CITY OF MORENO VALLEY

INITIAL STUDY FOR
Beyond Food Mart Oliver and Iris

(Master Plot Plan PEN22-0176
Conditional Use Permit PEN22-0238)

October 2023

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

Prepared By
Lilburn Corporation
1905 Business Center Drive
San Bernardino, California 92408
(909) 890 – 1818

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MITIGATION MONITORING AND REPORTING PROGRAM (Separate Document if applicable)

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A. CalEEMod 2022 Outputs
B. Health Risk Assessment Study
C. Biological Resources Assessment, Jurisdictional Delineation, and MSHCP Consistency Analysis
D. Phase I Cultural Resources Assessment
E. Phase I Environmental Site Assessment Report
F. Preliminary Hydrology Study
G. Project Specific Water Quality Management Plan
H. Noise Impact Study
I. Traffic Impact Analysis
J. Vehicle Miles Traveled Screening Analysis

INITIAL STUDY (IS) FOR
Beyond Food Mart

BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

1. **Project Case Number(s):** PEN 22-0176, PEN 22-0238

2. **Project Title:** Beyond Food Mart Oliver and Iris

3. **Public Comment Period:** September 29, 2023 – October 18, 2023

4. **Lead Agency:** City of Moreno Valley
   Oliver Mujica, Planning Department
   14177 Frederick Street
   Moreno Valley, CA 92552
   (951) 413- 3215
   Planningnotice@moval.org

5. **Documents Posted At:** https://www.moreno-valley.ca.us/cdd/documents/about-projects.html

6. **Prepared By:** Lilburn Corporation
   1905 Business Center Drive
   San Bernardino, CA 92408
   (909) 890- 1818
   cheryl@lilburncorp.com

7. **Project Sponsor:**

   Property Owner
   /Applicant/Developer
   Paradise Lake, LLC
   4300 Edison Avenue
   Chino, California, 91710
   reijvtjt@gmail.com

8. **Project Location:** The Project is generally located within Section 22, Township 3 South, Range 3 West, and is depicted on the *Sunnymead* U.S. Geological Survey (USGS) 7.5-minute topographic map. The Project Site is located at the northwest corner of Iris Avenue and Oliver Street with an address of 27990 Iris Avenue, Moreno Valley, CA. The APN is 486-310-038 and the Assessor's Map shows the property is 1.31 acres Refer to Figure 1, Regional Location Map and Figure 2, Vicinity Map.

9. **General Plan Designation:** The Project Site is designated as Downtown Center (DC - SP 218LM) Land Use District

10. **Specific Plan Name and Designation:** Downtown Center/AquaBella, Planned Commercial (PC)

11. **Existing Zoning:** Downtown Center (DC)

12. **Surrounding Land Uses and Setting:**

Table 1
Project Site and Surrounding Land Uses

	Land Use	General Plan	Zoning
Project Site	**Vacant**	**Planned Commercial (PC)**	**Downtown Center (DC)**
North	Vacant	Planned Commercial (PC)	Downtown Center (DC)
South	Single Family Residential (R10)	Suburban Residential (SP 193 ML)	Medium Low Density Residential (ML)
East	Single Family Residential (R10)	Suburban Residential (SP 193 ML)	Medium Low Density Residential (ML)
West	Vacant	Planned Commercial (PC)	Downtown Center (DC)

13. **Description of the Site and Project:**

Environmental Setting

The Project Site is located in the City of Moreno Valley in western Riverside County in a primarily residential area of the city. The property is currently vacant and is surrounded by residential development to the east and south. Vacant parcels are to the north and to the west; the Kaiser Permanente Moreno Valley Hospital is west of the Project Site. Approximately ½-mile to the south lie the foothills of the Lake Perris Recreational Area. Proposed Site photos are included as Figure 7.

Project Description

Beyond Food Mart, Inc. (Applicant) is requesting to construct and operate an eight-island fueling station, a 7,460 square-foot convenience store, and a 1,790 square-foot drive-thru carwash. The proposed Site Plan is included as Figure 3, the Preliminary Grading Plan as Figure 4, the Preliminary Landscaping Plan as Figure 5, and the Building Elevation Plans are Figures 6a and 6b. The Project Site contains 1.31 acres (APN: 486-310-038). The Project Site is located at the northwest corner of Iris Avenue and Oliver Street in the City of Moreno Valley.

The fueling station includes two underground storage tanks (USTs). One tank would have a capacity of 27,000 gallons and would be a split tank that would store both E85 and unleaded fuel. The second tank would have a capacity of 15,000 gallons and would store unleaded premium and diesel fuel. The fueling islands would include 16 fueling positions and would be located under a 5,979 square-foot canopy with a height of 19’6”. The development would include 14,944 square-feet of landscaping. There would be a total of 43 passenger car parking spaces to include two handicap accessible spaces, two spaces for electric vehicles (EV), four spaces for low emission (carpool/vanpool) vehicles, 3 spaces for bicycle parking, and one additional parking space will be reserved as a loading/unloading space. Access to the Project Site will be provided by two approximately 35-foot driveways on the eastern and southern portion of the lot; one from Iris Avenue and one from Oliver Street.

The maximum height of the convenience store and canopies would not exceed 50 feet. The Proposed Project is expected to operate 24 hours a day, seven days a week, and will include approximately 12 employees.

The Proposed Project also includes a storm water system with one underground bioretention basin with a storm water retention volume of 15,237 cubic-feet (CF) that would be located on the southeast portion of the Project Site and one vegetation swale located (refer to Figure 3). There is an existing water line in Iris Avenue that the Proposed Project would connect to. The Proposed Project would also connect to an existing sewer line in Iris Avenue.

The Proposed Project's Landscape Plan (see Figure 5) includes as a Design Feature, a number of mature trees on-site as well as shrubs and ground cover representing 35% of the site development and will be in accordance with the City's Municipal Code 9.17.030.

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

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

The City initiated AB 52 consultation on August 19, 2023 for a 30-day period. A total of seven tribes received letter notification, which are:

- Agua Caliente Band of Cahuilla Indians
- Morongo Band of Mission Indians
- San Manuel Band of Mission Indians
- Desert Cahuilla Indians
- Pechanga Cultural Resources Department
- Soboba Band of Luiseno Indians
- Ricon Band of Luiseno Indians

Two tribes responded as follows:

Tribe	Comment Letter Received	Summary of Response	Conclusion
Agua Caliente Band of Cahuilla Indians	8/30/2023	Tribal Historic Preservation Office's concerns have been addressed.	AB 52 consultation is concluded
San Manuel Band of Mission Indians	8/31/2023	Project outside of Serrano ancestral territory.	Consultation not requested

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

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

    a. None

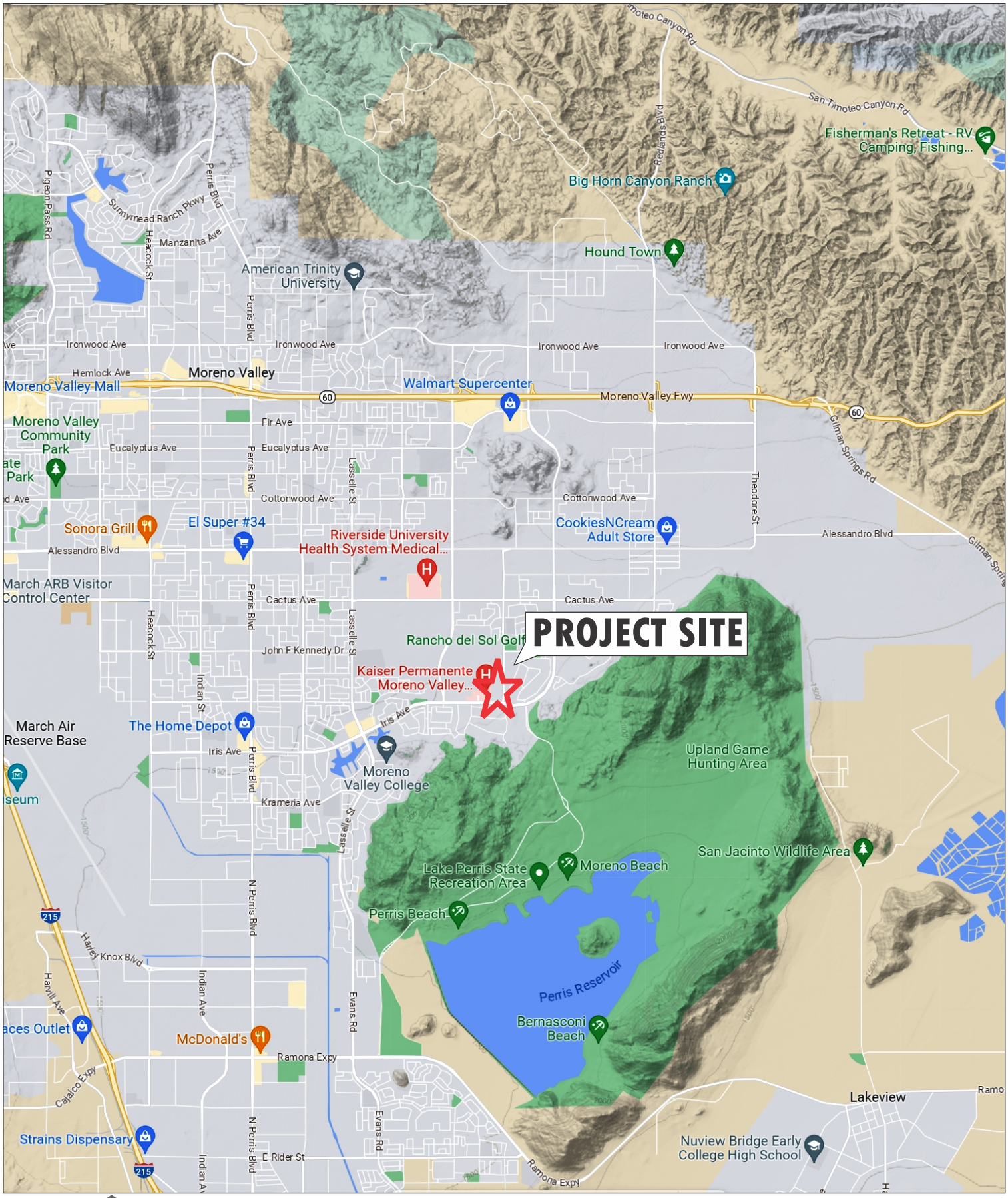
16. **Other Technical Studies Referenced in this Initial Study (Provided as Appendices):**

    A. CalEEMod 2022 Outputs
    B. Health Risk Assessment
    C. Biological Resources Assessment, Jurisdictional Delineation, and MSHCP Consistency Analysis
    D. Phase I Cultural Resources Assessment
    E. Phase I Environmental Site Assessment Report
    F. Preliminary Hydrology Study
    G. Project Specific Water Quality Management Plan
    H. Noise Impact Study
    I. Traffic Impact Analysis
    J. Vehicle Miles Traveled Screening Analysis

