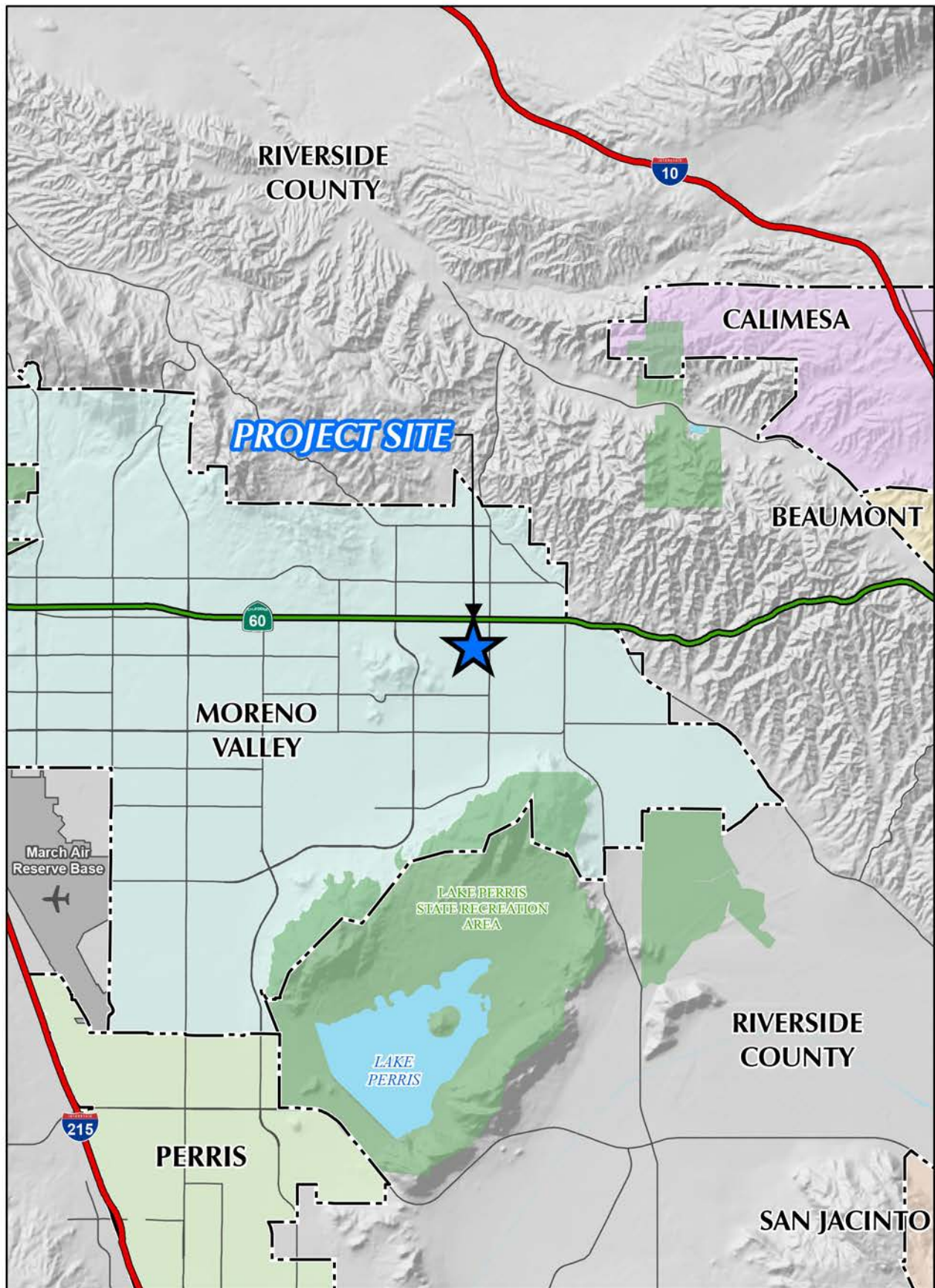
16. **Other Technical Studies Referenced in this Initial Study (Provided as Appendices):**

Technical studies are under preparation to evaluate the potential impacts to the environment that could result from implementation of the Project. The findings of the technical studies will be disclosed in the Draft Environmental Impact Report (and the technical studies will be appended to the Draft Environmental Impact Report).

17. **Acronyms:**

ADA -	American with Disabilities Act
ALUC -	Airport Land Use Commission
ALUCP -	Airport Land Use Compatibility Plan
AQMP -	Air Quality Management Plan
CEQA -	California Environmental Quality Act
CIWMD -	California Integrated Waste Management District
CMP -	Congestion Management Plan
DTSC -	Department of Toxic Substance Control
DWR -	Department of Water Resources
EIR -	Environmental Impact Report
EMWD -	Eastern Municipal Water District
EOP -	Emergency Operations Plan
FEMA -	Federal Emergency Management Agency
FMMP -	Farmland Mapping and Monitoring Program

GIS -	Geographic Information System
GHG -	Greenhouse Gas
GP -	General Plan
HCM	Highway Capacity Manual
HOA -	Home Owners' Association
IS -	Initial Study
LHMP -	Local Hazard Mitigation Plan
LOS -	Level of Service
LST -	Localized Significance Threshold
MARB -	March Air Reserve Base
MARB/IPA-	March Air Reserve Base/Inland Port Airport
MSHCP -	Multiple Species Habitat Conservation Plan
MVFP -	Moreno Valley Fire Department
MVPD -	Moreno Valley Police Department
MVUSD -	Moreno Valley Unified School District
MWD -	Metropolitan Water District
NCCP -	Natural Communities Conservation Plan
NPDES -	National Pollutant Discharge Elimination System
OEM -	Office of Emergency Services
OPR -	Office of Planning & Research, State
PEIR -	Program Environmental Impact Report
PW -	Public Works
RCEH -	Riverside County Environmental Health
RCFCWCD -	Riverside County Flood Control & Water Conservation District
RCP -	Regional Comprehensive Plan
RCTC -	Riverside County Transportation Commission
RCWMD -	Riverside County Waste Management District
RTA -	Riverside Transit Agency
RTIP -	Regional Transportation Improvement Plan
RTP -	Regional Transportation Plan
SAWPA -	Santa Ana Watershed Project Authority
SCAG -	Southern California Association of Governments
SCAQMD -	South Coast Air Quality Management District
SCE -	Southern California Edison
SCH -	State Clearinghouse
SKRHCP -	Stephens' Kangaroo Rat Habitat Conservation Plan
SWPPP -	Storm Water Pollution Prevention Plan
SWRCB -	State Water Resources Control Board
USFWS -	United States Fish and Wildlife
USGS -	United States Geologic Survey
VMT -	Vehicle Miles Traveled
VVUSD -	Valley Verde Unified School District
WQMP -	Water Quality Management Plan
WRCOG -	Western Riverside Council of Government

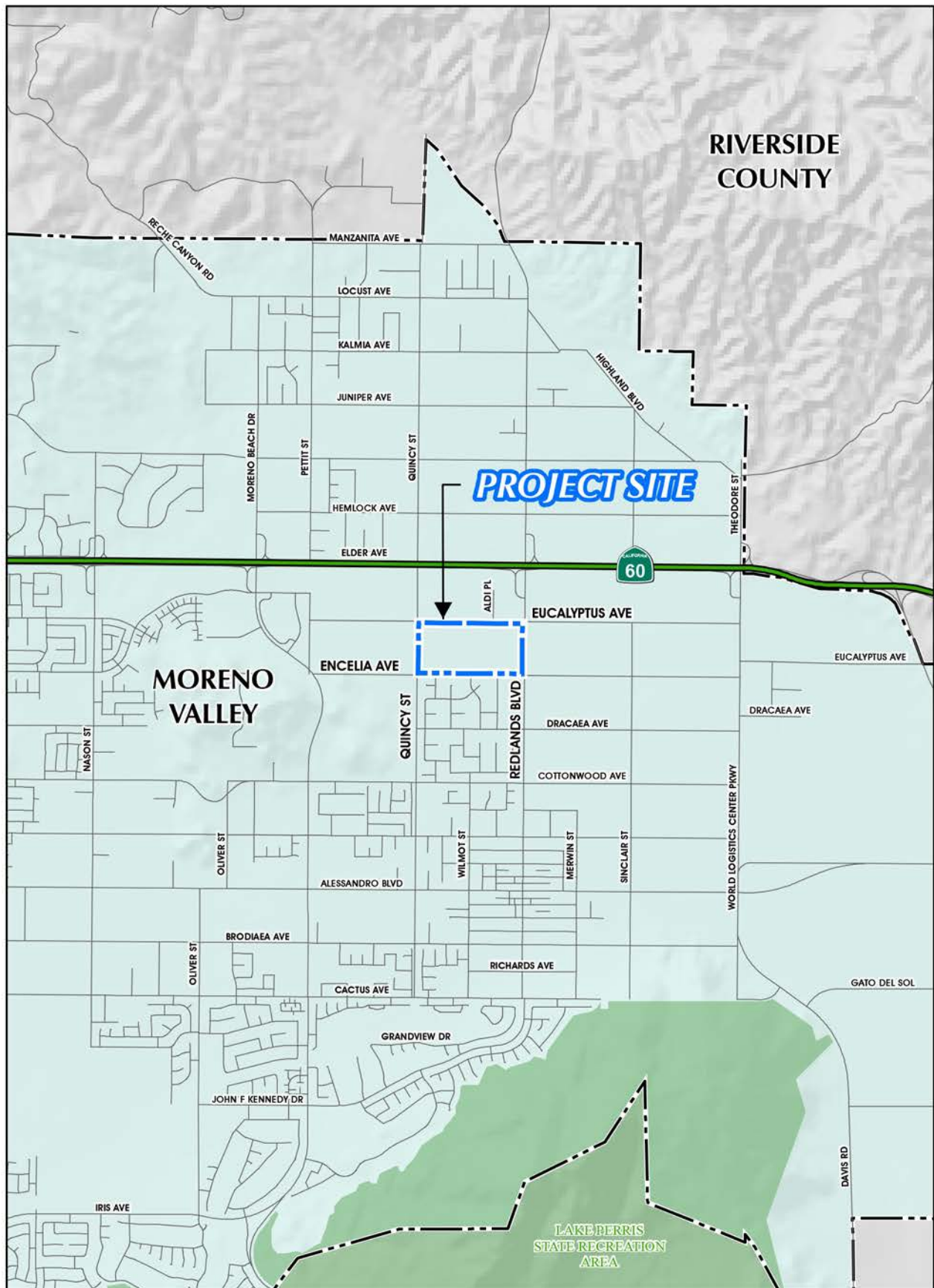


Source(s): ESRI, RCTLMA (2019)

Figure 1

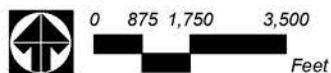


Regional Map



Source(s): ESRI, RCTLMA (2019)