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



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LILBURN CORPORATION

REGIONAL LOCATION

Tabel Center

City of Moreno Valley, California

FIGURE 1

N

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Feet

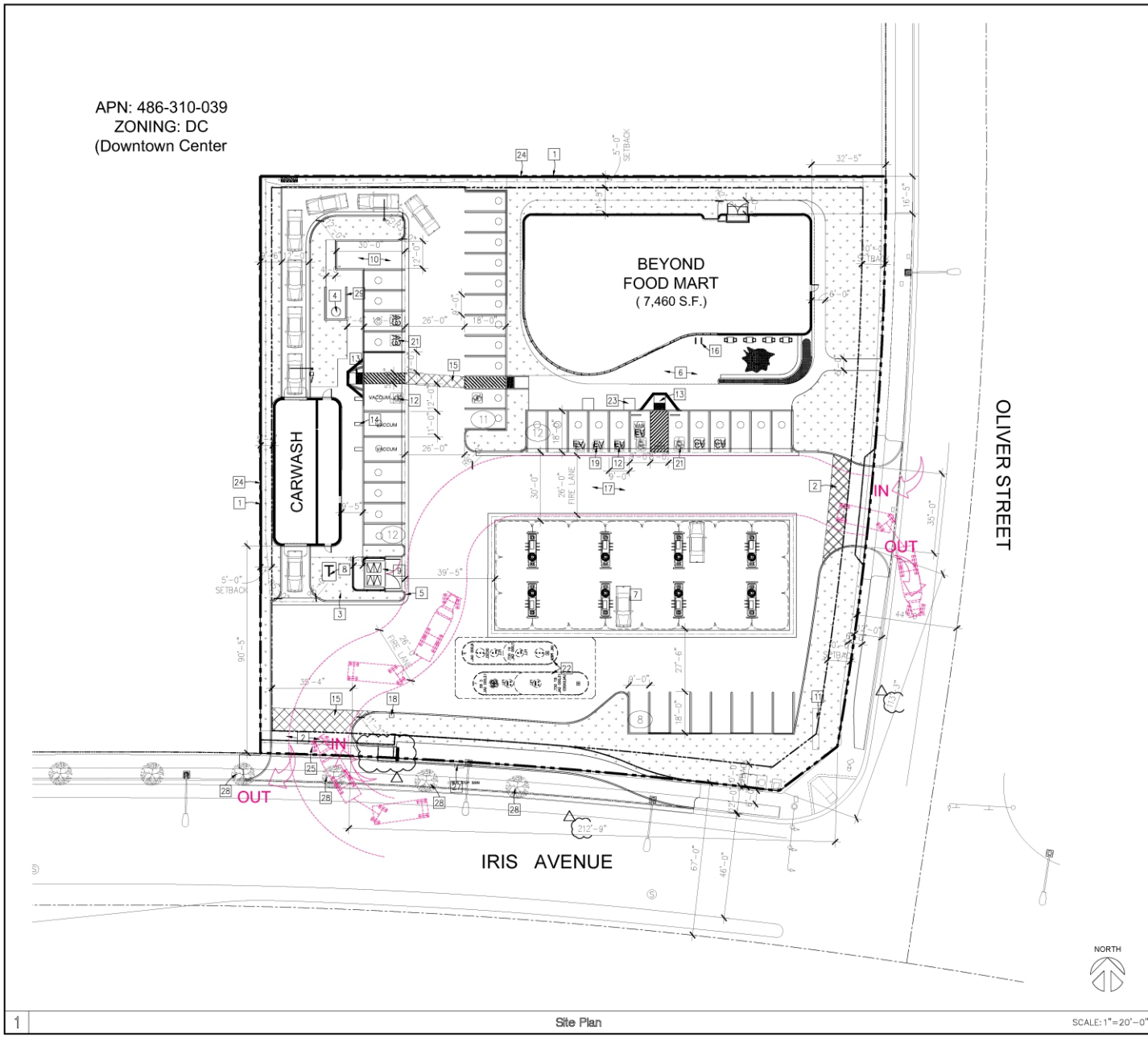
LILBURN
CORPORATION

PROJECT VICINITY

Tabel Center

City of Moreno Valley, California

FIGURE 2



Reference Notes

1. (E) PROPERTY LINES
2. (N) CURB AND GUTTER/DRIVEWAY (RIGHT IN & OUT)
3. (N) LANDSCAPE
4. (N) HEALY TANK
5. (N) CONCRETE CURB
6. (N) CONCRETE SIDEWALK
7. (N) CANOPY 47'-0"x128'-0" (UNDER SEPARATED PERMIT)
8. (N) TRANSFORMER PAD
9. (N) TRASH/RECYCLE ENCLOSURE
10. (N) LOADING/UNLOADING (10'-0"x20'-0"
11. (N) CORNER MONUMENT, SIGN BY OTHERS, UNDER SEPARATE PERMIT.
12. (N) HCP PARKING
13. (N) HCP RAMP
14. (N) VACUUM @ 6 LOCS
15. (N) 5'-0" WIDE HCP PATH OF TRAVEL W/ DECORATIVE CONCRETE PATHWAY, PER CODE STD
16. (N) 'U' RACK BICYCLE PARKING PER CITY'S STANDARD.
17. (N) 26' WIDE FIRE LANE
18. (N) AIR/WATER TOWER
19. (N) EVCS PARKING PER CITY'S STD. PROVIDE MIN. 1" CONDUIT TERMINATING IN LISTED ENCLOSURE FOR FUTURE CHARGER.
20. (N) 8' HT. SPLITFACE CMU FENCE WALL
21. (N) FUEL-EFFICIENT CARPOOL AND VANPOOL VEHICLE, PER CODE STD.
22. (N) UNDERGROUND TANK, UNDER SEPARATE PERMIT.
23. (N) EV CHARGING STATION
24. (N) 6' HT SPLIT FACE CMU WALL W/ 2" CONCRETE CAP
25. ACCESS DRIVEWAYS ON IRIS AVENUE WILL BE RESTRICTED TO RIGHT IN / RIGHT OUT ONLY.
26. (E) TREE TO REMOVE
27. (N) BUS STOP
28. (E) TREE TO REMOVE, SEE LANDSCAPE PLAN.
29. (N) CMU WALL WITH STUCCO FINISH AT 6'-0" HEIGHT.

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PEN22-0176 / PEN22-0238

PEGASUS ARCHITECTS
4300 EDISON AVE.,
CHINO, CA 91710
TEL: 909.465.4101
FAX: 909.606.6839

PROJECT: NEW BEYOND FOODMART DEVELOPMENT
ADDRESS: 27990 IRIS AVE., MORENO VALLEY, CA 92555
CLIENT: TABEL CENTER LLC 2501 EAST CHAPMAN AVE, SUITE 130 FULLERTON CA 92831

SHEET TITLE: SITE PLAN

KEY MAP SEAL/STAMP

LICENSED ARCHITECT DHAK FAI LAU C27750 Exp. 09-31-25 STATE OF CALIFORNIA

JOB NO.	SITE #-
DRAWN BY:	TL/ZL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	__/__/__
PERMIT SET	__/__/__
BID SET	__/__/__

REVISIONS

1	1st CLP Resubmittal	10/27/2022
2	2nd PP Resubmittal 3rd CLP Resubmittal	03/05/2023
3	3rd PP Resubmittal 4th CLP Resubmittal	04/27/2023

SHEET NO: A1.01 OF SHEETS

SHEET

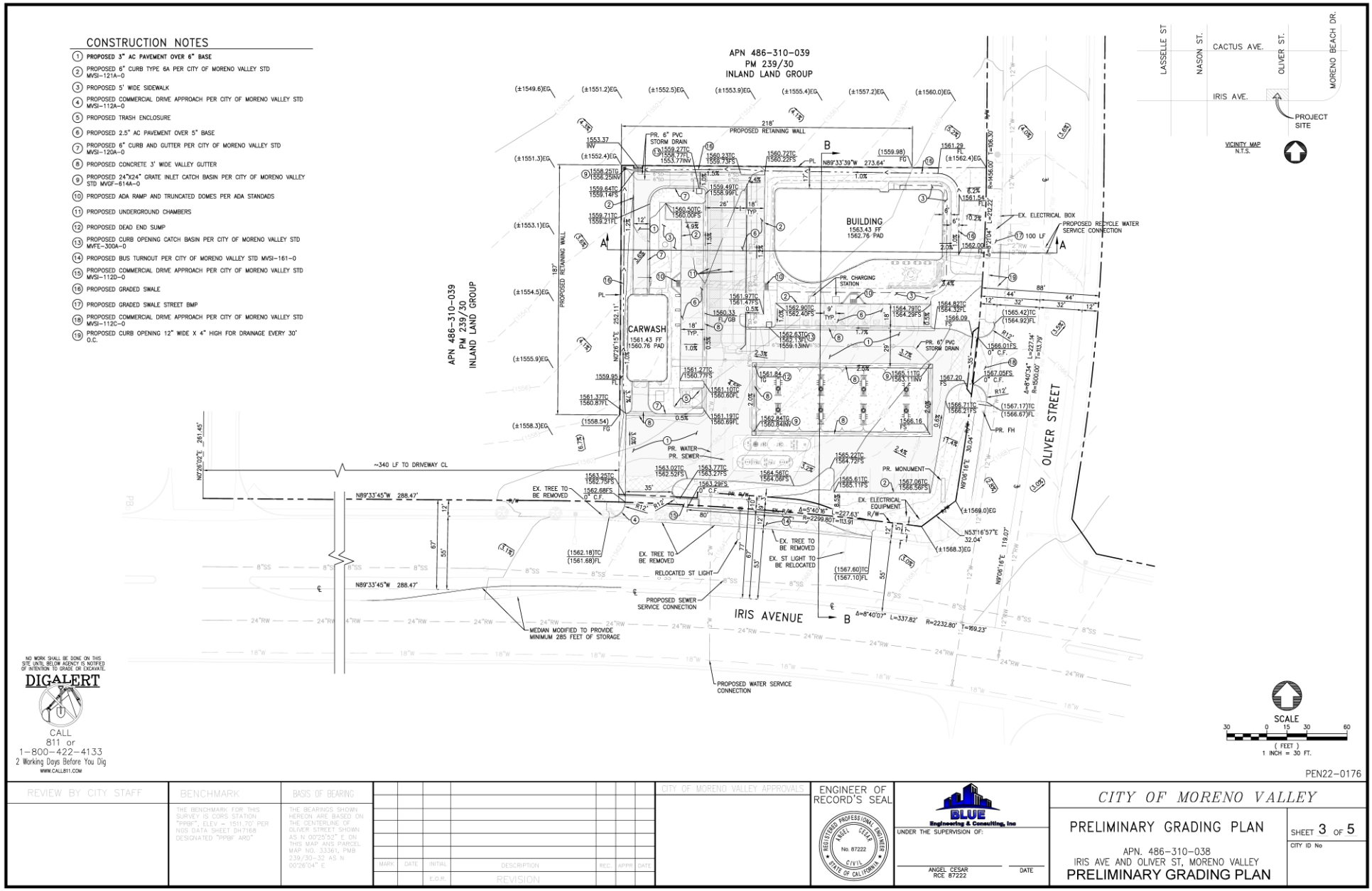
SITE PLAN

Tabel Center

City of Moreno Valley, California

LILBURN CORPORATION

FIGURE 3



PRELIMINARY GRADING PLAN

Tabel Center

City of Moreno Valley, California

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FIGURE 4

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS PLANT FACTOR	REMARKS
	TREES					
	Acer p. Adrian's Compact	Compact J. Maple	1	24" box	L	Multi-trunk
	Parkinsonia 'Desert Museum'	Palo Verde	4	24" box	L	Multi-trunk
	Cercis o. 'Forest Pansy'	Forest Pansy	12	24" box	M	Standard trunk
	Lagestroemia i. 'Tuscarora'	Crape Myrtle	4	24" box	M	Standard trunk
	Lophostemon confertus	Brisbane box	13	24" box	M	Standard trunk
	Platanus x a. 'Bloodgood'	London Plane Tree	5	24" box	M	Standard trunk
	Geijera parvifolia	Australian Willow	9	24" box	L	Standard trunk
	Existing street trees to remain in place.					
	SHRUBS					
	Agave attenuata	Foxtail Agave	48	5 gal	L	
	Agave Blue Glow	Blue Glow Agave	36	5 gal	L	
	Ligustrum j.'Texanum'	Texas Privet	114	5 gal	L	
	Bougainvillea 'Raspberry Ice'	Raspberry Ice Bougainvillea	37	5 gal	L	
	Callistemon 'Little John'	Dwarf Bottlebrush	113	5 gal	M	
	Westringia fruticosa 'Smokey'	Dwarf Coastal Rosemary	91	5 gal	L	
	Westringia fruticosa 'Mundi'	Mundi Coastal Rosemary	75	5 gal	L	
	PERENNIALS					
	Carex o. 'Evergold'	Var. Japanese Sedge	10	1 gal	L	
	Dianella 'Cassa Blue'	Cassa Blue Flax Lily	55	1 gal	L	
	Dianella t. 'Variegata'	Variegated Flax Lily	16	1 gal	M	
	Kniphofia uvaria	Red Hot Poker	37	1 gal	L	
	Penstemon h.'Margarita BOP'	Margarita Bop Beardtongue	125	1 gal	L	
	Sesleria autumnalis	Moor Grass	95	1 gal	L	
	GROUNDCOVER					
	Baccharis p. 'Coyote Bush'	Dwarf Coyote Bush	29	1 gal	L	plant @ 36" o.c.
	Carissa m. 'Emerald Blanket'	Emerald Blanket	77	1 gal	L	plant @ 36" o.c.
	Rosmarinus officinalis 'Irene'	Irene Trailing Rosemary	260	1 gal	L	plant @ 36" o.c.