Figure 2



Vicinity Map

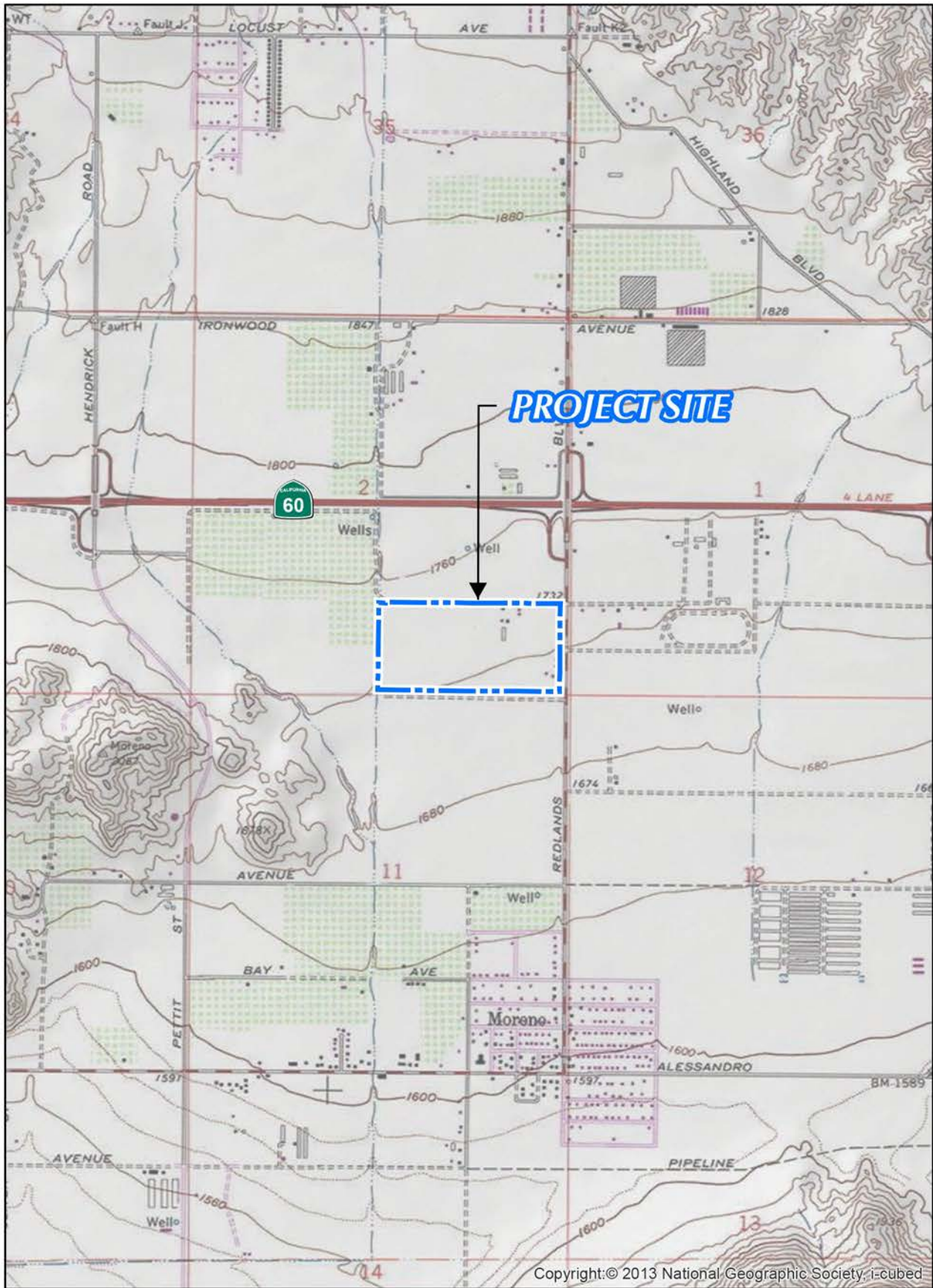
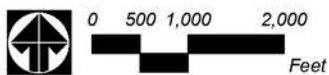
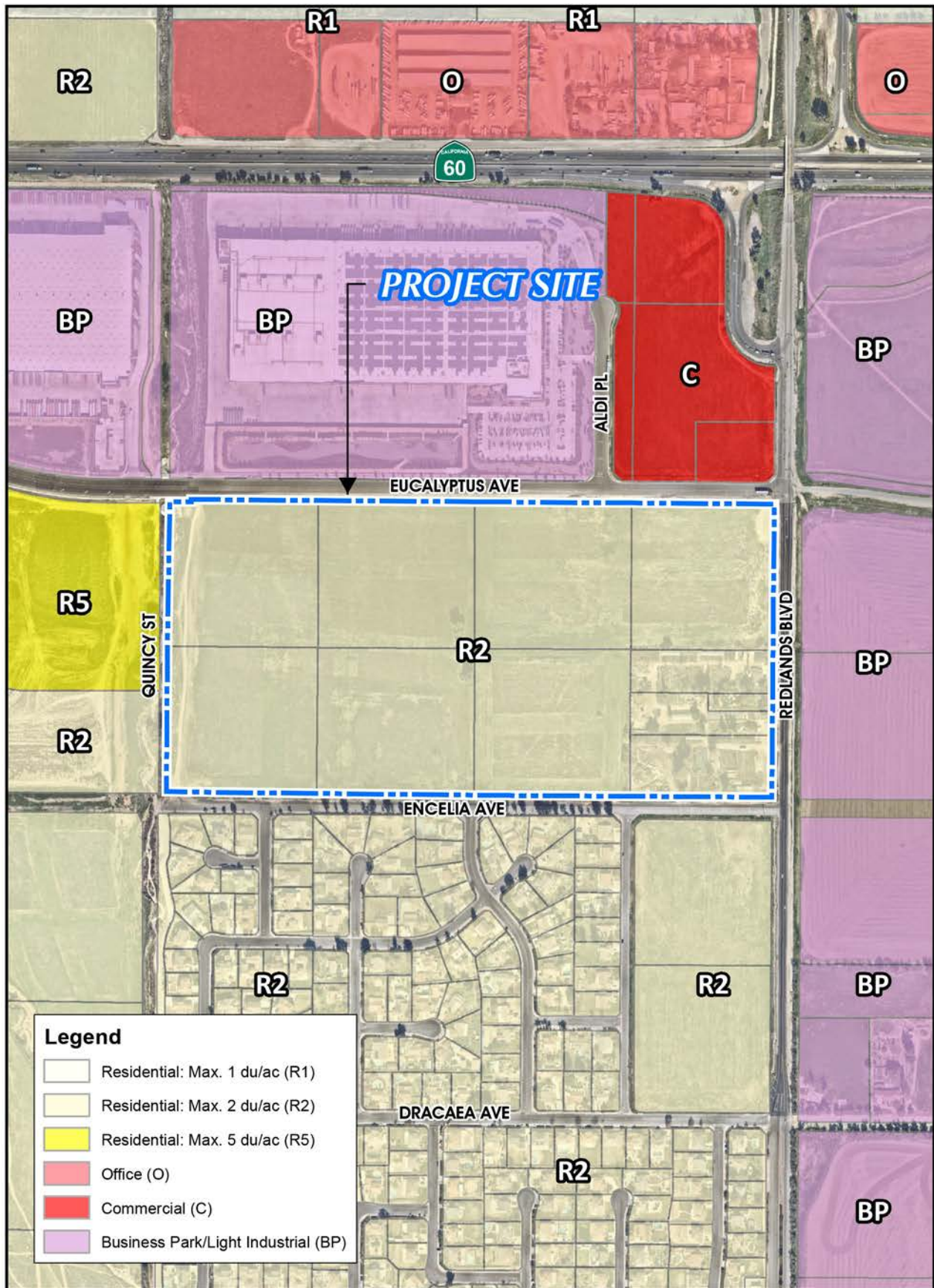


Figure 3

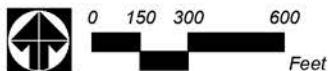


USGS Topographic Map

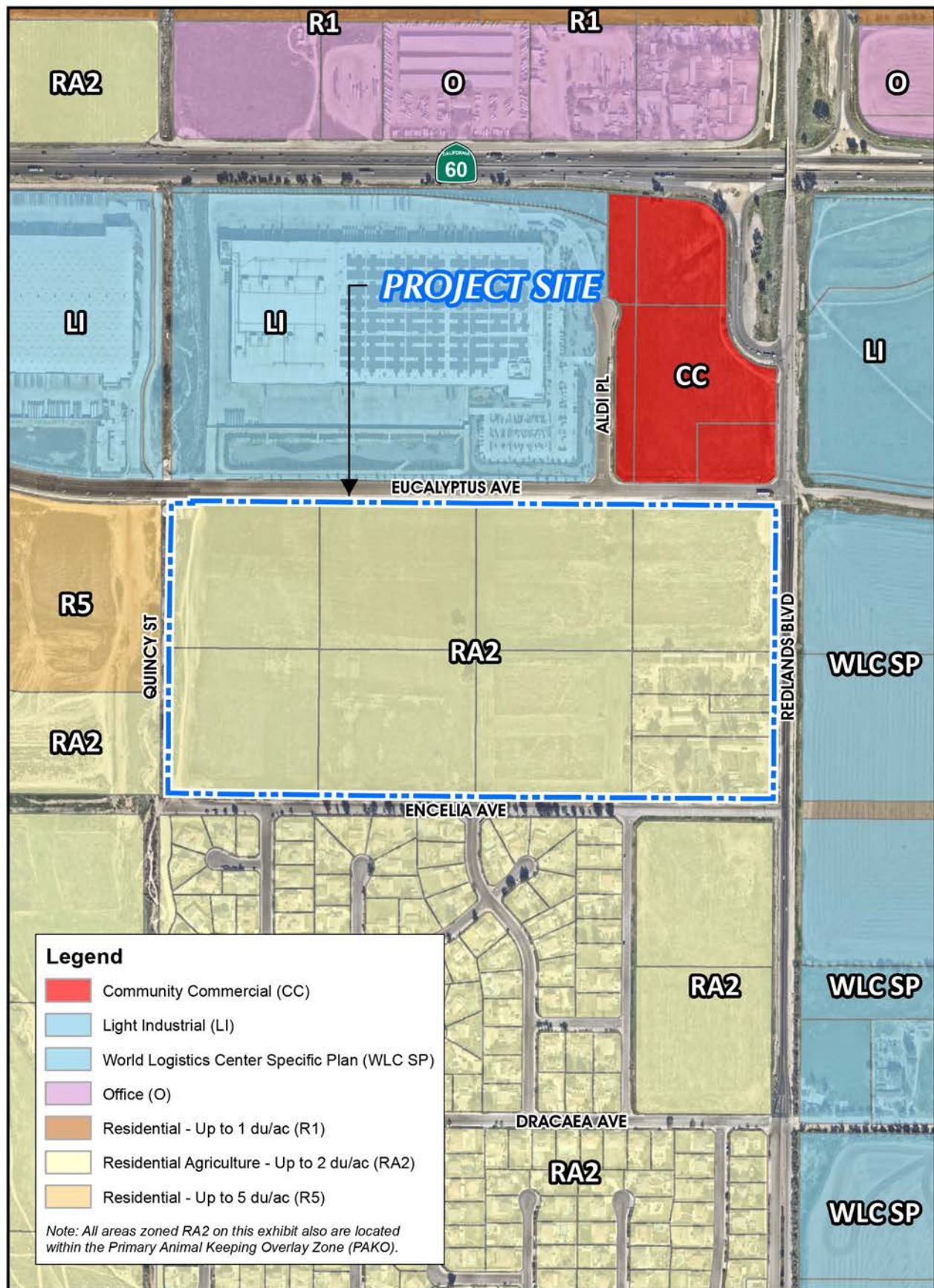


Source(s): City of Moreno Valley (2019), ESRI, Nearmap Imagery (2019), RCTLMA (2019)

Figure 4

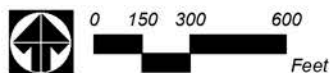


Existing General Plan

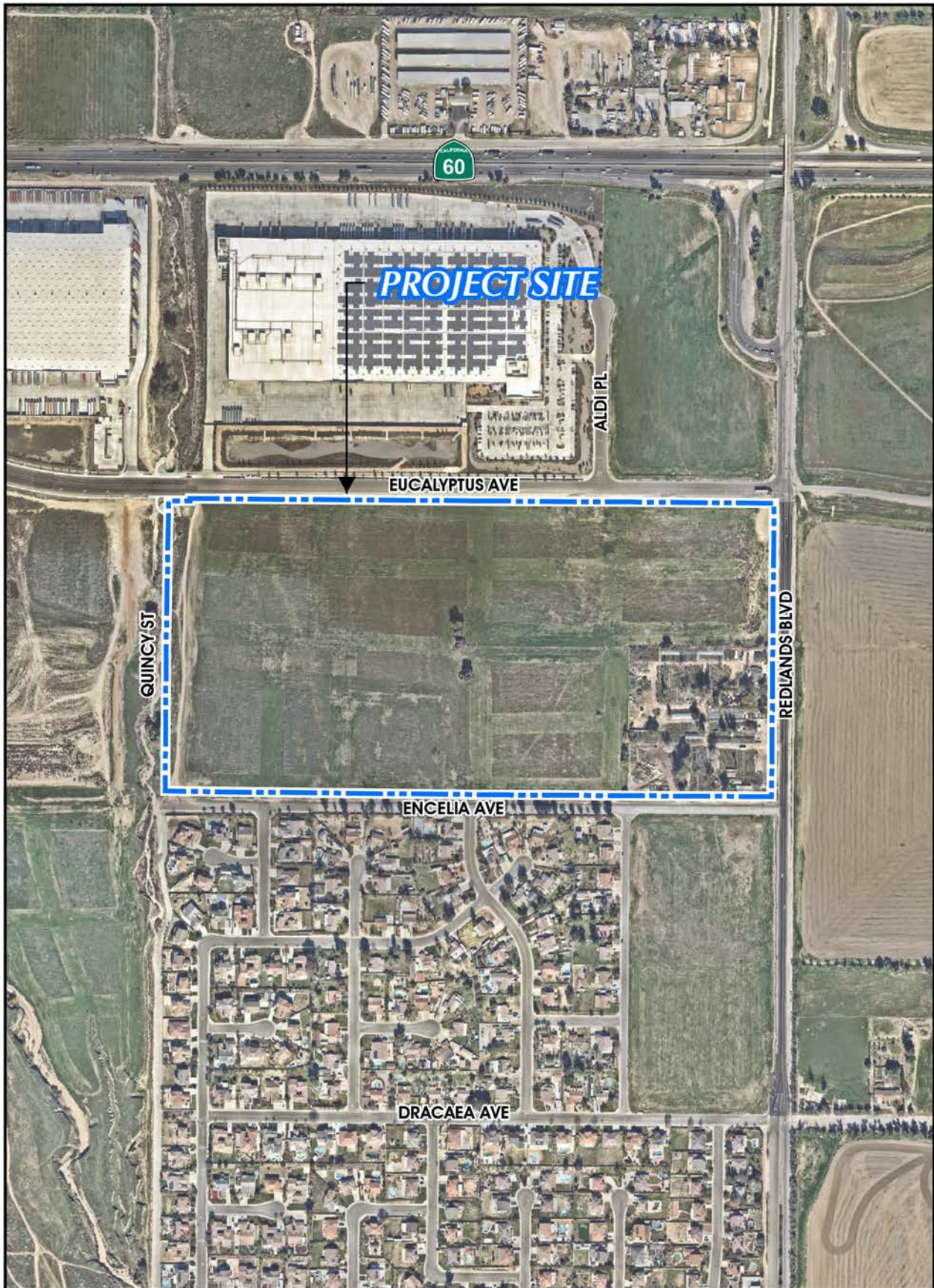


Source(s): City of Moreno Valley (2019), ESRI, Nearmap Imagery (2019), RCTLMA (2019)

Figure 5

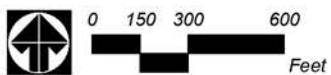


Existing Zoning

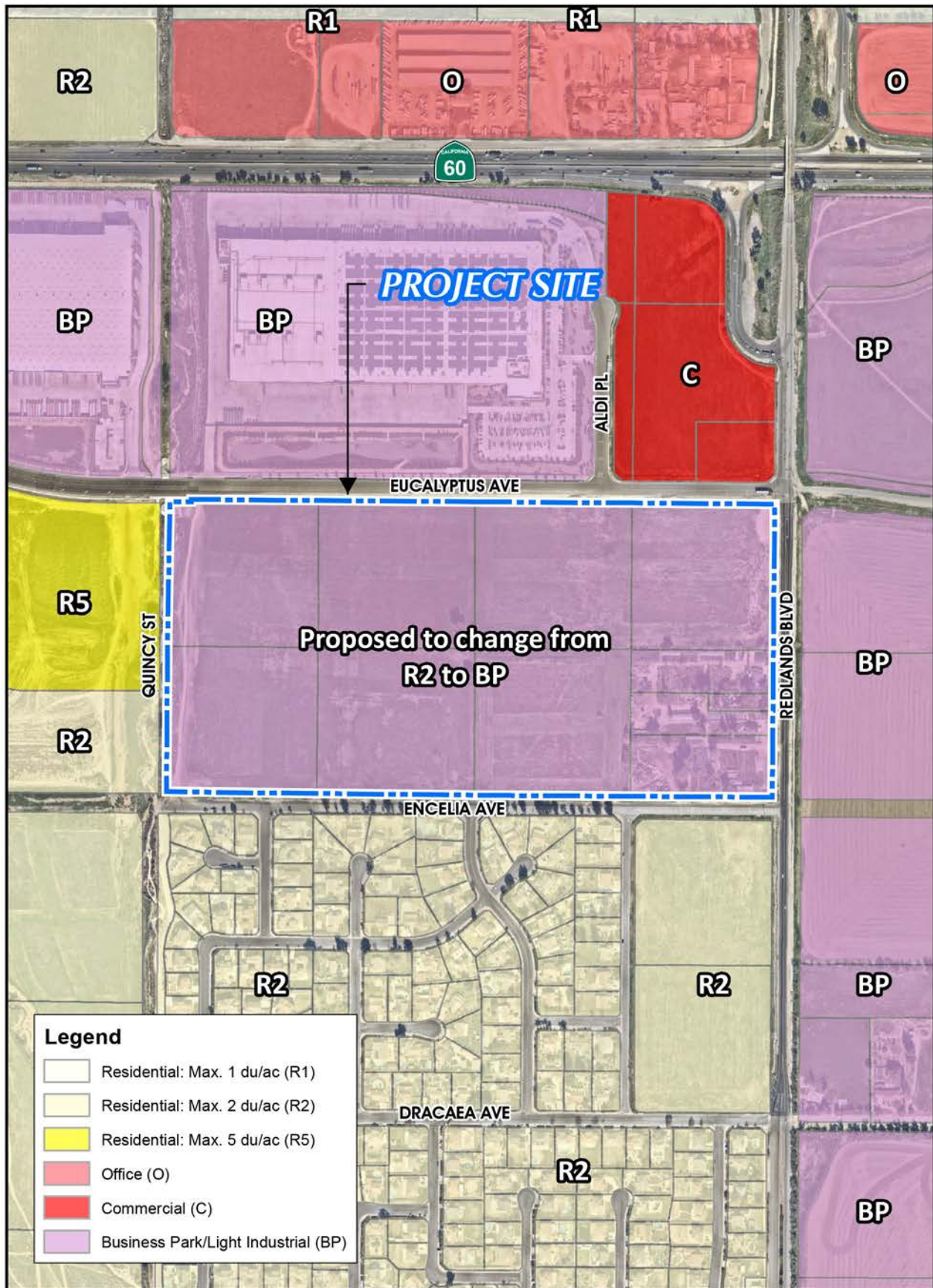


Source(s): ESRI, Nearmap Imagery (2019), RCTLMA (2019)