3-4" Cobblestone rock set on finish grade, detail K, L-1

3" layer of 3/4" gravel, Palm Springs Gold, detail L, L-1

Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETo)		56.4	Moreno Valley				
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
(1) Low water use plants	0.2	Drip	0.81	0.247	12,568	3,103.23	108,513
(2) Med water use trees	0.5	Overhead Spray	0.75	0.667	2,376	1,536.10	53,714
							0
							0
							0
			Totals		14,944	4,639.31	162,227
Special Landscape Areas (SLA): Recycled Water							
				1	0	0	0
				1	0	0	0
				1	0	0	0
				Totals	0	0	0
						Estimated Total Water Use (ETWU)	162,227
						Maximum Allowed Water Allowance (MAWA)	235,159

Plant Water Use Type	Plant Factor	method	Efficiency
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed)= (Eto) (0.62) ((ETAF x LA) + ((1-ETAF) x SLA))

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landscape area in sq. ft, SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

ETAF Calculations

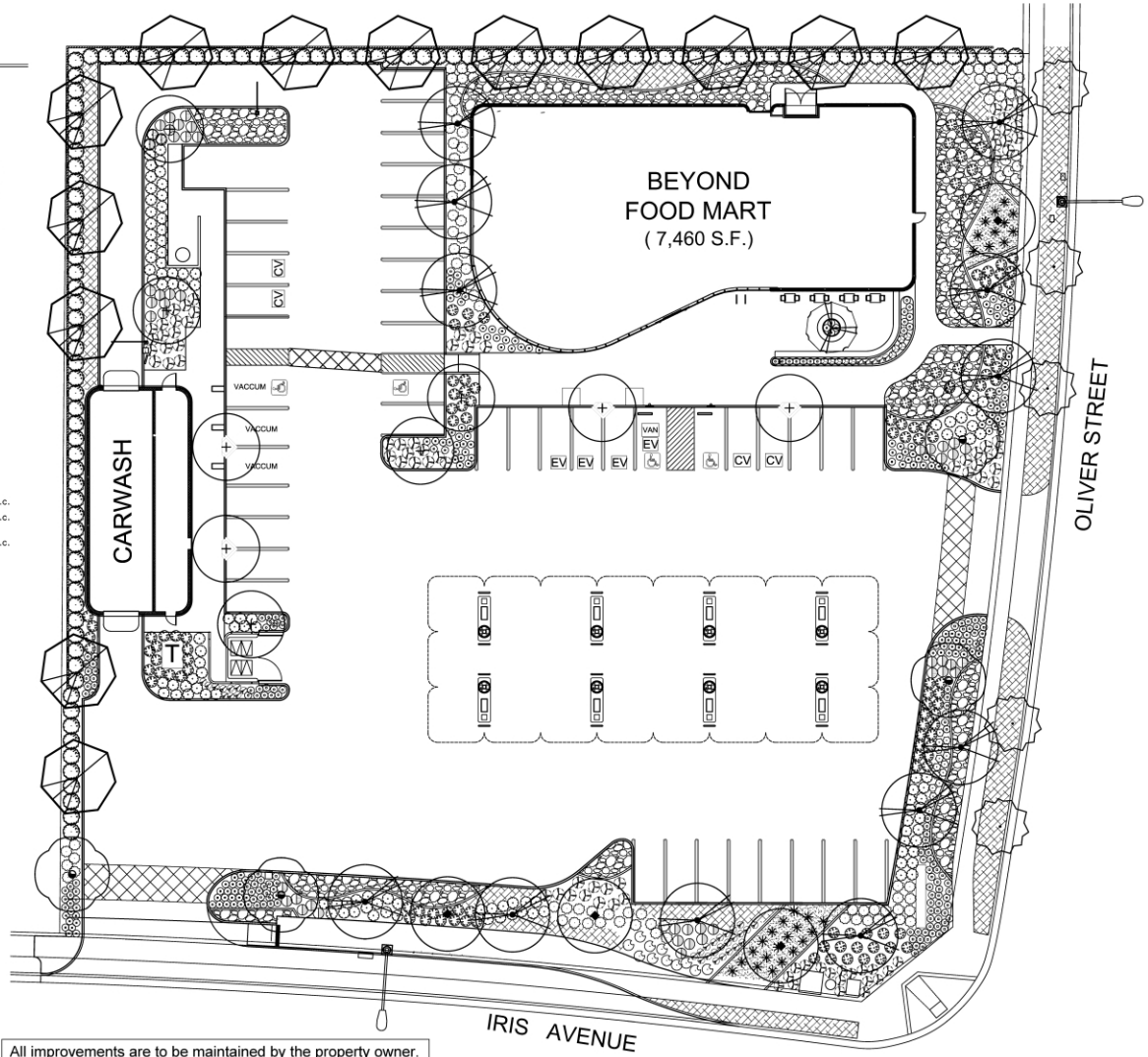
Regular Landscape Areas

Total ETAF x Area	4,639
Total Area	14,944
Average ETAF	**0.31**

Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	4,639
Total Area	14,944



All improvements are to be maintained by the property owner.

NOTE: SEE SHEET L-3 FOR PLANTING DETAILS

NOTE: " I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the planting design plan."

Phil May 04-27-2023

Phil May, Landscape Architect Date

NOTE:
INSTALL ROOT BARRIERS TO ALL PROPOSED TREES PLANTED WITHIN FIVE(5) FEET ALONG ANY HARDSCAPE SURFACE; NOT AROUND THE TREE ROOT BALL.

MULCH INSTALLATION
After all planting and irrigation operations are complete, cover all exposed landscape areas with 3" layer of SPEC Mulch as made by Recycled Wood Products (877-476-9797), or equal

0' 16' 32' 40' 48'

N

REVISIONS	BY
CITY COMMENTS 12-06-2022	

PHIL MAY LANDSCAPE ARCHITECTURE
2532 Wallace Ave.
Fullerton, CA 92831
Phone:909 373 1959
pmay@philmaydesign.com
www.philmaydesign.com

REGISTERED LANDSCAPE ARCHITECT
Phil May
REGISTRATION 08-31-21
RENEWAL DATE 04-26-2023
STATE OF CALIFORNIA

PLANTING PLAN

NEW BEYOND FOODMART DEVELOPMENT
NWC OF IRIS AVE & OLIVER ST.,
MORENO VALLEY, CA

DRAWN R.S.
CHECKED R.S.
DATE 04-26-2023

L-2
OF 5 SHEETS

JOB NO. 22093

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE PROPERTY OF PHIL MAY LANDSCAPE ARCHITECTURE. ALL DESIGNS AND OTHER INFORMATION ON THE DRAWINGS ARE FOR THE USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESS WRITTEN PERMISSION OF PHIL MAY LANDSCAPE ARCHITECTURE. WRITTEN DIMENSIONS ON THOSE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS IN THE JOB AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. COPYRIGHTED ©

PRELIMINARY LANDSCAPING PLAN

Tabel Center

City of Moreno Valley, California

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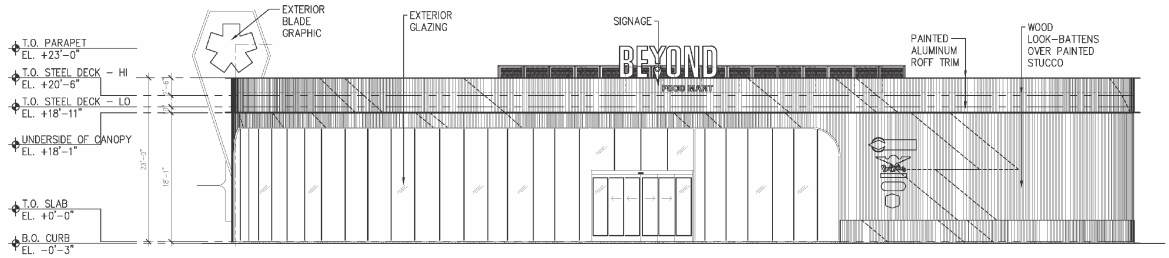
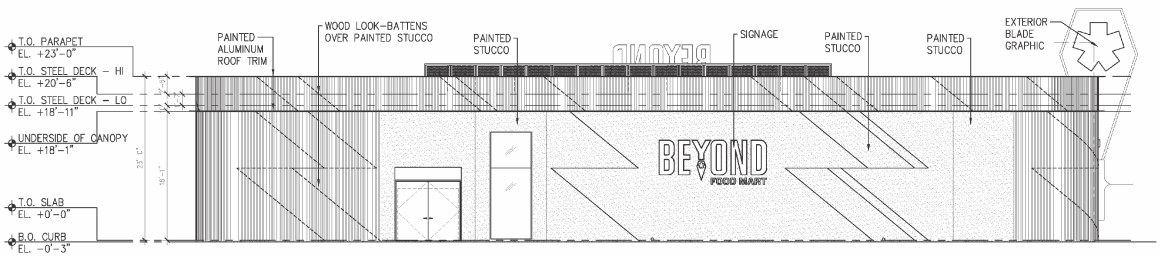
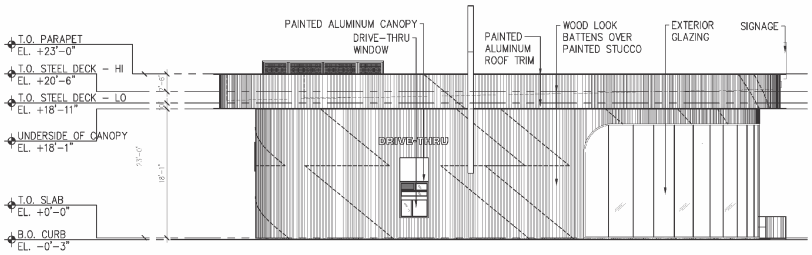
FIGURE 5



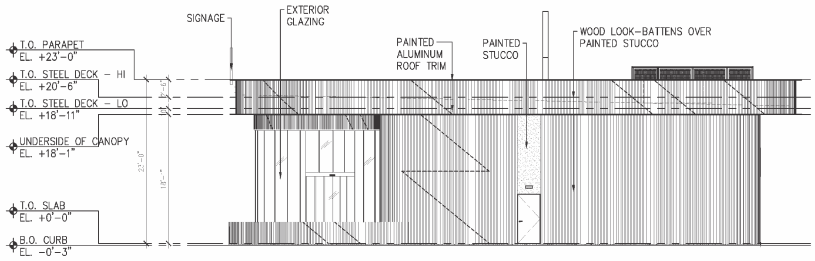
4 South Elevation SCALE: 1/8"=1'-0"



3 North Elevation SCALE: 1/8"=1'-0"



2 West Elevation SCALE: 1/8"=1'-0"



1 East Elevation SCALE: 1/8"=1'-0"

Reference Notes

1 -

2 -

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PEN22-0176 / PEN22-0238

PEGASUS ARCHITECTS
4300 EDISON AVE.,
CHINO, CA 91710
TEL: 909.465.4101
FAX: 909.606.6839

PROJECT: NEW BEYOND FOODMART DEVELOPMENT
ADDRESS: 27900 IRIS AVE, MORENO VALLEY, CA 92555
CLIENT: TABEL CENTER LLC, 2501 EAST CHAPMAN AVE, SUITE 130, FULLERTON CA 92831

SHEET TITLE: C-STORE ELEVATIONS

KEY MAP SEAL/STAMP

LICENSED ARCHITECT CHAK FAI LAU C27750 Exp. 06-30-25 STATE OF CALIFORNIA

JOB NO.	SITE #-
DRAWN BY:	TL/ZL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	__/__/____
PERMIT SET	__/__/____
BID SET	__/__/____

REVISIONS

1	1st CLP Resubmittal	10/27/2022
2	2nd PP Resubmittal 2nd CLP Resubmittal	03/08/2023
3	3rd PP Resubmittal 4th CLP Resubmittal	04/07/2023

SHEET NO: A3.01

OF SHEETS

SHEET

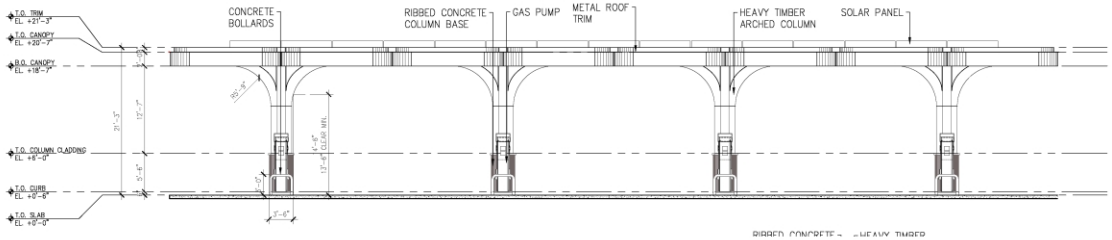
ELEVATIONS-C STORE

Tabel Center

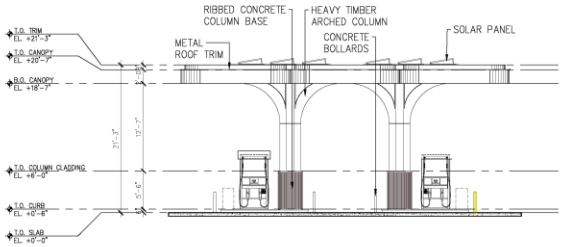
City of Moreno Valley, California

LILBURN CORPORATION

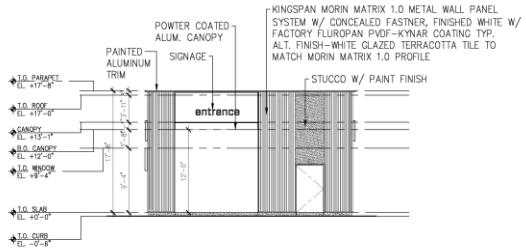
FIGURE 6-A



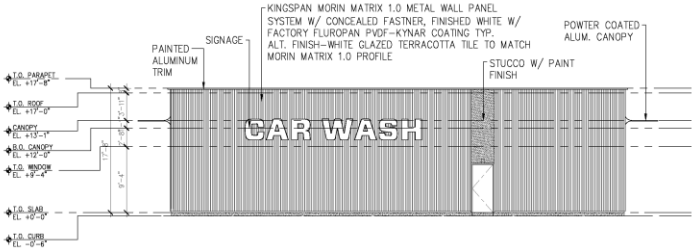
B North / South Elevations SCALE: 1/8"=1'-0"



A East / West Elevations SCALE: 1/8"=1'-0"



1 North Elevation SCALE: 1/8"=1'-0"



3 East Elevation SCALE: 1/8"=1'-0"

ELEVATIONS-FUELING STATION CANOPY & CARWASH

Tabel Center

City of Moreno Valley, California

LILBURN CORPORATION

FIGURE 6-B

Photo 1 – Northeast corner of parcel, facing southwest.