Figure 6

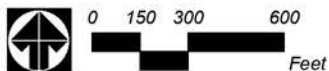


Aerial Photograph

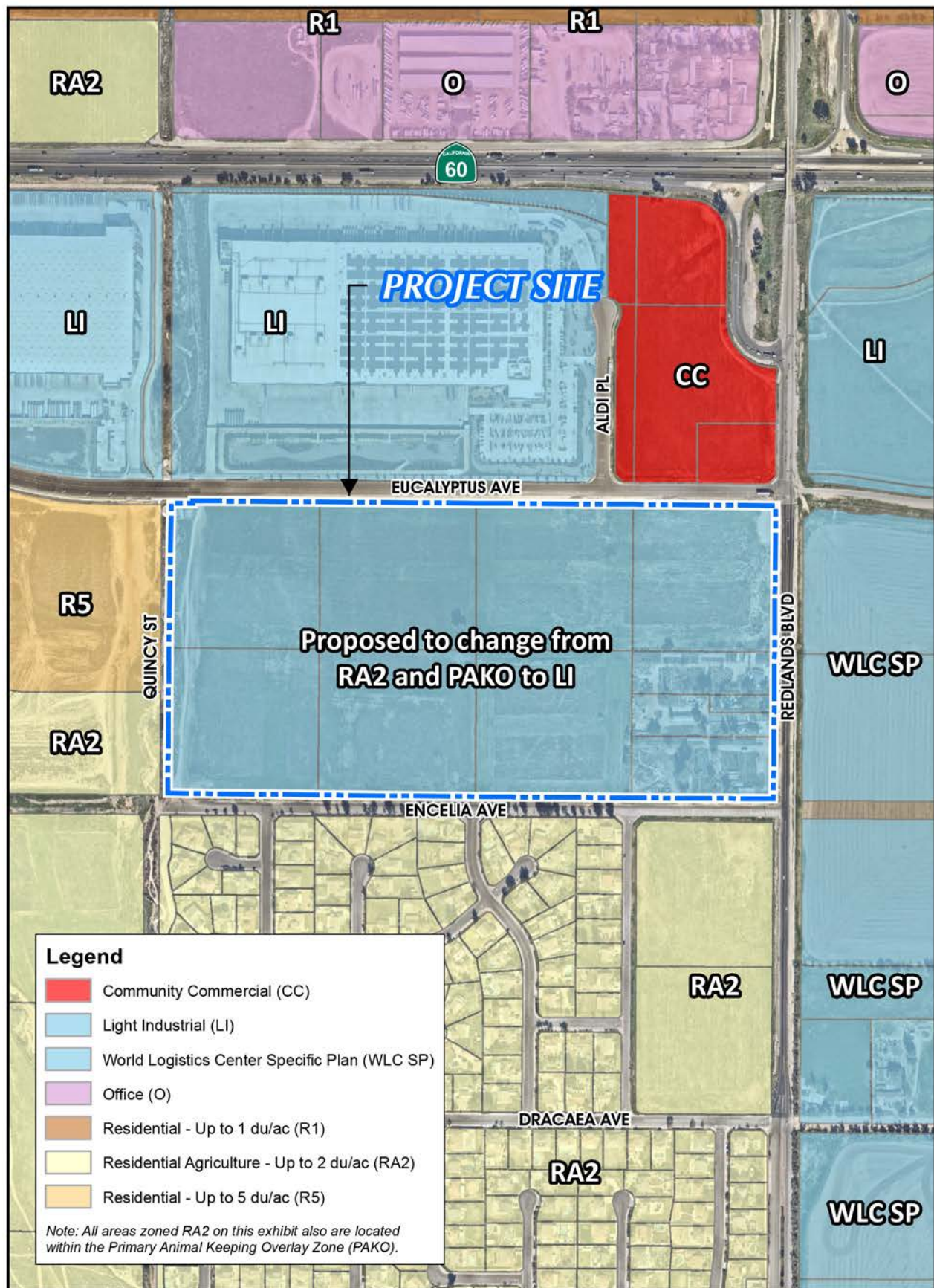


Source(s): City of Moreno Valley (2019), ESRI, Nearmap Imagery (2019), RCTLMA (2019)

Figure 7

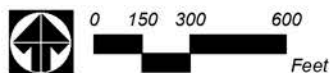


General Plan Amendment (PEN19-0191)

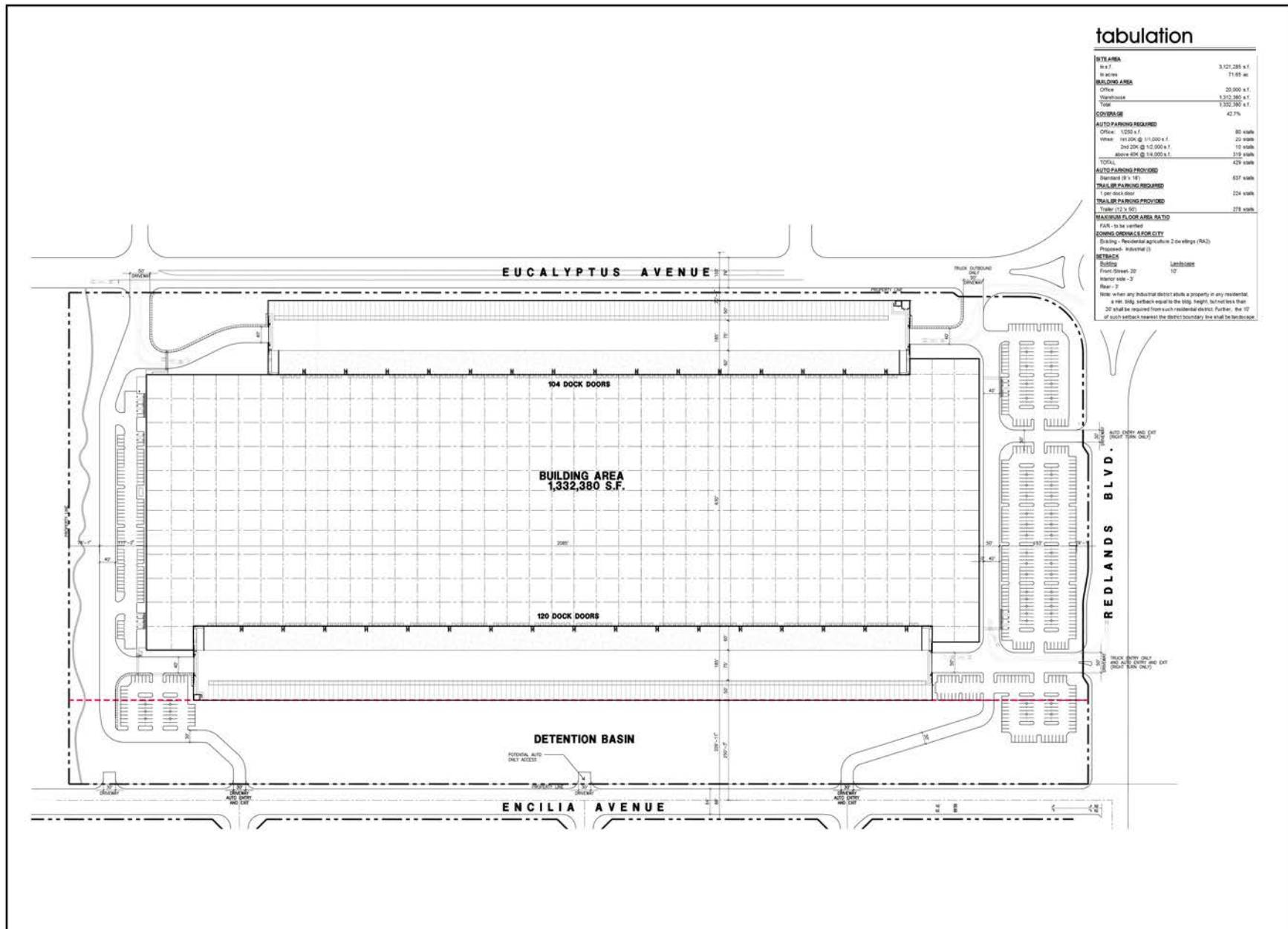


Source(s): City of Moreno Valley (2019), ESRI, Nearmap Imagery (2019), RCTLMA (2019)

Figure 8



Change of Zone (PEN19-0192)



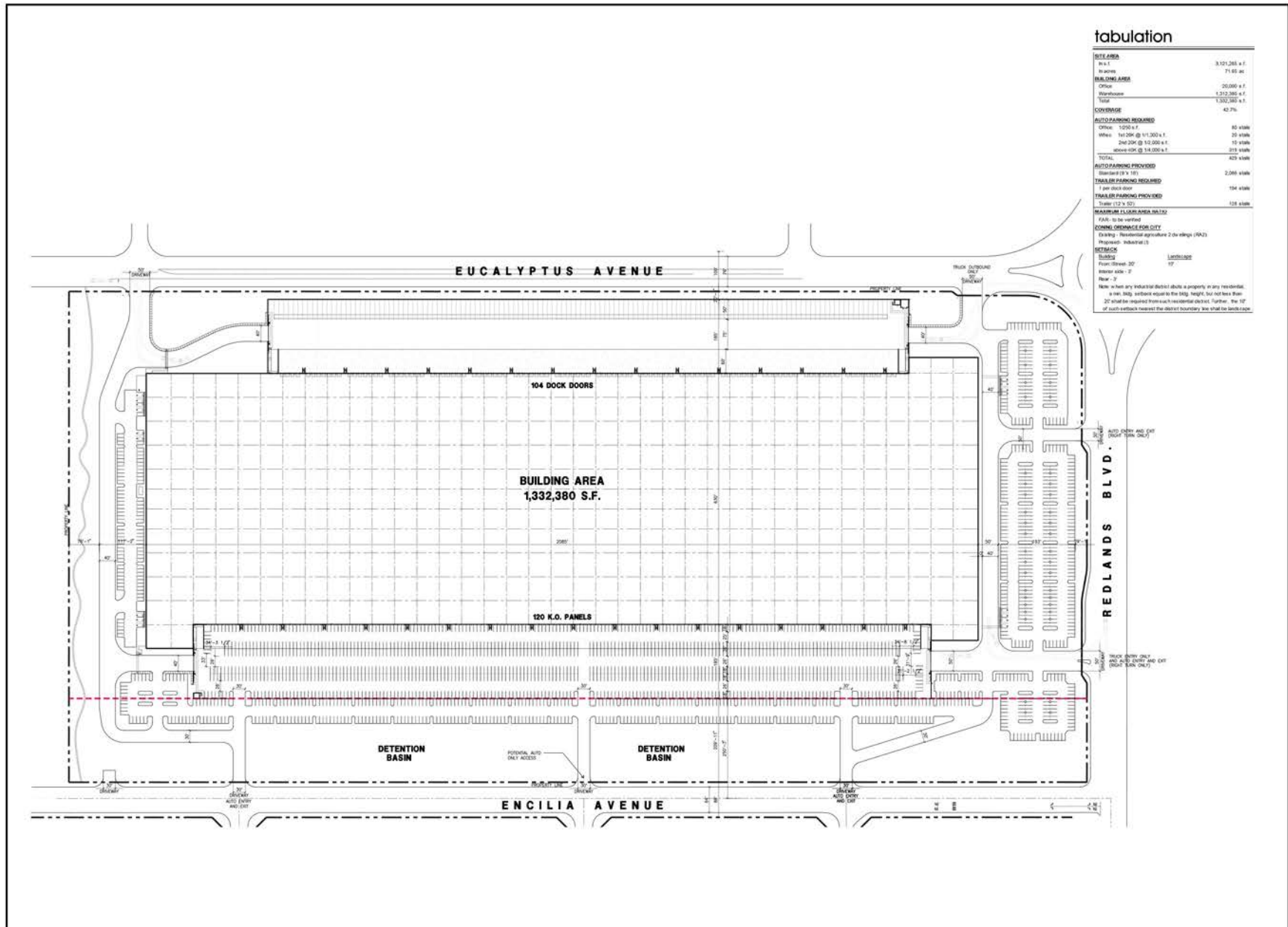
Source(s): HPA (09-16-2019)

Figure 9



Not to Scale

Preliminary Site Plan (PEN19-0193)



Source(s): HPA (10-03-2019)

Figure 10



Not to Scale

Optional Site Parking Layout

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

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Patty Nevins
Signature

3.11.2020
Date

PATTY NEVINS
Printed Name

City of Moreno Valley
For

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a Lead Agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The Lead Agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or another CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analyses Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources. A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code §21099 – Modernization of Transportation Analysis for Transit-Oriented Infill Projects – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: 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 7-2, <i>Major Scenic Resources</i>, the Project site is not located within a view corridor for any of the designated scenic resources in the City: the Box Springs Mountains, the Foothills, the Badlands, or Mount Russell and its foothills (Moreno Valley, 2006, Figure 7-2). Due to intervening development and their distance and orientation in relation to the Project site, prominent, distinct views of the Box Springs Mountain and Mount Russell are not available from public viewing areas abutting the Project site under existing conditions. Distant views of the Foothills to the north and Badlands (and beyond, San Gorgonio Mountain) to the east are available from public viewing areas in the Project site vicinity; however, these views are not prominent from the Project area and are available in numerous locales in the City. (Google Earth Pro, 2020) The Project entails the conversion of mainly vacant land and a plant nursery that includes residences and ancillary support structures/outbuildings to a light industrial land use. The EIR will evaluate the potential for implementation of the Project to adversely affect views of the Foothills, Badlands, and San Gorgonio Mountain from public viewing areas adjacent to the Project site.</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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The Project site is not located within or adjacent to a scenic highway corridor and 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 7.0 miles southwest of the Project site and the Project site would not be visible from this Interstate 215 segment due to distance and intervening development/topography (Caltrans, 2017; Google Earth Pro, 2020). 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 within a State scenic highway corridor. Thus, no impact to a State scenic highway would occur.</p> <p>The segment of State Route 60 that is located approximately 1,300 feet north of the Project site is identified in the City of Moreno Valley General Plan as a local scenic route (Moreno Valley, 2006, Figure 7-2). The Project site is mostly hidden from view from the adjacent segment of State Route 60 due to intervening development and topography – a large warehouse (Aldi), which is located on property with a higher ground elevation than the Project site, mostly blocks views of the site from passersby on State Route 60. Notwithstanding, there is an approximately 700-foot-long segment of State Route 60 where an undeveloped lot lies between the boundary of the Aldi property and the Redlands Avenue on-ramp/off-ramp and where distant views of the Project site would be possible (and only for about 8 seconds when traveling at 60 miles per hour). The segment of State Route 60 between Nason Street and Theodore Street – a 3-mile stretch that is generally adjacent to the Project area – does not contain a substantial scenic value, as the freeway immediately abuts two large commercial retail centers, several car dealerships, and four large warehouses. Development on the Project site, which is located approximately 0.25-mile from State Route 60, would not substantially detract from the scenic qualities of State Route 60 any more than the existing commercial and industrial development that already abuts the freeway. Accordingly, implementation of the Project would not adversely affect the scenic qualities of State Route 60.</p> <p>No further analysis is required; therefore, this issue will not be addressed in detail in the EIR.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response: The Project site is located within an urbanized area, as defined by U.S. Census bureau and determined as part of the 2010 Census (U.S. Census Bureau, 2012). Thus, pursuant to this threshold, a potentially significant impact to visual character only would occur if the Project were to conflict with applicable zoning and/or other City of Moreno Valley regulations governing scenic quality. Implementation of the proposed Project would result in the visual conversion of the site from vacant land and a plant nursery to a light industrial building with associated improvements including parking lots, drive aisles, utility infrastructure, landscaping, exterior lighting, and signage. The Project would be compatible with the size, scale, and aesthetic/decorative architectural and landscaping features of other light industrial/warehouse buildings constructed to the north, northeast and northwest of the Project site; the Project also would be compatible with planned light industrial development to the east of the Project site. The Project proposes to change the Project site's zoning designation from "Residential Agriculture 2 (RA2)" to "Light Industrial (LI)" and the Project will be required to comply with the applicable LI development standards and design guidelines contained in the Moreno Valley Zoning Ordinance, which regulate the visual quality of new development and ensure that new development does not detract from any scenic attributes/qualities in the surrounding area. Because the Project site is located in an urbanized area and because the Project would not conflict with applicable regulations governing scenic quality, a less-than-significant impact would occur. No further analysis is required; therefore, this issue will not be addressed in detail in the EIR.				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response: City of Moreno Valley Municipal Code Sections 9.10.110 and 9.16.280 includes design standards for outdoor lighting that apply to all development in the City. 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). Compliance with the Municipal Code would ensure that all light and glare impacts associated with the Project are less than significant. No further analysis is required; therefore, this issue will not be addressed in detail in the EIR.				
Sources: <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 7 – Conservation Element <ul style="list-style-type: none"> - Figure 7-2 – Major Scenic Resources 2. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code <ul style="list-style-type: none"> • Section 9.10.110 – Performance Standards, Light and Glare • Chapter 9.16 – Design Guidelines 3. Google Earth Pro, https://earth.google.com/web/ 4. California Department of Transportation (Caltrans) Scenic Highway Program, https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways 5. U.S. Census Bureau Urbanized Area Reference Maps, https://www2.census.gov/geo/maps/dc10map/UAUC_RefMap/ua/ua75340_riverside--san_bernardino_ca/DC10UA75340.pdf 				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FOREST RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Response: According to mapping information available from the California Department of Conservation's (CDC) Farmland Mapping and Monitoring Program (FMMP), the Project site contains "Farmland of Local Importance" and "Other Land" (CDC, 2016). Accordingly, the Project site does not contain any lands mapped by the FMMP as "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance" and, thus, implementation of the Project would not convert such Farmland to a non-agricultural use. No impact would occur. No further analysis is required; therefore, this issue will not be addressed in detail the EIR.				
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"/>
Response: Under existing conditions, the Project site is zoned for "Residential Agriculture 2 (RA2) District" and "Primary Animal Keeping Overlay (PAKO)." According to Section 9.03.020(E) City of Moreno Valley Municipal Code, "[t]he primary purpose of the RA2 district is to provide for suburban life-styles on residential lots larger than are commonly available in suburban subdivisions and to provide for and protect the rural and agricultural atmosphere, including the keeping of animals, that have historically characterized these areas." Accordingly, the City of Moreno Valley considers the RA2 designation to be a residential zone, first and foremost, where limited animal keeping and the growing of crops are permitted secondary uses. Accordingly, the Project would not conflict with existing zoning for agricultural use.				
As disclosed in the City of Moreno Valley General Plan Final EIR, no land within the City – including the Project site – is under a Williamson Act Contract (Moreno Valley, 2006, p. 5.8-6). As such, no impact would occur.				
Based on the foregoing analysis, implementation of the Project would not conflict with existing zoning or agricultural use or a Williamson Act contract. No further analysis is required; therefore, this issue will not be addressed in detail in the EIR.				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Response: 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. According to the City of Moreno Valley Zoning Map, there are no lands located within the City of Moreno Valley that are zoned for forest land, timberland, or timberland zoned Timberland Production. Therefore, the Project has no potential to conflict with any areas currently zoned as forest, timberland, or Timberland Production and would not				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
result in the rezoning of any such lands. As such, no impact would occur. No further analysis is required; therefore, this issue will not be addressed in detail in the EIR.				
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"/>
Response: The Project site does not contain a forest and is not designated as forest land; therefore, the Project would not result in the loss of forest land or the conversion of forest land to non-forest use. As such, no impact would occur. No further analysis is required; therefore, this issue will not be addressed in detail in the EIR.				
e) Involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Response: "Farmland" is defined in Section II (a) of Appendix G of the State CEQA Guidelines as "Prime Farmland," "Unique Farmland" or "Farmland of Statewide Importance" ("Farmland"). As disclosed above under Response II(a), the Project would not result in the conversion of Farmland to non-agricultural use.				
As discussed under Responses II(c) and II(d), the Project would not convert forest land to non-forest use.				
Sources: <ol style="list-style-type: none"> 1. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.8 – Agricultural Resources 2. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code <ul style="list-style-type: none"> • Chapter 9.03 – Residential District 3. Moreno Valley Zoning Map, http://www.moreno-valley.ca.us/cdd/pdfs/ZoningMap.pdf 4. California Department of Conservation – California Important Farmland Finder, https://maps.conservation.ca.gov/DLRP/CIFF/ 				
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: 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). Construction and operational activities associated with the Project would emit pollutants into the Air Basin that have the potential to conflict with or obstruct implementation of the AQMP. As such, an air quality technical report will be prepared to evaluate the potential for Project construction and/or operation to conflict with the SCAQMD AQMP. The EIR will include a detailed analysis of the Project's potential to result in a conflict with the AQMP and will incorporate the findings and conclusions of the air quality technical report.				
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: The South Coast Air Basin is a non-attainment area for various State and federal air quality standards. The Project site is located in a portion of the South Coast Air Basin that is designated as a "Non-Attainment" area for the federal 8-hour ozone standard, the State 1-hour and 8-hour ozone standards, and federal and State particulate matter standards. (SCAQMD, 2016) Project construction and operational activities would generate particulate matter and gaseous emissions, including those that				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>contribute to ozone formation. An air quality technical report will be prepared that quantifies the air pollutant emissions that are expected to be generated during the construction and operating life of the Project. The report will determine if implementation of the Project would result in air pollutant emissions that exceed applicable SCAQMD emissions thresholds. The findings of the air quality technical report will be disclosed in the EIR and the EIR will make a conclusion as to whether or not implementation of the Project would result in a cumulatively considerable net increase of any criteria pollutant for which the South Coast Air Basin is non-attainment under an applicable federal or state ambient air quality standard.</p>				
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: Construction and operation of the Project has the potential to expose sensitive receptors located near the Project site and/or along its primary truck route(s) to localized criteria pollutant emissions and/or diesel particulate matter (DPM) emissions from mobile sources (i.e., automobile/truck exhaust). These pollutants pose risks to human health. The air quality technical report will quantify the localized criteria pollutant emissions and DPM emissions that result from the Project and will determine if any of the emissions exceed applicable SCAQMD emissions thresholds. The findings of the air quality technical report will be disclosed in the EIR and the EIR will make a conclusion as to whether or not implementation of the Project would expose sensitive receptors to substantial pollutant concentrations.</p>				
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: 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>Sources:</p> <ol style="list-style-type: none"> 1. South Coast Air Quality Management District – National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) Attainment Status for South Coast Air Basin, http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/naaqs-caaqs-feb2016.pdf 				
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: 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 biological resource assessment will be prepared for the Project, which will include evaluation of the presence or absence of any sensitive species. The results of the biological resources assessment will be disclosed in the EIR and the EIR will make a conclusion regarding the potential for Project implementation to result in substantial adverse effects to sensitive species.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: As part of the biological resources assessment, a qualified biologist will evaluate the Project site to determine if the site 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 findings from the biological resources assessment will be disclosed and evaluated in the EIR.				
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: As part of the biological resources assessment, a qualified biologist will evaluate the Project's potential to impact State and/or federally protected wetlands. The findings from the biological resources assessment will be disclosed and evaluated in the EIR.				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with an established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: Wildlife movement corridors in western Riverside County and the City of Moreno Valley are addressed by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project site is not identified for permanent conservation or as a wildlife movement corridor/linkage by the MSHCP. Accordingly, the site is not considered to contribute substantially to wildlife movement. Notwithstanding, development of the Project site has some potential to impact nesting and migratory birds that are protected by federal and State legislation. The Project's potential to impact wildlife movement and migratory and/or nesting birds during construction and long-term operation will be evaluated in the EIR.				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: The EIR will evaluate the potential for implementation of the Project to conflict with local policies or ordinances protecting biological resources.				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or another approved local, regional, or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: The Project site is subject to the provisions of the Western Riverside County MSHCP, including special survey requirements. The biological resources assessment will address all applicable standard and special survey requirements for the Project site. The results of the biological resources assessment will be disclosed in the EIR and the EIR will make a conclusion regarding the potential for Project implementation to conflict with the MSHCP.				
Sources: <ol style="list-style-type: none"> Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> Section 5.9 – Biological Resources <ul style="list-style-type: none"> Figure 5.9-2 – Planning Area Vegetation Community 				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2. Moreno Valley Municipal Code Chapter 3.48 – Western Riverside County Multiple Species Habitat Conservation Plan Fee Program 3. Moreno Valley Municipal Code Chapter 8.60 – Threatened and Endangered Species 4. Moreno Valley Municipal Code Section 14.40.040 – Public Tree Care 5. Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), http://www.wrc-rca.org/about-rca/multiple-species-habitat-conservation-plan/ 6. Riverside County Information Technology – Map My County, https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public 7. Regional Conservation Agency – MSHCP Information Map, http://wrcrca.maps.arcgis.com/apps/webappviewer/index.html?id=a73e69d2a64d41c29ebd3acd67467abd				
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: Although the Project site is not known to be associated with any important people or events in California history, a professional archaeologist will conduct a comprehensive site survey and archival research and document their findings in a cultural resources report. The cultural resources report will evaluate whether Project implementation would cause a substantial adverse change in the significance of any historical resources that may be identified on-site as part of the site-specific investigation. The results of the evaluation will be disclosed in the EIR.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: A professional archaeologist will perform a comprehensive site survey and conduct archival research to determine whether the Project site contains an important archaeological resource. The results of their work will be documented in a cultural resources report and disclosed in the EIR.				