Photo 2 – Southeast corner of parcel, facing northwest.

Photo 3 – Southwest corner of parcel, facing northeast.

Photo 4 – Northwest corner of parcel, facing southeast.

SITE PHOTOS

Tabel Center

City of Moreno Valley, California

LILBURN CORPORATION

FIGURE 7

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☐	Aesthetics	☐	Agriculture & Forestry Resources	☐	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Energy
☐	Geology & Soils	☐	Greenhouse Gas Emissions	☐	Hazards & Hazardous Materials
☐	Hydrology & Water Quality	☐	Land Use & Planning	☐	Mineral Resources
☐	Noise	☐	Population & Housing	☐	Public Services
☐	Recreation	☐	Transportation	☐	Tribal Cultural Resources
☐	Utilities & Service Systems	☐	Wildfire	☐	Mandatory Findings of Significance

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

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

■ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

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

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

Signature — Date: 10/6/23

Oliver Mujica
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.

Mitigation Monitoring and Reporting Program

Introduction

The California Environmental Quality Act (CEQA) requires a lead or public agency that approves or carries out a project for which an Mitigated Negative Declaration has been certified which identifies one or more significant adverse environmental effects and where findings with respect to changes or alterations in the project have been made, to adopt a "…reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment" (CEQA, Public Resources Code Sections 21081, 21081.6).

A Mitigation Monitoring and Reporting Program (MMRP) is required to ensure that adopted mitigation measures are successfully implemented. The City of Moreno Valley is the Lead Agency for the project and is responsible for implementation of the MMRP. **Table 1** of this report describes the MMRP for the Project and identifies the parties that will be responsible for monitoring implementation of the individual mitigation measures in the MMRP. This report also describes existing Plans, Programs, or Policies (PPPs) that apply to the project in **Table 2**.

Mitigation Monitoring and Reporting Program

The MMRP for the Project will be active through all phases of the Project, including design, construction, and operation. The attached table identifies the mitigation program required to be implemented by the City for the Project. The table identifies mitigation measures required by the City to mitigate or avoid significant impacts associated with the implementation of the Project, the timing of implementation, and the responsible party or parties for monitoring compliance.

The MMRP also includes a column that will be used by the compliance monitor (individual responsible for monitoring compliance) to document when implementation of the measure is completed. As individual Plan, Program, Policies; and mitigation measures are completed, the compliance monitor will sign and date the MMRP, indicating that the required actions have been completed.

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TABLE 1: MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MEASURE	ACTION AND TIMING	Responsible for ENSURING COMPLIANCE / VERIFICATION	DATE COMPLETED AND INITIALS
Air Quality			
MM AQ-1: Compliance with SCAQMD Rules 402 and 403. The Project Proponent would be required to comply with Rules 402 nuisance, and 403 fugitive dust, which require the implementation of Best Available Control Measures (BACMs) for each fugitive dust source, and the AQMP, which identifies Best Available Control Technologies (BACTs) for area sources and point sources. The BACMs and BACTs would include, but not be limited to the following: 1. The Project Proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities (see Figures 4 and 6). a) The Project Proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly (3x daily) to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday. b) The Project Proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon. c) The Project Proponent shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion. d) The Project Proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour. During construction, exhaust emissions from construction vehicles and equipment and fugitive dust generated by	In Construction Plans and Specifications. Prior to Demolition, Grading and Building Permits	City of Moreno Valley Building and Safety Division	

MITIGATION MEASURE	ACTION AND TIMING	Responsible for ENSURING COMPLIANCE / VERIFICATION	DATE COMPLETED AND INITIALS
equipment traveling over exposed surfaces would increase NO_X and PM_{10} levels in the area. Although the Proposed Project does not exceed SCAQMD thresholds during construction, the Applicant/Contractor would be required to implement the following conditions as required by SCAQMD: 1. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel. 2. The Project Proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction. 3. The Project Proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities. 4. All buildings on the Project Site shall conform to energy use guidelines in Title 24 of the California Administrative Code. 5. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling. 6. The operator shall comply with all existing and future California Air Resources Board (CARB) and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.			

MITIGATION MEASURE	ACTION AND TIMING	Responsible for ENSURING COMPLIANCE / VERIFICATION	DATE COMPLETED AND INITIALS
Biological Resources			
MM BIO-1: Migratory Bird Treaty Act. Nesting bird nesting season generally extends from February 1 through September 15 in southern California and specifically, March 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS) prior to Project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field-checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.	Surveys to be conducted if construction occurs during the nesting period of February 1 through September 15.	City of Moreno Valley Community Development Department	
Cultural Resources			
MM CR-1: Archaeological Monitoring. Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated	Confirmation of professional archaeologist retention/ongoing/monitoring/submittal of Report of Findings. Prior to issuance of Grading Permit and during subsurface excavation.	City of Moreno Valley Community Development Department	

MITIGATION MEASURE	ACTION AND TIMING	Responsible for ENSURING COMPLIANCE / VERIFICATION	DATE COMPLETED AND INITIALS
the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include: a. Project grading and development scheduling; b. The Project archeologist and the Consulting Tribes(s) as defined in CR-1 shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as needed basis; c. The protocols and stipulations that the contractor, City, Consulting Tribe(s), and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, include any newly discovered cultural resource deposits that shall be subject to a cultural resource evaluation.			

MITIGATION MEASURE	ACTION AND TIMING	Responsible for ENSURING COMPLIANCE / VERIFICATION	DATE COMPLETED AND INITIALS
Geology and Soils			
MM GEO-1: Paleontological Resources. A paleontologist selected from the roll of qualified paleontologists maintained by the City shall be retained to provide spot-check monitoring services for the project. The paleontologist shall develop a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite. The PRIMP shall require that the paleontologist be present at the pre-grading conference to establish procedures for paleontological resource surveillance. The PRIMP shall require paleontological spot-check monitoring of excavation that exceeds depths of 5 feet. The PRIMP shall state that the project paleontologist shall re-evaluate the necessity for paleontological monitoring after 50 percent or greater of the excavations deeper than 5 feet have been completed. In the event that paleontological resources are encountered, ground-disturbing activity within 50 feet of the area of the discovery shall cease. The paleontologist shall examine the materials encountered, assess the nature and extent of the find, and recommend a course of action to further investigate and protect or recover and salvage those resources that have been encountered. Criteria for discard of specific fossil specimens will be made explicit. If a qualified paleontologist determines that impacts to a sample containing significant paleontological resources cannot be avoided by project planning, then recovery may be applied. Actions may include recovering a sample of the fossiliferous material prior to construction, monitoring work and halting construction if an important fossil needs to be recovered, and/or cleaning, identifying, and cataloging specimens for curation and research purposes. Recovery, salvage and treatment shall be	Confirmation of professional paleontologist retention/ongoing/monitoring/submittal of Paleontological Resources Impact Mitigation Plan (PRIMP). Prior to issuance of Grading Permit and during subsurface excavation.	City of Moreno Valley Community Development Department	

MITIGATION MEASURE	ACTION AND TIMING	Responsible for ENSURING COMPLIANCE / VERIFICATION	DATE COMPLETED AND INITIALS
done at the applicant's expense. All recovered and salvaged resources shall be prepared to the point of identification and permanent preservation by the paleontologist. Resources shall be identified and curated into an established accredited professional repository. The paleontologist shall have a repository agreement in hand prior to initiating recovery of the resource.			

TABLE 2: EXISTING PLANS, PROGRAMS, OR POLICIES			
PPP	**Action and Timing**	**Responsible for Ensuring Compliance / Verification**	**Date Completed and Initials**
AIR QUALITY			
PPP AQ-1: Rule 402. The project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 402. The project shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.	Compliance with Rule 402. Construction.	City of Moreno Valley Community Development Department	
PPP AQ-2: Rule 403. The project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following: • All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions. • The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in the mid-morning, afternoon, and after work is done for the day. • The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less.	Compliance with Rule 403. Construction.	City of Moreno Valley Community Development Department	
PPP AQ-3: Rule 1113. The project is required to comply with the provisions of South Coast Air Quality Management District Rule (SCAQMD) Rule 1113. Only	Compliance with Rule 1113. Construction.	City of Moreno Valley Community Development Department	

"Low-Volatile Organic Compounds" paints (no more than 50 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications shall be used.			
BIOLOGICAL RESOURCES			
PPP BIO-1: MSHCP Development Impact Fees. Prior to issuance of a grading or building permit, the project applicant will be required to pay relevant City of Moreno Valley mitigation fees to the City.	Pay MSHCP fee. Prior to Grading Permit.	City of Moreno Valley Community Development Department	
GEOLOGY			
PPP GEO-1: California Building Code. The Project is required to comply with the California Building Code as included in the City's Municipal Code Chapter 8.20 to preclude significant adverse effects associated with seismic hazards. California Building Code related and geologist and/or civil engineer specifications for the Project are required to be incorporated into grading plans and specifications as a condition of Project approval.	Comply with California Building Cod. Prior to Grading Permit.	City of Moreno Valley Community Development Department	
GREENHOUSE GAS EMISSIONS			
PPP GHG-1: CalGreen Compliance. The project is required to comply with the CalGreen Building Code as included in the City's Municipal Code to ensure efficient use of energy. CalGreen specifications are required to be incorporated into building plans as a condition of building permit approval.	Comply with CalGreen efficient energy specifications. Prior to building permit.	City of Moreno Valley Community Development Department	
PUBLIC SERVICES			
PPP PS-1: The project will be required to pay applicable development fees levied by the Moreno Valley Unified School District pursuant to the School Facilities Act (Senate Bill [SB] 50, Stats. 1998, c.827) to offset any effects on school facilities resulting from new development.	Pay SB 50 school fees. Prior to building permits.	City of Moreno Valley Community Development Department	

PPP PS-2: Park Fees. As a condition of the approval of a residential development, the project shall pay applicable park related fees and/or dedicate parkland pursuant to Municipal Code Section 3.38.080 and Chapter 3.40.	Pay applicable park fees. Prior to building permits.	City of Moreno Valley Community Development Department	
WATER QUALITY			
PPP WQ-1: Stormwater Pollution Prevention Plan. Prior to grading permit issuance, the project developer shall have a Stormwater Pollution Prevention Plan (SWPPP) prepared by a Qualified SWPPP Developer (QSD) in accordance with the City's Municipal Code Chapter 8.10 and the Santa Ana Regional Water Quality Control Board National Pollution Discharge Elimination System (NPDES) Storm Water Permit Order No. R4-2012-0175 (MS4 Permit). The SWPPP shall incorporate all necessary Best Management Practices (BMPs) and other NPDES regulations to limit the potential of erosion and polluted runoff during construction activities. Project contractors shall be required to ensure compliance with the SWPPP and permit periodic inspection of the construction site by the City of Moreno Valley staff or its designee to confirm compliance.	Review and approval of SWPPP. Prior to Grading Permit.	City of Moreno Valley Community Development Department	
PPP WQ-2: Water Quality Management Plan, Prior to grading permit issuance, the project applicant shall have a Water Quality Management Plan (WQMP) approved by the City for implementation. The project shall comply with the City's Municipal Chapter 8.10 and the Municipal Separate Storm Sewer System (MS4) permit requirements in effect for the Regional Water Quality Control Board (RWQCB) at the time of grading permit to control discharges of sediments and other pollutants during operations of the project.	Review and approval of WQMP. Prior to Grading Permit.	City of Moreno Valley Community Development Department	

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code §21099 – Modernization of Transportation Analysis for Transit-Oriented Infill Projects – **Would the project:**				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐

Response: Less than Significant Impact

Scenic vistas are publicly accessible viewpoints that provide views of areas from the Project Site. Scenic vistas within the City include Box Springs Mountains and Reche Canyon area to the north approximately 1.7 miles from the Project Site, the "Badlands" to the east approximately 12 miles from the Project Site, and the Mount Russel area to the south approximately 12.4 miles from the Project Site.