c) Disturb any human remains, including those interred outside of formally dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response: The Project site does not contain a cemetery and no known formal cemeteries are located within the immediate vicinity. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction. If human remains are unearthed during Project construction, the construction contractor would be required by law to comply with California Health and Safety Code, Section 7050.5 “Disturbance of Human Remains.” According to Section 7050.5(b) and (c), if human remains are discovered, the County Coroner must be contacted and if the Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, the Coroner is required to contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC). Pursuant to California Public Resources Code Section 5097.98, whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, the NAHC is required to immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants will complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. According to Public Resources Code Section 5097.94(k), the NAHC is authorized to mediate disputes arising between landowners and known descendants relating to the treatment and disposition of Native American human burials, skeletal remains, and items associated with Native American burials.				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
With mandatory compliance to California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, any potential impacts to human remains, including human remains of Native American ancestry, would be less than significant.				
Sources: <ol style="list-style-type: none"> 1. California Health Code Section 7050.5 – Dead Bodies 2. Public Resources Code Section 5097.94(k) – Powers and Duties 3. Public Resources Code Section 5097.98 – Native American Historical, Cultural, and Sacred Sites 				
VI. ENERGY – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: Project-related construction and operational activities would consume energy resources, including gasoline, diesel fuel, and electricity. An energy analysis will be prepared to quantify the Project's energy demands and evaluate whether such demands are wasteful, inefficient and/or unnecessary. The information from the energy analysis will be disclosed in the EIR and the EIR will make a determination regarding the potential for the Project's energy use to result in significant adverse environmental impacts.				
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: The Project's potential to conflict with applicable plans, policies, or regulations related to renewable energy or energy efficiency will be analyzed in a Project-specific energy analysis, the results of which will be disclosed in the EIR.				
Sources: No information sources were used in the preparation of the responses for "Energy."				
VII. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to https://www.conservation.ca.gov/cgs/Documents/SP_042.pdf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Response: 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 1.1 miles northeast of the Project site. (Google Earth Pro, 2020; Moreno Valley, 2006, Figure 5.6-2) Because there are no known faults located on the Project site, there is no potential for the Project to expose people or structures to adverse effects related to ground rupture.				
ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: 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 Project's lifetime. This 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 the Project Applicant to construct the Project in accordance with the California Building Standards Code (CBSC), also known as California Code of Regulations (CCR), Title 24 (Part 2), and the Moreno Valley Building Code, which is based on the CBSC with local amendments. The CBSC and Moreno Valley Building Code have been specifically				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>tailored for California earthquake conditions and provide standards that must be met to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures. In addition, the CBSC and the City require development projects to prepare geologic engineering reports to identify site-specific geologic and seismic conditions and implement the site-specific recommendations contained therein to preclude adverse effects involving unstable soils and strong seismic ground-shaking, including, but not limited to, recommendations related to ground stabilization, selection of appropriate foundation type and depths, and selection of appropriate structural systems. A geotechnical report will be prepared for the Project site and its findings will be disclosed in the EIR. The EIR will contain mitigation measures, if needed, to attenuate any site-specific geologic or seismic conditions that could adversely affect the Project.</p>				
<p>iii) Seismic-related ground failure, including liquefaction?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: According to General Plan FEIR Figure 5.6-2, <i>Seismic Hazards</i>, the Project site is not located in an area with the potential for liquefaction. To confirm the liquefaction potential, a geotechnical report will be prepared for the Project site that will evaluate the Project site's potential to be subject to seismic-related ground failure, including liquefaction. The results of the Project site's geotechnical evaluation will be incorporated into the EIR.</p>				
<p>iv) Landslides?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: The Project site is relatively flat. No hillsides or steep slopes are present on or abutting the Project site. Implementation of the Project will create manufactured slopes on the Project site. The proposed manufactured slopes are not expected to be subject to landslide during a seismic event because they would be designed and constructed in accordance with the design recommendations contained within the Project site's geotechnical report and in accordance with best engineering practices. Notwithstanding, the EIR shall provide a detailed analysis of the susceptibility of proposed on-site slopes to seismic-related landslides.</p>				
<p>b) Result in substantial soil erosion or the loss of topsoil?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: Project construction activities would involve earth movement and the exposure of soil, which would temporarily increase erosion susceptibility. The Project Applicant 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 and a Project-specific Stormwater Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) to minimize water pollutants including sedimentation in stormwater runoff. The EIR will evaluate the Project's potential to result in substantial soil erosion and/or the loss of topsoil.</p>				
<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?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: Refer to Responses VII(a)(iii) and (iv) for a discussion of hazards associated with liquefaction and landslide 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 geotechnical evaluation also will evaluate the Project site's potential for subsidence hazards. The EIR will address 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>				
<p>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Response: According to USDA's Web Soil Survey, the Project site is underlain with Metz Sandy Loam, San Emigdio Fine Sandy Loam, and San Emigdio Loam, which all generally have a "Low" shrink swell potential (USDA, n.d.). However, historic disturbances on the Project site may have altered the site's mapped soil characteristics at or near the ground surface. The Project's geotechnical evaluation will analyze the Project site's specific soil conditions and determine the site's potential for containing expansive soils. The Project's potential to expose the future structures and workers on-site to hazards associated with expansive soils will be evaluated in the required EIR.				
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"/>
Response: The Project would not install any septic tanks or alternative waste water disposal systems. No impact would occur.				
f) 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"/>
Response: The Project site is identified by the City's General Plan Final EIR 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 (Moreno Valley, 2006, Figure 5.10-3; Riverside County, 2015, Figure 4.9.3). Although the Project site is not known to contain unique paleontological resources or unique geologic features, there is nonetheless the potential that Project-related grading activities could uncover and impact paleontological resources. This issue will be evaluated in the EIR.				
Sources: <ol style="list-style-type: none"> Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> Section 5.6 – Geology and Soils <ul style="list-style-type: none"> Figure 5.6-2 – Seismic Hazards Section 5.10 – Cultural Resources <ul style="list-style-type: none"> Figure 5.10-3 – Paleontological Resource Sensitive Areas Riverside County General Plan Draft Environmental Impact Report, recirculated February 2015 <ul style="list-style-type: none"> Section 4.9 – Cultural and Paleontological Resources <ul style="list-style-type: none"> Figure 4.9.3 – Paleontological Sensitivity United States Department of Agriculture – Websoil Survey, https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx 				
VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: Project-related construction and operational activities would emit air pollutants, several of which are regarded as greenhouse gasses (GHGs). A GHG emissions assessment will be prepared to quantify the GHG emissions resulting from implementation of the Project. The results of the GHG emissions assessment will be disclosed in the EIR and the EIR will make a determination whether the Project-related GHG emissions have the potential to result in a significant impact on the environment.				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: The 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 the GHG emissions analysis, the results of which will be discussed in the EIR.				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Sources: No information sources were used in the preparation of the responses for "Greenhouse Gas Emissions."				
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: During Project construction, a limited amount of hazardous materials typical of construction activities would be transported to, stored, and used on the Project site (fuel, architectural coatings, etc.). Although future building user(s) are unknown at this time, hazardous materials may be used and stored on the Project site as part of routine building occupant operations. 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 activities. Furthermore, the Project site may contain contaminants from historical activities on the site that could pose a hazard to the public or the environment. An environmental site assessment (ESA) will be prepared for the Project site to evaluate the site for potential sources of contamination. The findings of the ESA will be incorporated into the EIR.				
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"/>
Response: See Response IX(a), above. An ESA will be prepared for the Project and the results of the analysis will be incorporated into the EIR.				
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"/>
Response: There are no schools located within one-quarter mile of the Project site. The nearest school to the Project site is the Moreno Elementary School, located approximately 1.9 miles southwest of the Project site. (Google Earth Pro, 2020) 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.				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: According to preliminary information provided by the California 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 (CDTSC, 2020). Notwithstanding, the ESA prepared for the Project site will include the results of a detailed governmental database search. The results of the ESA's database search will be disclosed in 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 result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Response: The Project site is located approximately 5.7 miles northeast of March Air Reserve Base (MARB)/Inland Port Airport. The Project site is not located within the MARB airport influence area (AIA) and it not included on the MARB Land Use Compatibility Plan as a property that may be exposed to safety or noise hazards from operations at the MARB (Riverside County Airport Land Use Commission, Map MA-1). Accordingly, implementation of the proposed Project would not result in an airport-related noise or safety hazard for people working on the Project site. Impacts would be less than significant.</p>				
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The Project site does not contain any emergency facilities under existing conditions nor does it serve as an emergency evacuation route. During construction of the Project, temporary, partial closure of one or more public streets that abut the Project site may be necessary; however, in this instance a traffic control plan would be required to comply with the California Manual on Uniform Traffic Control Devices and provide adequate access for emergency vehicles to ensure safe and efficient circulation around the Project site. There is no potential for the Project to result in a substantial adverse effect to an existing emergency response or evacuation plan.</p>				
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: According to the California Department of Forestry and Fire Protection (CalFire), the Project site is not located within a fire hazard severity zone (CalFire, 2007). Accordingly, the proposed Project has no potential to expose people or structures to a significant risk of loss, injury, or death involving wildland fires. No impact would occur. No further analysis is required; therefore, this impact will not be analyzed in the EIR.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.5 – Hazards and Hazardous Materials <ul style="list-style-type: none"> - Figure 5.5-3 – City Areas Affected by Aircraft Hazard Zones 2. Google Earth Pro 3. Riverside County Airport Land Use Commission, March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, http://www.rcaluc.org/Portals/13/17%20-%20Vol.%201%20March%20Air%20Reserve%20Base%20Final.pdf?ver=2016-08-15-145812-700 4. California Department of Toxic Substances Control – Hazardous Waste and Substances Site List (Cortese), https://www.envirostor.dtsc.ca.gov/public/search?cmd=search&reporttype=CORTESE&site_type=CSITES,FUDS&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29 5. California Department of Forestry and Fire Protection (CalFire), https://osfm.fire.ca.gov/media/5917/moreno_valley.pdf 				
X. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: Implementation of the Project would involve demolition, 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 substances with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures. Additionally, Project site runoff under post-development conditions could contain pollutants in the absence of</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>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, and the protective and avoidance measures proposed by the Project to address water quality will be fully analyzed in the EIR.</p>				
<p>b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: 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 proposed increase in impervious surface cover (e.g., building area, pavement) that would be installed on the Project site would reduce the amount of water percolating down into the underground aquifer that underlies the site – although it should be noted that the Project would provide design features such as pervious landscaped areas and a water quality/detention basin that would maximize percolation on-site. As noted in the City's General Plan FEIR (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." Accordingly, with buildout of the Project, the local groundwater levels would not be substantially 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 or through the addition of impervious surfaces, in a manner which would:</p>				
<p>i) 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>Response: During construction of the Project, soils would be exposed and subject to erosion at the Project site. The Project Applicant would be required to adhere to standard regulatory requirements to minimize water pollutants including sedimentation in stormwater runoff, including, but not limited to, requirements imposed by the City of Moreno Valley's National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit and a Project-specific Stormwater Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP). Mandatory compliance with these standard regulatory requirements are expected to preclude substantial adverse environmental effects related to erosion or siltation. Notwithstanding, the EIR will evaluate the Project's potential to result in substantial soil erosion.</p>				
<p>ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: 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 from the site. Any 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 EIR.</p>				
<p>iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: As indicated under Response X(a), the Project's potential to result in sources of polluted runoff will be disclosed and evaluated in the required EIR. A hydrology study will be prepared for the Project to evaluate the Project's proposed stormwater drainage system; the hydrology study will identify if the existing stormwater drainage system can adequately accept stormwater runoff from the Project site or if improvements are needed. The findings of the hydrology study will be disclosed in the EIR.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response: According to FEMA Flood Insurance Rate Map (FIRM) No. 06065C0770G, the Project site is located within "Zone X (unshaded)", which are areas determined to be an area with a 0.2% chance of annual flood (FEMA, 2008). The Zone X (unshaded) designation is considered to be an area of minimal flood hazard and is not considered a special flood hazard area. Accordingly, the Project site is not expected to be inundated by flood flows during the lifetime of the Project and the Project would not impede flood flows.				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Response: The Pacific Ocean is located over 46 miles southwest of the Project site; consequently, there is no potential for the Project site to be impacted by a tsunami as tsunamis typically only reach up to a few miles inland. The Project site also is not subject to flooding hazards associated with a seiche because the nearest large body of surface water (Lake Perris) is located approximately 4.2 miles south of the Project site. (Google Earth Pro, 2020) Furthermore, as noted in the City of Moreno Valley General Plan EIR, the Project site is not located within any mapped dam inundation area (Moreno Valley, 2006, Figure 5.5-2). Accordingly, the Project would not release water pollutants due to inundation. No impact would occur.				
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: As noted under Response X(b), the Project would not substantially decrease groundwater supplies nor interfere substantially with groundwater recharge and, therefore, is not expected to conflict with or obstruct a sustainable groundwater management plan. The EIR will evaluate the Project's potential to conflict with or obstruct with an applicable water quality control plan.				
Sources: <ol style="list-style-type: none"> 1. Federal Emergency Management Agency (FEMA) – Flood Map Service Center: Flood Insurance Rate Map No. 06065C0770G, https://p4.msc.fema.gov/arcgis/rest/directories/arcgisjobs/nfhl_print/nfhlprinttool2_gpserver/jd8bf96c758b94cbd842b8c71fabbb0a5/scratch/FIRMETTE_380f4d4f-381f-11ea-b91a-0050569c5fb0.pdf 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.5 – Hazards and Hazardous Materials <ul style="list-style-type: none"> - Figure 5.5-2 – Floodplains and High Fire Hazard Areas • Section 5.7 – Hydrology and Water Quality 3. Google Earth Pro 				
XI. 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"/>
Response: No established communities are located on the Project site. The Project site does not provide access to established communities and would not isolate any established communities or residences from neighboring communities. The Project would re-zone the Project site from a residential land use district to a light industrial land use district; however, this change would represent a continuation/extension of the existing land uses to the north and planned land uses to the east. The proposed light industrial use would be different than the planned residential land uses to the west and the existing residential land uses to the south; but, these areas are already physically separated from the Project site by an existing drainage channel and an existing street, respectively, and development of the Project site with industrial land uses would not physically divide these residential areas. Development and operation of the Project would thus not physically disrupt or divide the arrangement of an established community.				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: The Project includes a General Plan Amendment to change the land use designation for the Project site from “Residential: Max 2 du/ac (R2)” to “Business Park/Light Industrial (BP).” The Project also includes a Change of Zone to change the zoning designation of the Project site from “Residential Agriculture, 2 du/ac (RA2)” and “Primary Animal Keeping Overlay Zone (PAKO)” to “Light Industrial (LI).” The EIR will evaluate the Project for consistency with the General Plan, Zoning Ordinance, and other applicable land use plans, policies, and/or regulations. If any inconsistencies are identified, the EIR will determine if the inconsistency will result in a substantial environmental effect.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley Zoning Map, http://www.moreno-valley.ca.us/cdd/pdfs/ZoningMap.pdf 2. Moreno Valley Adopted Land Use Map, http://www.moreno-valley.ca.us/city_hall/general-plan/landuse-map.pdf 3. Google Earth Pro 				
<p>XII. MINERAL RESOURCES – Would the project:</p>				
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>Response: The Project site is not located within an area known to be underlain by regionally- or locally-important mineral resources. Thus, 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. In addition, the City’s General Plan does not identify any locally-important mineral resource recovery sites on-site or within close proximity to the Project site. (Moreno Valley, 2006, p. 5.14-2) Accordingly, no impact would occur and 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>Response: Refer to Response XII(a), above. No impact would occur and no further analysis of this subject is required.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.14 – Mineral Resources 				
<p>XIII. NOISE – Would the project result in:</p>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: Project construction and operational activities may expose persons in the vicinity of the Project site and/or its primary truck route to noise levels in excess of standards established by the City’s General Plan and/or Chapter 11.80, “Noise Regulation,” of the City’s Municipal Code for residential and/or worker receptors. An acoustical analysis will be prepared to quantify the noise effects associated with the Project and the results of the analysis will be disclosed in the EIR.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: Construction activities on the Project site may produce groundborne vibration or groundborne noise levels during demolition, earthwork/grading and/or during the operation of heavy machinery. The acoustical analysis will quantify the vibration/groundborne noise levels expected from Project construction and the EIR will determine if the expected vibration levels are considered excessive. Long-term operation of the proposed Project is not anticipated to result in perceptible levels of groundborne vibration or groundborne noise; regardless, the EIR will also evaluate the Project's potential to generate excessive groundborne vibration and noise in the long-term.				
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response: The Project site is located approximately 5.7 miles northeast of the MARB. According to General Plan FEIR 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 (Moreno Valley, 2006, Figure 5.4-1). The Project would not expose people working on the Project site to excessive noise levels from operations at the MARB.				
Sources: <ol style="list-style-type: none"> Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> Chapter 6 – Safety Element – Section 6.4 – Noise <ul style="list-style-type: none"> Figure 6-2 – Buildout Noise Contours Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> Section 5.4 – Noise <ul style="list-style-type: none"> Figure 5.4-1 – March Air Reserve Base Noise Impact Area Moreno Valley Municipal Code Chapter 11.80 Noise Regulations 				
XIV. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response: The proposed Project would result in development of the subject property with industrial land uses that would add employment opportunities to the area. It is anticipated that the employment base for both the construction and operational phases of the Project would come from the existing population in the Inland Empire, which comprises western Riverside County and southwestern San Bernardino County. According to the Bureau of Labor Statistics, the Riverside-San Bernardino-Ontario region's civilian labor force contains approximately 2,092,000 persons with approximately 2,016,000 people employed and an unemployment rate of approximately 3.6% (approximately 76,000 persons) (USBLS, 2019). Accordingly, the Project region already contains an ample supply of potential employees under existing conditions and the Project's labor demand is not expected to draw substantial numbers of new residents to the area. Furthermore, approximately 86% of City of Moreno Valley residents commute outside of the City for work (SCAG, 2019, p. 21); therefore, the Project would provide job opportunities closer to home for existing and future Moreno Valley residents.				
There are no components of the Project that would reasonably result in indirect or unplanned population growth because the surrounding area is mostly developed under existing conditions or approved for development. The Project would install new/expanded infrastructure; however, this infrastructure would either be master-planned facilities (meaning the facilities would be installed with or without the Project)				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>or would be private facilities for the sole use of the Project (meaning they would not be available for general public use). Accordingly, no significant indirect impacts associated with population growth would result from any Project-related improvements because the Project and its required improvements would not induce substantial growth on surrounding properties.</p> <p>Based on the foregoing analysis, neither the Project nor any Project-related component would result in substantial, direct, or indirect population growth that would cause a significant direct or indirect impact to the environment. This impact is considered less than significant. No further analysis is required; therefore, this issue will not be addressed in detail in the EIR.</p>				
<p>b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Under existing conditions, the Project site contains a plant nursery with five (5) associated structures (three residences, one ancillary garage, and one small office space), all of which would be removed as part of the Project. The removal of these structures would not result in the displacement of substantial numbers of existing people or housing and would not necessitate the construction of replacement housing elsewhere. Accordingly, impacts would be less than significant. No further analysis is required; therefore, this issue will not be addressed in detail in the EIR.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Google Earth Pro 2. Southern California Association of Governments (SCAG) – Profile of the City of Moreno Valley, https://www.scag.ca.gov/Documents/MorenoValley.pdf 3. United States Bureau of Labor Statistics – Riverside-San Bernardino-Ontario, CA Economy at a Glance on November 2019, https://www.bls.gov/eag/eag.ca_riverside_msa.htm#eag_ca_riverside_msa.f.p 				
<p>XV. PUBLIC SERVICES – Would the project:</p>				
<p>a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p>				
<p>i) Fire protection?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Fire protection services in the Project area are provided by Moreno Valley Fire Department (MVFD) Station No. 58, which is located approximately 0.5-mile northwest of the Project site. Station No. 58 was opened in 2008 and MVFD stations are designed to provide service to their service area over a 50-year lifespan (Moreno Valley, 2011, p. 23). Due to the relatively young age of Station No. 58, modifications to the Station are not expected to be needed to provide service to the Project. The Project Applicant would be required to comply with the provisions of the City of Moreno Valley's Development Impact Fee (DIF) Ordinance (Ordinance No. 695). This ordinance requires a fee payment that the City applies to the funding of public facilities, including fire protection facilities. The City will collect DIF fees for the Project based on building square footage. The Project's payment of DIF fees, as well as increased tax revenues that would result from development of the Project, would be used by the City to help pay for fire protection services and other public services.</p>				
<p>The Project would incorporate fire prevention and fire suppression design features to minimize the potential demand placed on the MVFD. The proposed building would be of concrete tilt-up construction. Concrete is non-flammable and concrete tilt-up buildings have a lower fire hazard risk than typical wood-frame construction. The Project also would install fire hydrants on-site – the MVFD will review the Project's site plan to ensure proper spacing of hydrants on-site to provide adequate coverage – and would provide paved primary and secondary emergency access to the Project site to support the MVFD in the event emergency response to the Project site is needed. Lastly, the proposed building would be equipped with fire sprinklers in accordance with the California and Moreno Valley building codes. Based on its size and scale, the proposed building would likely feature ESFR (Early Suppression, Fast</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Response) ceiling mounted fire sprinklers (or a comparable fire suppression system) that exceed the fire protection of traditional sprinkler systems. ESFR high output, high volume systems are located in ceiling spaces as with conventional fire sprinkler systems, but they incorporate large, high-volume, high-pressure heads to provide the necessary fire protection for industrial buildings that may contain high-piled storage. While most other sprinklers are intended to control the growth of a fire, an ESFR sprinkler system is designed to suppress a fire. To suppress a fire does not necessarily mean it will extinguish the fire but rather it is meant to "knock" the fire back down to its source so that it is easier for fire fighters to attack.</p> <p>Based on the foregoing, the 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. No further analysis is required; therefore, this issue will not be addressed in detail in the EIR.</p>				
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Implementation of the Project would result in an incremental increase in demand for police protection services relative to existing uses on the Project site, but the increase not anticipated to be substantial and would not require or result in the construction of new or physically altered police facilities. The Project Applicant would be required to comply with the provisions of the City of Moreno Valley's Development Impact Fee (DIF) Ordinance (Ordinance No. 695). This ordinance requires a fee payment that the City applies to the funding of public facilities, including police protection facilities. The City will collect DIF fees for the Project based on building square footage. The Project's payment of DIF fees, as well as increased tax revenues that would result from development of the Project, would be used by the City to help pay for police protection services and other public services. 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 police protection facilities. Impacts to police protection facilities would therefore be less than significant. No further analysis is required; therefore, this issue will not be addressed in detail in the EIR.</p>				
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Implementation of 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 (allowing more City residents to work within the City rather than commute elsewhere). Thus, the Project is not expected to draw a substantial number of new residents to the region and would therefore not indirectly generate new school-aged students in the City 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 Moreno Valley 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 (CA Legislative Information, 1998). Mandatory payment of school fees would be required prior to the issuance of a building permit. With mandatory payment of fees in accordance with California Senate Bill 50, impacts to public schools would be less than significant. No further analysis is required; therefore, this issue will not be addressed in detail in the EIR.</p>				
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: As discussed under Responses XVI(a) and XVI(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. No further analysis is required; therefore, this impact will not be analyzed in the EIR.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Response: 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 Project would not adversely affect other public facilities or require the construction of new or modified public facilities and no impact would occur. No further analysis is required; therefore, this impact will not be analyzed in the EIR.				
Sources: <ol style="list-style-type: none"> California Legislative Information – Senate Bill 50 (Greene), Approved August 27, 1998, http://www.leginfo.ca.gov/pub/97-98/bill/sen/sb_0001-0050/sb_50_bill_19980827_chaptered.html Google Earth Pro City of Moreno Valley Municipal Code <ul style="list-style-type: none"> Chapter 3.42 “Commercial and Industrial Development Impact Fees” – Ordinance 695 				
XVI. RECREATION – Would the project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Response: The Project does not include 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. No further analysis is required; therefore, this issue will not be addressed in detail in the EIR.				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Response: The Project does not include the construction of any new on- or off-site recreation facilities. The Project would not expand any existing off-site recreational facilities. Additional analysis of this issue is not required and this issue will not be addressed in detail in the EIR.				
Sources: <ol style="list-style-type: none"> Project Application Materials – Site Plan 				
XVII. TRANSPORTATION – Would the project:				
a) Conflict with program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: Implementation of the proposed Project would induce vehicular and non-vehicular travel to and from the Project site. Vehicular traffic has the potential to adversely affect the performance of the local and regional circulation system, on a direct and/or cumulatively considerable level. A Project-specific traffic study will be prepared following the City of Moreno Valley’s traffic study guidelines. The study will quantify the volume of vehicular traffic anticipated to travel to and from the Project site. The EIR will disclose the findings of the traffic study and also will evaluate the Project’s potential to conflict with applicable plans, ordinances, and policies that establish a minimum level of performance for various modes of travel, including transit, roadway, bicycle and pedestrian.				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: Pursuant to CEQA Guidelines Section 15064.3(c), the City has until July 1, 2020, to implement CEQA Guidelines Section 15064.3(b). At the time of writing this Initial Study, the City of Moreno Valley had not established a vehicle miles traveled (VMT) thresholds pursuant to CEQA Guidelines Section 15064.3(b). If the City establishes a VMT threshold prior to the release of the Draft EIR for this Project, the EIR will evaluate the Project for consistency with the applicable provisions of CEQA Guidelines Section 15064.3(b).				
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: The EIR will provide a detailed analysis of whether the Project's design or operational characteristics will exacerbate any existing transportation/circulation hazards that may exist in the Project site vicinity or create any new hazards.				
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response: During the course of the City of Moreno Valley's design review process, the City will review the proposed site plan to ensure that the Project provides adequate access to-and-from the Project site for emergency vehicles. The City also will review the layout of the proposed building, drive aisles, parking lots, and truck courts to ensure adequate on-site paths of travel for emergency vehicles. Furthermore, the City of Moreno Valley will review all future Project construction drawings to ensure that adequate emergency access is maintained on the abutting segments of Eucalyptus Avenue, Redlands Avenue, and Encelia Avenue. Impacts would be less than significant.				
Sources: 1. Project Application Materials – Site Plan				
XVIII. TRIBAL CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: A site-specific cultural resources assessment will be conducted by a professional archaeologist to determine if the Project site contains resources that are 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.				
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: The City of Moreno Valley will send notification of the proposed Project to Native American tribes with traditional or cultural affiliation to the Project area in accordance with the requirements of SB 18 and AB 52 and will consult with interested tribes regarding the Project's potential to affect a tribal				