The Project Site is located at the northwest corner of Oliver Street and Iris Avenue. Surrounding land uses include: one and two-story single-family residential units to the east, two-story single-family residential units to the south; a vacant parcel and Kaiser Permanente Hospital to the west, and a vacant parcel and additional hospital equipment storage to the north. Perimeter walls around the single-family residential homes located to the east and south of the Project Site, block views of scenic vistas from backyards and first floors of the single-family residential homes. The single-family residential units to the south are approximately 10 feet higher in elevation compared to the Project Site. Ornamental trees are located along Iris Avenue to the north and south, partially blocking scenic views of the Box Springs Mountains, and are also located east of Oliver Street, partially blocking views of the Box Spring Mountains from the single-family residential units to the east of Oliver Street.

The proposed Beyond Food Mart convenience store would be 23 feet in height at its tallest point and the fueling station canopy would not exceed 20 feet in height. Views of the Box Spring Mountains to the north of the Project Site would be intermittently blocked while traveling east on Iris Avenue due to ornamental trees located north of the street. While traveling west on Iris Avenue, views of the Box Spring Mountains would be partially blocked by the convenience store building and fueling station canopy. The development of the Beyond Food Mart would block some travelers' views of Box Spring Mountains to the north of the Project Site but is not considered a substantial adverse effect. The Upland Game Hunting Area can be seen when traveling south on Oliver Street and views will partially be blocked by the proposed Beyond Food Mart. Overall, with adherence to the development standards and regulations pursuant to Title IX (Planning and Zoning) of the City's Municipal Code, the development of the Proposed Project would have a less than significant impact on scenic vistas due to its limited size and height, and no mitigation is required.

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

Response: Less than Significant Impact

The Project Site is currently vacant. Surrounding land uses include single-family residential to the east and south, and vacant land to the north and west. Two scenic highways are located within the City which includes State Route 60 (SR-60) and Moreno Beach Drive. State Route 60 is located approximately 3 miles north of the Project Site while Moreno Beach Drive is located approximately 0.3 mile east of the Project Site. However, single-family residential units are currently blocking views of the Project Site from Moreno Beach Drive. Therefore, the

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
development of the Proposed Project will have a less than significant impact related to scenic resources and no mitigation is required.				
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐

Response: Less than Significant Impact

The Project Site is located in an urbanized area. The construction phase of the Project would introduce the use of machinery such as excavators and bulldozers. The presence of the construction equipment, as well as the construction activities, would temporarily alter the visual character of a portion of the Project Site. Construction staging areas, including earth stockpiling, storage of equipment and supplies, and related activities would contribute to a disturbed site, which would be a short-term visual impact. However, these construction activities would be temporary, and therefore not create a permanent significant visual impact.

Regarding long-term views, the Project Site is currently vacant and undeveloped. Single-family residential units are located to the south and east of the Project Site, with vacant undeveloped land located to the north and west. Just west of the vacant land is Kaiser Permanente Hospital (refer to Figures 2 and 3). The Proposed Project would comply with the City of Moreno Valley General Plan policies and regulations regarding the appearance of the proposed building and fuel station canopy. In addition, the height of the convenience store building and the fueling canopy would be equal or less than that of a single-family home. Therefore, the minor changes in visual character that would result from implementation of the Proposed Project would be less than significant. No mitigation is required.

The Proposed Project would be consistent with applicable development standards and regulations pursuant to Title IX (Planning and Zoning) of the City's Municipal Code for the Downtown Center (DC) Land Use District, as demonstrated below in Table 2.

Table 2
Commercial Development Standards

Municipal Code Standard		Project Consistency
Block Development	Blocks over 500 feet should feature mid-block connections as pedestrian pathways or alleys. Block sizes should range between 330 and 660 linear feet where feasible	**N/A**. The Proposed Project would be developed on 1.31 acres and does not include residential or commercial blocks.
Mid-Block Pathways	Mid-block pathways shall be no less than 16 feet wide	**N/A**. Proposed Project has no mid-block pathways.
Building Orientation	Buildings shall be oriented such that frontages and entrances are visible and accessible from the public right-of-way pedestrian connections, parks, or plazas	**Consistent.** The Project's main access would be from Oliver Street to the east and Iris Avenue to the south. Sidewalks exist along both project frontages.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Density – Dwelling Units (DU)/Acre	NA (with or without affordable housing)		**N/A.** The Proposed Project does not include residential uses.	
Minimum Site Area	As determined through area plan if required or site plan review		**Consistent.** The size of the Proposed Project is 57,064 square feet (1.31 acres) and is subject to site plan review.	
Minimum Site Width (feet)	As determined through area plan if required or site plan review		**Consistent.** The size of the Proposed Project is 57,064 square feet (1.31 acres) and is subject to site plan review.	
Minimum Site Depth (feet)	As determined through area plan if required or site plan review		**Consistent.** The size of the Proposed Project is 57,064 square feet (1.31 acres) and is subject to site plan review.	
Front Building Setback (feet), (after dedications for right-of-way) ground floor use	0 – 10		**Consistent.** The front setback for all structures would 10 feet	
Side Street Building Setback Area (feet), (after dedications for right-of-way)	0 – 10		**Consistent.** The street side setback for all structures would be 10 feet.	
Interior Side Yard Setback (feet)	0 – 10		**N/A.** The Proposed Project does not include residential uses.	
Rear Yard Setback (feet)	0 – 10		**N/A.** The Proposed Project does not include residential uses.	
Lot Coverage, Maximum	Pending landscape and open space requirements		**Consistent.** The maximum lot coverage would be 16,376 square feet and landscaping consists of 14,944 square feet.	
Building Height (feet), Maximum	None (50 ft Max on Site Plans)		**Consistent.** The maximum building height will be 23 feet.	
Floor Area Ratio (FAR)	N/A		**Consistent.** The Floor Area Ratio for the Proposed Project is 6.16%.	
Minimum Dwelling Size	a) Studio and One Bedroom: 450 square feet; b) Two Bedroom: 800 square feet; c) Three Bedroom: 1,000 square feet		**N/A.** The Proposed Project does not have residential uses.	
Minimum Distance Between Buildings (feet), (between residential and commercial uses)	10 ft		**Consistent.** The minimum distance between Proposed Project buildings and adjacent residential use property lines would be at least 100 feet.	
Parking (surface) Side Street Setback (feet), (after dedications for right-of-way)	10 ft		**Consistent.** The minimum setback distances are met.	

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

Parking (surface) Side Street Setback (feet), (after dedications for right-of-way)	5	**Consistent.** The minimum setback distances are met.
Garage/Truck-Under Parking	Prohibited along front lot lines	**N/A.** There is no proposed garage or truck-under parking within the Project Site.
Underground/Podium Parking	Allowed beneath building footprints	**N/A.** There will not be any underground or podium parking within the Project Site.
Above Ground Parking Structure	Allowed if screened from views from public right-of-way and adjacent single family residential zones	**N/A.** There will be no above ground parking structures on the Project Site.
Setback Landscaping	All setbacks exclusive of required walkways and driveways will be landscaped planting areas	**Consistent.** The Proposed Project would include landscaped setbacks.
Publicly Accessible Open Space (nonresidential)	15% of net lot area	**N/A.** The Proposed Project does not have open space uses.
Private Open Space (multifamily residential)	150 sq ft per unit on 1st floor, and 100 sq ft per unit on upper floors	**N/A.** The Proposed Project does not have residential uses.
Common Open Space (multifamily residential)	300 sq ft per unit	**N/A.** The Proposed Project does not have residential uses.
Ground floor building frontages clear glazing material	60%	**Consistent.** The architectural materials requirements are met.
Ground floor-to-ceiling minimum height (feet)	15 – 20	**Consistent.** The minimum ceiling heights are met.

As discussed above, in Table 2, the Proposed Project would be consistent with the applicable development standards and regulations pursuant to Title IX (Planning and Zoning) of the City's Municipal Code. Thus, the Proposed Project would not conflict with the regulations regarding aesthetics and scenic quality in the Moreno Valley Municipal Code. The new buildings would be setback from adjacent streets and would not encroach into existing public long-distance views. Landscaping would be installed pursuant to the City's standards. As a result, the Proposed Project would not result in the creation of an aesthetically detrimental site open to public view. Therefore, while the Proposed Project would change the visual character of the site, it would not substantially degrade the existing visual quality of its surroundings, and impacts would be less than significant.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Response: Less than Significant Impact

The Project Site presently does not contain any source of light. Sources of light in the area include street lighting along Iris Avenue and Oliver Street, as well as the fully improved roadways, and single-family residential lighting south and east of the site. Glare is a daytime occurrence resulting from light reflecting off polished surfaces and affecting viewers in nearby moving vehicles. The development of the Beyond Food Mart would create new sources of light

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

and glare. At night, the Proposed Project's interior and exterior building lights and landscape/security lighting would be visible from the adjacent single-family residential uses, and to a lesser extent, from the surrounding public streets. However, these light sources would not contribute to impacts on the night sky, as they would not exceed existing background light levels already present within the surrounding area. In addition, new construction shall comply with the City of Moreno Valley's General Plan and Municipal Code requirements. A lighting plan would be submitted to the City for approval prior to issuance of Building Permits. Therefore, lighting impacts would be less than significant. No mitigation is required.

Sources of glare as a result of the Proposed Project implementation include reflective building materials and vehicles parked within and traveling to and from the property. The amount of glare would depend on the location of the reflective surfaces and the direction of the sun. Any glare produced by the reflective surfaces would be temporary, as the location of the sun would be changing throughout the day. The Proposed Project is consistent with the City's General Plan and Municipal Code. Therefore, impacts from glare would be less than significant. No mitigation required.

Sources:

1. Moreno Valley 2040 General Plan, adopted June 15, 2021.
2. Chapter 10 – Open Space & Resource Conservation
- Figure OSRC-3: Scenic resources and Ridgelines
3. Draft Environmental Impact Report MoVal 2040: Moreno Valley Comprehensive Plan Update, certified May 20, 2021.
4. Section 4.1 – Aesthetics
5. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
6. Section 9.10.110 – Light and Glare of the Moreno Valley Municipal Code.
7. Chapter 9.16 – Design Guidelines
8. Cal trans: State Scenic Highway Map.

II. AGRICULTURE AND FOREST RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.

Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

Response: No Impact

The California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP) compile important farmland maps pursuant to the provisions of Section 65570 of the California Government Code. The maps are updated every two years using a computer

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
mapping system, aerial imagery, public review and field reconnaissance. According to the FMMP, the Project Site lies within "farmland of local importance and is surrounded by farmland of local importance and urban and built-up land". However, much of this land has already been developed or is planned to be developed into various urban uses. The closest Prime Farmland to the Project Site is located approximately 2.8 miles north of the Project Site. Therefore, no Prime, Unique, or Farmland of Statewide Importance is located within the Project limits and no impact would result from the development of the Proposed Project. No mitigation is required.				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
Response: No Impact The California Land Conservation Act of 1965 – or commonly known as the Williamson Act, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space uses. In return, landowners are given a lower property tax assessment. The Project Site does not contain land that is enrolled in a Williamson Act contract. Additionally, according to the City of Moreno Valley's Zoning Map, the Project Site is currently zoned for "Downtown Center (DC)." In addition, the surrounding area contained existing or planned suburban development, and the City has no agricultural land use designations in its General Plan or zoning. Due to the Project Site not part of a Williamson Act contract, nor is zoned for agricultural uses, no impact associated with this issue would occur. No mitigation is required.				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
Response: No impact The Project Site is currently vacant and undeveloped. The site does not contain any forest land, Timberland Production, nor is it zoned for such uses. Therefore, the Proposed Project would have no impact on forest land, timberland, or timberland zoned Timberland Production. No mitigation is warranted.				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
Response: No Impact As defined in Public Resources Code (PRC) Section 12220(g), "Forest land" is land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. The Project Site and surrounding properties are not currently zoned, being managed, defined or used as forest land as identified in PRC Section 12220(g). Furthermore, the Project Site and surrounding area do not contain trees that would constitute urban forestry or any forest-related resources. Therefore, implementation of the Proposed Project would not convert forest land to non-forest use. No impacts are identified or anticipated, and no mitigation measures are required.				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Response: No Impact

As noted above, the Project Site is currently vacant and is not utilized for agricultural production or timberland. Neither the Project Site nor adjacent facilities are being used for or zoned for farmland or forest land. Therefore, the development of the Proposed Project would not result in the conversion of farmland to non-agricultural use or forest land to non-forest uses. No impact to the conversion of agricultural lands or forest lands would occur. No mitigation is required.

Sources:

1. Moreno Valley General Plan, adopted June 15, 2021
   - Chapter 7 – Conservation Element – Section 7.7 – Agricultural Resources
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021
   - Section 5.8 – Agricultural Resources
     - Figure 5.8-1 – Important Farmlands
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code

III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. **Would the project:**				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐

Response: Less than Significant Impact

The Project Site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal air quality standards. The most recent AQMP (2022 AQMP) was adopted by the SCAQMD on December 2, 2022. The 2022 AQMP incorporates the latest scientific and technological information and planning assumptions, including transportation control measures developed by the Southern California Association of Governments (SCAG) from the 2022 Regional Transportation Plan/Sustainable Communities Strategy, and updated emission inventory methodologies for various source categories.

A project is inconsistent with the AQMP if:

1) it does not comply with the approved general plan; or
2) it uses a disproportionately large portion of the forecast growth increment (change population or employment levels). The City of Moreno Valley currently designates the Project Site as Downtown Center (DC)under which the Proposed Project is an allowable use.

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

Additionally, large population or employment increases could affect transportation control strategies, which are among the most important in the air quality plan, since transportation is a major contributor to particulates and ozone for which the SCAB is not in attainment. Because the Proposed Project use has been considered in the City's General Plan or does it include activities that would substantially change population or employment levels within the air basin, the Proposed Project would not conflict with or obstruct implementation of the applicable air quality plan.

Criteria for determining consistency with the AQMP are defined in Chapter 12, Sections 12.2 and 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993). These indicators are discussed below:

Consistency Criterion No. 1

The Proposed Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP. The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and NAAQS. CAAQS and NAAQS violations would occur if regional or localized significance thresholds were exceeded. As emissions will not exceed the applicable thresholds, the Proposed Project is determined to be consistent with the first criterion.

Consistency Criterion No. 2

The Proposed Project would not exceed the assumptions in the AQMP based on the years of Project Site buildout phase. The 2022 AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the district are provided to the SCAG, which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. Development consistent with the growth projections in the Moreno Valley GP is considered to be consistent with the AQMP.

Construction Impacts – Consistency Criterion

Peak day emissions generated by construction activities are largely independent of land use assignments, but rather are a function of development scope and maximum area of disturbance. Irrespective of the site's land use designation, development of the site to its maximum potential would likely occur, with disturbance of the entire site occurring during construction activities.

Operational Impacts – Consistency Criterion 2

The Project Site is located within the City of Moreno Valley. As per the General Plan, the Project is designated as Planned Commercial (PC) within the Downtown Center (DC) zone. The Proposed Project would include an eight-island fueling station, a 7,460-sf convenience store mart, and a 1.790 sf drive through car wash. The proposed land uses are consistent with the General Plan designation. Therefore, the project is determined to be consistent with the second criterion.

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

AQMP Consistency Conclusion

The Proposed Project would not result in or cause NAAQS or CAAQS violations. The Proposed Project is consistent with the land use and growth intensities reflected in the adopted in the GP. Furthermore, the Proposed Project would not exceed any applicable regional or local thresholds. As such, the Proposed Project is therefore considered to be consistent with the AQMP and a less than significant impact is expected.

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

Response: Less than Significant Impact

Construction and operational emissions for the Project Site were screened using CalEEMod version 2022 (see Appendix A). The CalEEMod outputs were based on the Site Plan, which is a 1.31-acre lot that would be developed with a 7,460 sf convenience store, an eight island fueling station with a 5,979 sf canopy, and a 1,790 sf drive-thru car wash. The emissions incorporate Rule 402 and 403 by default as required during construction. The criteria pollutants screened for include reactive organic gases (ROG), nitrous oxides (NOx), carbon monoxide (CO), sulfur dioxide (SO2), and particulates (PM_{10} and $PM_{2.5}$). Two of the analyzed pollutants, ROG and NOx, are ozone precursors. Both summer and winter season emission levels were estimated.

Construction Emissions

Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: site preparation, grading (fine and mass grading), building construction, paving, and architectural coating. Construction emissions were modeled with an anticipated beginning date in early 2024 and an estimated completion date in late 2024 for an early 2025 operational year. The resulting emissions generated by construction of the Proposed Project are shown in Table 3, which represent the maximum summer and winter construction emissions, respectively.

Table 3
CalEEMod 2022
Maximum Summer and Winter Construction Emissions
(Pounds per Day)

Source/Phase	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Summer Max	1.15	9.51	10.4	0.02	0.42	0.35
Winter Max	9.21	15.9	16.8	0.02	3.64	2.05
SCAQMD Threshold	75	100	550	150	150	55
Significant	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod.2022 Winter and Summer Max Emissions.
Phases do not overlap and represent the highest concentration.

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

As shown, both summer and winter season construction emissions are below SCAQMD thresholds. The Proposed Project does not exceed applicable SCAQMD regional thresholds during construction activities. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Compliance with SCAQMD Rules 402 and 403

Although the Proposed Project does not exceed SCAQMD thresholds for construction emissions, the Project Proponent would be required to comply with all applicable SCAQMD rules and regulations as the SCAB is in non-attainment status for ozone and suspended particulates (PM_{10} and $PM_{2.5}$).

The Project Proponent would be required to comply with Rules 402 nuisance, and 403 fugitive dust, which require the implementation of Best Available Control Measures (BACMs) for each fugitive dust source, and the AQMP, which identifies Best Available Control Technologies (BACTs) for area sources and point sources. The BACMs and BACTs would include, but not be limited to the following:

1. The Project Proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities (see Figures 4 and 6).

   (a) The Project Proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly (3x daily) to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.

   (b) The Project Proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.

   (c) The Project Proponent shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.

   (d) The Project Proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

During construction, exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces would increase NO_X and PM_{10} levels in the area. Although the Proposed Project does not exceed SCAQMD thresholds during construction, the Applicant/Contractor would be required to implement the following conditions as required by SCAQMD:

1. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
2. The Project Proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
3. The Project Proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.

4. All buildings on the Project Site shall conform to energy use guidelines in Title 24 of the California Administrative Code.
5. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
6. The operator shall comply with all existing and future California Air Resources Board (CARB) and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

Operational Emissions

The operational mobile source emissions were calculated using the CalEEMod (Version 2022) default mode at full buildout. Operational emissions are listed in Table 3 and Table 4, which represent summer and winter operational emissions, respectively.

Table 4
Summer Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Mobile	10.5	8.18	73.1	0.17	14.3	3.72
Area	0.29	0.0	0.4	0.0	0.0	0.0
Energy	0.0	0.04	0.04	0.0	0.0	0.0
Totals (lbs./day)	**10.8**	**8.22**	**73.5**	**0.17**	**14.3**	**3.72**
SCAQMD Threshold	55	55	550	150	150	55
Significance	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod 2022 Summer Emissions.
Emissions represent the daily maximum emissions.

Table 5
Winter Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Mobile	9.7	8.76	62.8	0.16	14.3	3.72
Area	0.22	--	--	--	--	--
Energy	0.0	0.04	0.04	0.0	0.0	0.0
Totals (lbs./day)	**9.93**	**8.8**	**62.8**	**0.16**	**14.3**	**3.72**
SCAQMD Threshold	55	55	550	150	150	55
Significance	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod 2022 Winter Emissions.
Emissions represent the daily maximum emissions.

As shown, both summer and winter season operational emissions are below SCAQMD thresholds. The Proposed Project does not exceed applicable SCAQMD regional thresholds during operational activities. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Therefore, because the Proposed Project does not exceed the SCAQMD Risk Thresholds, the Project would pose a less than significant impact and no further mitigations are required.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

Response: Less than Significant Impact

A Tier 2 screening level Toxic Air Contaminant (TAC) Health Risk Assessment (HRA) Technical Memorandum was prepared by Ganddini Group, Inc. on April 28, 2023 (see Appendix B).

As determined in the California Building Industry Association v. Bay Area Air Quality Management District (2015) 62 Cal. 4th 369 (CBIA) case the California Supreme Court determined that CEQA does not generally require an impact analysis of the existing environmental conditions on the future residents of a proposed project and generally only requires an analysis of the proposed project's impact on the environment. However, the CBIA case also stated that when a Proposed Project brings development and people into an area already subject to specific hazards and the new development/people exacerbate the existing hazards, then CEQA requires an analysis of the hazards and the proposed project's effect in terms of increasing the risks related to those hazards. Regarding air quality hazards, TACs are defined as substances that may cause or contribute to an increase in deaths or in serious illness, or that may pose a present or potential hazard to human health. As such, if a Proposed Project would not exacerbate pre-existing hazards (e.g., TAC health risks) then an analysis of those hazards and the Proposed Project's effect on increasing those hazards is not required.

The Project is proposing a fueling station in proximity to existing residential uses and would be a source of toxic air contaminants; therefore, an analysis of the potential toxic air contaminant emissions has been conducted.

Those who are sensitive to air pollution include children, the elderly, and people with preexisting respiratory or cardiovascular illnesses. For purposes of CEQA, the SCAQMD considers a sensitive receptor to be a location where a sensitive individual could remain for 24 hours, such as residences, hospitals, or convalescent facilities. Commercial and industrial facilities are not included in the definition because employees do not typically remain on-site for 24 hours.

The study identified that the closest sensitive receptors to the proposed service station include: the single-family residential uses to the east of Oliver Street, located at a distance of approximately 141 feet (~43 meters) from the façade of the residential dwelling unit to the edge of the fueling canopy, and the single-family residential uses to the south, located approximately 219 feet (~67 meters) from the underground storage tanks; approximately 250 feet (~76 meters) from the edge of the fueling canopy.

The Fresenius Kidney Care Dialysis Center is located at 27420 Iris Avenue, approximately 530 feet (~161 meters) northwest of the corner of the fueling canopy and Kaiser Permanente Moreno Valley Medical Center is located at 27300 Iris Avenue, approximately 667 feet (~203 meters) northwest of the edge of the fueling canopy.

The closest commercial uses would be on-site at the proposed car wash and the proposed convenience store, both of which are located approximately 65 feet (~20 meters) from the edge of the fueling canopy. The fueling station portion of the Project would be permitted by SCAQMD. Fuel-related emissions will be regulated by the SCAQMD Rule 461, and the facility would be required to obtain a Permit to Operate. Gasoline dispensing facilities are required to use Phase I/II EVR (enhanced vapor recovery) systems. Phase II EVR has an average efficiency

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

of 95.1 percent and Phase I EVR has an average efficiency of 98 percent. Therefore, potential for fugitive VOC or TAC emissions from the fuel pumps is negligible.

Assuming 5.04 million gallons per year of throughput for this fuel dispensing facility (provided by Project applicant), using the SCAQMD Risk Assessment Procedures for Rules 1401, 1401.1 and 2126 and the SCAQMD Risk Tool (V1.105) R0409197 and a downwind distance of approximately 43 meters (the closest sensitive receptor location where an individual could remain for 24 hours), in the Perris area; the residential (Maximum Individual Cancer Risk) MICR for the closest residential receptor is 9.684 in a million. The commercial MICR at a distance of 20 meters is 1.452 in a million.

As the neither the residential cancer risk nor the commercial cancer risk exceeds 10 in a million, the project is not considered to be a significant source of TACs or fugitive VOC emissions and sensitive receptors in the project vicinity and the proposed commercial receptors would not be exposed to toxic sources of air pollution.

Additionally, as the MICR does not exceed SCAQMD thresholds at the closest receptors, any receptors located further away than the closest receptors would also not be exposed to significant TACs or fugitive VOC emissions. Therefore, the HRA found that the health risk impacts associated with the Proposed Project are considered to be less than significant, and no further analysis or mitigation is required.

Although no Mitigation Measures are required, the Proposed Project shall be required to adhere to:

Mitigation Measure: AQ-1 Compliance with SCAQMD Rules 402 and 403

Although the Proposed Project does not exceed SCAQMD thresholds for construction emissions, the Project Proponent would be required to comply with all applicable SCAQMD rules and regulations as the SCAB is in non-attainment status for ozone and suspended particulates (PM_{10} and $PM_{2.5}$).