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cultural resource. The Project's potential to cause a substantial adverse change in the significance of a tribal cultural resource will be addressed in the EIR.				
Sources: No information sources were used in the preparation of the responses for "Tribal Cultural Resources."				
XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: The proposed Project would be required to construct utility service improvements as necessary to serve the Project. The EIR will describe the Project's proposed utility service facilities, and will evaluate whether the construction of such facilities would result in significant environmental effects.				
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: Pursuant to CEQA Guidelines Section 15155(a)(1), the Project is considered a "water-demand project" because it involves industrial development that would occupy more than 40 acres of land. In order to evaluate whether the City's current and planned water supplies are adequate to serve the Project, a Water Supply Assessment (WSA) will be prepared for the Project. The results of the WSA will be documented in the EIR.				
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response: Wastewater generated by the Project would be treated by the Eastern Municipal Water District (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 121,805 gallons (0.12 million gallons per day) of wastewater per day (1,700 gpd per acre × 71.65 Project acres = 121,805 gpd) (EMWD, 2006, Table 1). 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 2.5% of the Moreno Valley Regional Water Reclamation Facility daily excess treatment capacity (121,805 gpd ÷ 4.8 mgpd = 0.025 gpd). (EMWD, 2016) 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.				
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: 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 EIR will evaluate				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
whether existing landfills have adequate capacity to accommodate the Project's planned increase in solid waste generation.				
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: 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. (RCDWR, 2020)</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 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.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. California Legislative Information – Assembly Bill 341 Solid Waste: Diversion, Approved October 5, 2011, https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201120120AB341 2. California Legislative Information – Public Resources Code § 42911 – California Solid Waste Reuse and Recycling Access Act of 1991, Effective January 1, 2005, https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=42911. 3. Eastern Municipal Water District – Sanitary Sewer System Planning & Design, Revised September 1, 2006, https://www.emwd.org/sites/main/files/file-attachments/emwdsewer_system_design.pdf?1542760914 Eastern Municipal Water District – Moreno Valley Regional Water Reclamation Facility, October 2016, https://www.emwd.org/sites/main/files/file-attachments/mvrwrffactsheet.pdf?1537294991 4. Riverside County Department of Waste Resources – Countywide Integrated Waste Management Plan, 2020, https://www.rcwaste.org/business/planning/ciwmp 				
XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Response: The Project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones (CalFire, 2007); therefore, the Project would not exacerbate wildfire hazard risks or expose people or the environment to adverse environmental effects related to wildfires. As such, no impact would occur. No further analysis is required; therefore, this issue will not be addressed in detail in the EIR.				
Sources: 1. California Department of Forestry and Fire Protection – Western Riverside County Fire Hazard Severity Zones in SRA, Adopted on November 7, 2007, https://osfm.fire.ca.gov/media/6752/fhszs_map60.pdf				
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: 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 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 project, and the effects of probable future projects.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: 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. The EIR will evaluate the Project's potential to result in cumulatively considerable contributions to cumulatively significant impacts.				

ISSUES & SUPPORTING INFORMATION SOURCES:	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"/>
Response: 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 and greenhouse gas emissions (including emissions from Project-related traffic), seismic activity, and noise.				