The Project Proponent would be required to comply with Rules 402 nuisance, and 403 fugitive dust, which require the implementation of Best Available Control Measures (BACMs) for each fugitive dust source, and the AQMP, which identifies Best Available Control Technologies (BACTs) for area sources and point sources. The BACMs and BACTs would include, but not be limited to the following:

1. The Project Proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities (see Figures 4 and 6).

(a) The Project Proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly

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

(3x daily) to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.

(b) The Project Proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.

(c) The Project Proponent shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.

(d) The Project Proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

During construction, exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces would increase NO_X and PM_{10} levels in the area. Although the Proposed Project does not exceed SCAQMD thresholds during construction, the Applicant/Contractor would be required to implement the following conditions as required by SCAQMD:

1. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
2. The Project Proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
3. The Project Proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
4. All buildings on the Project Site shall conform to energy use guidelines in Title 24 of the California Administrative Code.
5. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
6. The operator shall comply with all existing and future California Air Resources Board (CARB) and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

Impacts associated with the Proposed Project potentially generating substantial pollutant concentrations are considered to be less than significant, and no further analysis or mitigation is required

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

Response: Less than Significant Impact

The Proposed Project includes the development of a Beyond Food Mart, carwash, and fueling station. The nearest sensitive receptors to the Project Site are the residences in the neighborhood to the south and east, adjacent to Iris Avenue and Oliver Street. Potential odor sources associated with the Proposed Project may result from construction equipment exhaust

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

and the application of asphalt and architectural coatings during construction activities as well as the temporary storage of domestic solid waste associated with the Proposed Project's long-term operational uses. Standard construction requirements would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity. Potential sources that may emit odors during the on-going operations of the Proposed Project would include odor emissions from the intermittent delivery truck emissions and trash storage areas. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with solid waste regulations. The Proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances related to odors. Therefore, a less than significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Sources:

1. CalEEMod 2022 Outputs.
2. Moreno Valley General Plan, adopted June 15, 2021
3. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
   - Section 5.3 – Air Quality
4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
   - Section 9.10.050 – Air Quality of the Moreno Valley Municipal Code
   - Section 9.10.150 – Odors of the Moreno Valley Municipal Code
   - Section 9.10.170 – Vibration of the Moreno Valley Municipal Code
5. Moreno Valley Municipal Code Section 12.50.040 – Limitations on Engine Idling

IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐

Response: Less than Significant with Mitigation Incorporated

A Biological Resources Assessment (BRA), Jurisdictional Delineation, and Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis prepared for the Proposed Project by Jennings Environmental, LLC dated February 2023 is summarized herein (see Appendix C). As part of the BRA, Jennings Environmental, LLC (Jennings) conducted a background data search for information on plant and wildlife species known occurrences within the vicinity of the Project Site. Jennings evaluated the Project Site in relation to the Western Riverside County MSHCP areas including criteria cells, core habitat, linkages, and areas proposed for conservation. The data review included biological text on general and specific biological resources, and resources considered to be sensitive by various wildlife agencies, local government agencies and interest groups. The Biology Resources Assessment states that according to the California National Diversity Database (CNDDB), the California Native Plant Society Inventory of Rare and Endangered Plants (CNPSIE), and other relevant literature or databases, 47 sensitive species including 10 listed species, and 1 sensitive habitat, have been

documented in the Sunnymead and Perris quads. This list of sensitive species and habitats includes any State and/or federally listed threatened or endangered species, the CDFW designated Species of Special Concern (SSC), and otherwise Special Animals.

A general reconnaissance survey was conducted on January 29, 2023, to identify the potential for the occurrence of special status species, vegetation communities, or habitats that could support special status wildlife species. Below are the findings.

Flora

The habitat on-site consists of a mix of ruderal vegetation and bare ground. The Project Site shows signs of recent vegetation management in the form of mowing and disking. The plant species observed on-site include Tumble weed (*Salsola tragus*), London rocket (*Sisymbrium irio*), Menzie's fiddleneck (*Amsinckia menziesii*), Wall barley (*Hordeum murinum*), Stinknet (*Oncosiphon pilulifer*), Common stork's bill (*Erodium cicutarium*), Schismus grass (*Schismus spp*.), and Slender wild oat (*Avena barbata*). Among the documented vegetation species, no State and/or federally listed threatened or endangered species were observed on-site.

Fauna

Species observed or otherwise detected on or in the vicinity of the Project Site during the surveys included white-crowned sparrow (*Sayornis nigricians*), black phoebe (Sayornis nigricans), and house finch (*Haemorhous mexicanus*).

Based on the January 2023 field survey, the Project Site does not contain suitable habitat for Burrowing owl (*Athene cunicularia*). The property is continually maintained by mowing or disking. No burrowing owls were observed during the site visit. No portion of the Project Site showed any evidence including burrows, feathers, whitewash, or castings, of past or present burrowing owl activity. Additionally, the Project Site does not contain suitable burrow surrogate species (i.e., California ground squirrel (*Otospermophilus beecheyi*). Therefore, the Project Site is not suitable for burrowing owl, and this species is considered absent from the Project Site.

Portions of the Project Site and the immediate surrounding area do provide suitable habitat for nesting birds. There are mature trees in the adjacent neighborhoods and the vacant lands provide suitable habitat for other ground nesting species such as killdeer (*Charadrius vaciferus*). Therefore, potentially significant impacts could occur if construction occurs during the nesting season. Implementation of Mitigation Measure BIO-1 would mitigate any potentially significant impacts.

Mitigation Measure BIO 1: Migratory Bird Treaty Act.

Nesting bird nesting season generally extends from February 1 through September 15 in southern California and specifically, March 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS) prior to Project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field-checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked

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

in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.

The Project Site is not mapped within a criteria cell or subunit of the Multiple Species Habitat Conservation Plan (MSHCP). The Project Site is not located within an area mapped for Narrow Endemic Plant Species, Special Status Species, or protected habitats. The site is mapped within an area for Criteria Area Species Surveys for burrowing owl. However, as stated above this species is considered absent from the Project Site. Therefore, the project is consistent with MSCHP policies and conditions. The Project Site is also not located with or adjacent to any USFWS designated Critical Habitat.

With the implementation of mitigation measure BIO 1, any potential impacts to candidate, sensitive, listed, or special status species, particularly nesting birds, can be reduced to a less than significant level.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐

Response: Less than Significant Impact

The Project Site is relatively flat, with mixed ruderal vegetation and bare ground. The MSHCP Consistency analysis states, the Project Site is not located within an area mapped for sensitive habitats including Narrow Endemic Plants, Special Status Species, Riparian, Riverine, or Vernal Pools. The Biological Resources Assessment states that the National Wetlands Inventory (NWI) maps did not identify the Project Site containing Riverine or Riparian habitat. The Project Site does not contain hydric vegetation, hydric soils, or wetland hydrology. In order to be classified as a wetland, all three criteria must be present within the Project Site. Additionally, no MSHCP Narrow Endemic Plant species are known to occur in the Project area. Therefore, because the Project Site does not contain any riparian habitat, or other sensitive natural community that conflicts with the USFWS or MSCHP, potential impacts are considered less than significant. No mitigation is required.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒

Response: No Impact

The Project Site is currently vacant and is currently surrounded by residential and commercial uses. No federal jurisdictional waters, wetlands, and/or streambeds regulated by the CDFW were identified within the Project area. Additionally, as previously stated, the Project Site does not contain hydric soil, hydric vegetation, wetland hydrology, or any habitats such as Riparian, Riverine, or Vernal Pools. Therefore, the Proposed Project would have no impact on, Waters of the U.S., or Waters of the State.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with an established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒

Response: No Impact

The Project Site is currently vacant and is surrounded by residential and institutional uses. The Proposed Project would not affect wildlife movement, since the parcel is surrounded by urban development and species associated with urban environments are able to navigate these areas. Additionally, according to the California Essential Habitat Connectivity Project, the Project Site is not mapped within an area for aquatic or terrestrial wildlife movement. Therefore, the Proposed Project would not have an impact on any current wildlife corridors.

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

Response: Less than Significant Impact

The Project Site is composed of mixed ruderal vegetation and bare ground and does not contain any protected endemic habitats. Additionally, there are no trees are on the Project Site; hence, the Proposed Project would not conflict with the City of Moreno Valley Municipal Code Section 9.17.030 E – Heritage Trees, which preserves any native mature trees within the City. Therefore, the Proposed Project would not interfere with any local policies or other ordinances protecting biological resources and impacts would be less than significant. No mitigation is required.

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

Response: Less than Significant Impact

As indicated previously, the Project Site is located within the MSHCP; however, it is not an area mapped within a criteria cell or subunit for Narrow Endemic Plant Species, Special Status Species, Riparian, Riverine, Vernal Pools, or Urban/Wildlife Interface. The Project Site is mapped within an area for Criteria Area Species Surveys for burrowing owl; however, the BRA determined that this species is considered absent from the area. Therefore, the Proposed Project is consistent with MSHCP policies and conditions.

There are no streams, channels, washes, or swales that meet the definitions of Section 1600 of the State of California Fish and Game Code (FGC) under the jurisdiction of the CDFW, Section 401 (“Waters of the State”) of the Clean Water Act (CWA) under the jurisdiction of the Regional Water Quality Control Board (RWQCB), or “Waters of the United States” (WoUS) as defined by Section 404 of the CWA under the jurisdiction of the U.S. Army Corps of Engineers (Corps) within the subject parcel. Therefore, no permit from any regulatory agency would be required and the Proposed Project would have a less than significant impact on surrounding land uses. No mitigation is required.

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

Sources:

1. Biological Resources Assessment, Jurisdictional Delineation, and Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis. Jennings Environmental, LLC. February 2023.
2. Moreno Valley General Plan, adopted June 15, 2021
   - Chapter 7 – Conservation Element – Section 7.1 – Biological Resources
3. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20,2021
   - Section 4.4 – Biological Resources
4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
   - Section 9.17.030 G – Heritage Trees
5. Moreno Valley Municipal Code Chapter 8.60 – Threatened and Endangered Species
6. Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), http://www.wrc-rca.org/about-rca/multiple-species-habitat-conservation-plan/
7. Stephens' Kangaroo Rat Habitat Conservation Plan (SKRHCP), Governing Documents | RCHCA, CA

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

Response: Less than Significant Impact

A Phase I Cultural Resources Assessment of Master Plot Plan No. PEN22-0238 and Conditional Use Permit No. PEN 22-0176, dated April 2023, was conducted by a Cultural Resources Consultant, Jean A. Keller (see Appendix D) and is summarized herein. A records search was provided by the Eastern Information Center on March 29, 2023, indicating that the subject property had been involved in one previous cultural resources study, conducted in 2017 by LSA. Entitled "Cultural Resources Assessment, Sater Arco Project, City of Moreno Valley, Riverside County, California" (RI- 10128), the study included the entirety of what is now PEN22-0238 and PEN22-0176. During the course of the field survey, a single isolated artifact of historical origin, P-33-027260, was recorded approximately 130 feet northwest of the intersection of Iris Avenue and Oliver Road. The artifact was a fragment of a pre-WWII riveted steel irrigation pipe. The report determined that isolated artifacts, particularly those of historic-period origin that have no specific association are generally considered not significant and therefore, are not "historical resources" under the California Environmental Quality Act (CEQA). The artifact was left *in situ,* or its original place and no further research was recommended.

Archival research indicated that a house and stable were built on the subject property in 1894, by Marion Heacock Hotchkiss, a member of one of the founding families of Moreno Valley. Although Marion Hotchkiss sold the subject property in 1899, the structures remained on the property until at least 1939, the last year they were assessed by the Riverside County Assessor. However, cartographic research indicates that at least one structure was located at the southeastern corner of the Project Site until 1978. No structural remains were observed during the current field survey.

Therefore, because there are no structures within the Project Site and the remaining historical artifact is not considered significant, the Project Site would not significantly degrade any historical resources pursuant to §15064.5.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐

Response: Less than Significant with Mitigation Incorporated

The Project Site is located in a well-studied area, with 11 previous cultural resources studies having been conducted within a one-mile radius, most of which have large acreage. During the course of these studies, 22 cultural resources properties have been recorded, one of which was located on the Project Site. With the exception of the isolated historical-era artifact found on the Project Site, all of the remaining sites are Native American bedrock milling sites, although one site also has a small rock shelter and midden. No significant archaeological sites have been recorded in less than a one-half mile radius of the subject property. However, due to the existence of a historical artifact on the Project Site, the presence of another irrigation feature off property, and the number of Native American milling sites within a one mile radius, part-time archaeological monitoring during grading activities is recommended as described in **Mitigation Measure CUL-1**.

Mitigation Measure CUL-1:

Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

a. Project grading and development scheduling;

b. The Project archeologist and the Consulting Tribes(s) as defined in CR-1 shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as needed basis;

c. The protocols and stipulations that the contractor, City, Consulting Tribe(s), and Project archaeologist will follow in the event of inadvertent cultural resources discoveries,

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

include any newly discovered cultural resource deposits that shall be subject to a cultural resource evaluation.

With the implementation of **Mitigation Measure CUL-1**, the Proposed Project would have a less than significant impact on historic or archaeological resources within the Project Site and surrounding land uses.

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

Response: Less than Significant with Mitigation Incorporated

California Health and Safety Code §7050.5, Public Resources Code § 5097.98, and § 15064.5 of the California Code of Regulations (CEQA Guidelines) mandate procedures to be followed, including that, if human remains are encountered during excavation, all work must halt, and the County Coroner must be notified (Section 7050.5 of the California Health and Safety Code). The coroner will determine whether the remains are of forensic interest. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, the coroner will contact the Native American Heritage Commission (NAHC).

With the implementation of **Mitigation Measure CUL-1**, the Proposed Project would have a less than significant impact on the disturbance on any human remains, including those interred outside of formally dedicated cemeteries.

The NAHC will be responsible for designating the most likely descendant (MLD) responsible for the ultimate disposition of the remains, as required by Section 5097.98 of the Public Resources Code. The MLD should make his/her recommendations within 48 hours of their notification by the NAHC. This recommendation may include:

a. the nondestructive removal and analysis of human remains and items associated with Native American human remains;
b. preservation of Native American human remains and associated items in place;
c. relinquishment of Native American human remains and associated items to the descendants for treatment; or
d. other culturally appropriate treatment. Section 7052 of the Health & Safety Code also states that disturbance of Native American cemeteries is a felony. With adherence to these existing regulations impacts would be less than significant.

Sources:

1. Phase I Cultural Resources Assessment. Jean A. Keller. April 2023.
2. Moreno Valley General Plan, adopted June 15, 2021
   - Chapter 7 – Conservation Element – Section 7.2 – Cultural and Historical Resources
3. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
   - Section 5.10 – Cultural Resources
4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
5. Moreno Valley Municipal Code Title 7 – Cultural Preservation
6. Cultural Resources Inventory for the City of Moreno Valley, Riverside County, California, prepared by Daniel F. McCarthy, Archaeological Research Unit, University of California,

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Riverside, October 1987 (*This document cannot be provided to the public due to the inclusion of confidential information pursuant to Government Code Section 6254.10.*)				
VI. ENERGY – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐

Response: Less than Significant Impact

Electricity

Southern California Edison (SCE) currently provides electrical service to the Project area. The demand for electricity associated with the Proposed Project would be for operation of the convenience store, carwash, and fueling station. In 2021, the Commercial sector of the Southern California Edison planning area consumed 5965.998733 GWh of electricity. Based on the CalEEMod 2022 emission output tables for the Proposed Project, the estimated electricity demand is 0.312242 GWH (refer Air Quality Report). The Proposed Project's estimated annual electricity consumption compared to the 2020 annual electricity consumption of the overall Industry Sector in the SCE Planning Area would account for approximately 0.0052337 percent of total electricity consumption. Total electricity demand in SCE's service area is estimated to increase by approximately 12,000 GWh between the years 2015 and 2026. The increase in electricity demand from the Proposed Project is insignificant compared to the projected electricity demand within SCE's service area. Furthermore, the project design and materials would comply with the applicable Building Energy Efficiency Standards. Prior to issuance of a building permit, the City of Moreno Valley shall review and verify that the project plans demonstrate compliance with the current version of the Building Energy Efficiency Standards. The Proposed Project would also be required to adhere to CALGreen, which establishes planning and design standards for sustainable site development, and energy efficiency. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Natural Gas

Southern California Gas Company currently provides natural gas service to the project area. In 2021, the Commercial sector of the Southern California Gas Company planning area consumed 98.293612 million therms of natural gas. Based on the CalEEMod emission output tables for the Proposed Project, the estimated natural gas demand is 1,552.59 therms of natural gas per year. The Proposed Project's estimated annual natural gas consumption compared to the 2020 annual natural gas consumption of the overall Industry Sector in the Southern California Gas Company Planning Area would account for approximately 0.0015795 percent of total natural gas consumption. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

In summary, the construction and operation of the Proposed Project would not result in the inefficient, wasteful, or unnecessary use of energy. Impacts associated with energy use would be less than significant and no mitigation is required.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Response: Less than Significant Impact

The California Title 24 Building Code contains energy efficiency standards for residential buildings. These standards address electricity and natural gas efficiency in lighting, water, heating, and air conditioning, as well as the effects of the building envelopes (e.g., windows, doors, walls and roofs, etc.) on energy consumption. As described previously, the Project would comply with the Title 24 California Green Building Standards. Since the Proposed Project would comply with applicable State standards, the Project would not conflict with nor obstruct a state or local plan adopted for the purposes of increasing the amount of renewable energy or energy efficiency. Therefore, this impact would be less than significant, and no mitigation is required.

Sources:

1. Moreno Valley General Plan, adopted June 15, 2021
   - Chapter 7 – Conservation Element – Section 7.6 – Energy Resources
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
4. https://ecdms.energy.ca.gov/Default.aspx. Accessed June 2023.

VII. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to https://www.conservation.ca.gov/cgs/Documents/SP_042.pdf	☐	☐	☒	☐

Response: Less than Significant Impact

The Project Site is located within the Peninsular Range Geomorphic Province, an area characterized by active northeast trending strike slip faults, including the San Jacinto Fault and the Elsinore Fault. The Project Site is not located within the boundaries of an Earthquake Fault Zone as defined by the Alquist Priolo Earthquake Fault Zoning Act of 1972 (California Geological Survey 2005). There are no known active or potentially active faults that traverse the Project Site and the risk of ground rupture due to a fault displacement beneath the site is low. The closest known fault is the San Jacinto-San Jacinto Valley (San Bernardino) Fault zone approximately 4.1 miles northeast of the Project Site. Therefore, impacts related to earthquake faults would be less than significant. No mitigation is required.

ii) Strong seismic ground shaking?	☐	☐	☒	☐

Response: Less than Significant Impact

Like all of Southern California, the Project Site will continue to be subject to ground shaking generated from activity on local and regional faults. In addition, the site lies in relatively close proximity to an active fault; therefore, during the life of the proposed improvements, the property

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

will probably experience similar moderate to occasionally high ground shaking from these fault zones, as well as some background shaking from other seismically active areas of the Southern California region. However, the design and construction in accordance with the current California Building Code (CBC) requirements is anticipated to address the issues related to potential ground shaking. With the implementation of California Building Code (CBC) requirement, seismic-related impacts would be less than significant. No mitigation is required.

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

Response: Less than Significant Impact

Liquefaction describes the phenomenon where loosely packed or waterlogged fine-grained sediments near or at the ground surface lose their strength in response to strong ground shaking. There are three basic factors that must exist concurrently in order for liquefaction to occur. These factors include:

- A source of ground shaking, such as an earthquake, capable of generating soil mass distortions;
- A relatively loose silty and/or sandy soil; and
- A relatively shallow groundwater table (within approximately 50 feet below ground surface) or completely saturated soil conditions that will allow positive pore pressure generation.

A Preliminary Geotechnical Engineering Investigation, prepared by Salem Engineering Group, Inc., November 30, 2017 is on-file with the City and is summarized herein. According to the Geotechnical Report, the Project Site is not located within a liquefaction zone. Considering the granular nature of the existing subsoils, along with the absence of groundwater within 50 feet of the surface, potential susceptibility for liquefaction due to an earthquake is considered unlikely. Therefore, a less than significant impact related to this issue would occur. No mitigation is required.

iv) Landslides?	☐	☐	☒	☐

Response: Less than Significant Impact

The geologic and topographic characteristics of an area, often determine its potential for landslides. Steep slopes, the extent of erosion, and the rock composition of a hillside all contribute to the potential for slope failure and landslide events. In order to fail, unstable slopes typically need to be disturbed; the common triggering mechanisms of slope failure include undercutting of slopes by erosion or grading, saturation of marginally stable slopes by rainfall or irrigation, and shaking of marginally stable slopes during earthquakes. According to the Geotechnical Report the Project Site is not located in an area that is susceptible to landslides. The Upland Game Hunting Area is located approximately 0.4 mile south of the site, which has the potential for landslides. However, the Proposed Project would be required to adhere to applicable regulations regarding the City's Building Ordinance. With the use of these safety regulations, the potential for landslides to occur within the Project Site is considered to be low. Therefore, the impacts related to landslides would be less than significant. No mitigation is required.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

Response: Less than Significant

The Project Site is underlain by a mix of Gorgonio loamy sand and Hanford coarse sandy loam. Prior to the issuance of grading permits, the Project proponent would be required to prepare and submit detailed grading plans for the Project Site. These plans must be prepared in conformance with applicable standards of the City's Grading Ordinance.

Construction activities associated with the development of the Proposed Project would expose underlying soils, thus increasing their susceptibility to erosion until the Project is fully developed. Development of the site would involve more than one acre of ground disturbance; therefore, the proposed project is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit. A Storm Water Pollution Prevention Plan (SWPPP) would also be required to address erosion and discharge impacts associated with the proposed onsite grading by implementing appropriate best management practices (BMPs). Adherence to the BMPs contained in the SWPPP would ensure that the potential for soil erosion impacts would be reduced to less than significant with mitigation incorporated levels by implementation of existing water quality regulations. No mitigation is required.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐

Response: Less than Significant

Subsidence is the sudden sinking or gradual downward settling of the earth's surface with little or no horizontal movement. Subsidence is caused by a variety of activities, which include, but are not limited to, withdrawal of groundwater, pumping of oil and gas from underground, the collapse of underground mines, liquefaction, and hydro compaction. The Project Site is generally flat and gently slopes down to the northwest. Onsite soils primarily consist of upper 3 to 4 feet of dry, loose and compressible silty fine sand, overlying gravelly fine to medium coarse sand of moderate consistency with scattered rock fragments and rocks. Due to the absence of groundwater within 50-feet and the relatively flat site topography, the potential susceptibility for onsite soil liquefaction and lateral spreading due to an earthquake is considered low.

No structural fills and/or load bearing foundations and concrete slabs should be constructed bearing directly on the surface soils currently existing on the Project Site. The Project Site is not located within an area that is susceptible to landslides. The Proposed Project would be required to adhere to applicable regulations ensuring building safety and a Final geotechnical report shall be prepared and approved by the City Engineer. Therefore, the impacts would be less than significant. No mitigation is required.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐

Response: Less than Significant

Expansive soils are fine-grained silts and clays which are subject to swelling and contracting. The swelling and contracting is due to the amount of fine-grained clay materials present in the soils and the amount of moisture either introduced or extracted from the soils. According to the Soils Feasibility Study,13 onsite soils are considered non-expansive. Additionally, approval of a Final Geotechnical and Soils Report ensure impacts related to soils are reduced to less than significant levels. No mitigation is required.

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

Response: No Impact

The Proposed Project would connect to existing sewer main lines adjacent to the Project Site. The Proposed Project would not use septic tanks or other alternative wastewater disposal system. Therefore, the development of the project would have no impact related to this issue. No mitigation measures are required.

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

Response: Less than Significant with Mitigation Incorporated

The Project Site contains Alluvial Fan Deposits which consist of unconsolidated gravel, sand, and silt. Cobble- and boulder-size clasts are also present and become more abundant closer to the hills and mountains. These sediments were eroded from higher elevations, carried by flooding streams and debris flows, and deposited in a fan or lobe shape at the base of the hills.[1] Based on the geology of the site, construction of the Proposed Project would not impact, either directly or indirectly, any known unique paleontological resource or site of unique geologic features. Given the site's history of disturbance, the potential for undiscovered paleontological or geological resources is considered low.[2] However, ground-disturbing activities at the Project Site still have the potential to disturb previously unknown resources. With implementation of **Mitigation Measure GEO-1**, a less than significant impact to paleontological resources would occur.

Mitigation Measure GEO-1:

If paleontological resources (fossils) are discovered during Project grading, work will be halted in that area until a qualified paleontologist can be retained to assess the significance of the find. The Project paleontologist shall monitor remaining earthmoving activities at the Project Site and shall be equipped to record and salvage fossil resources that may be

[1] USDA Natural Resources Conservation Service (NRCS) Web Soil Survey (USDA 2023)
[2] Phase I Cultural Resources Assessment prepared by Jean A. Keller, April 2023.

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

unearthed during grading activities. The paleontologist shall be empowered to temporarily halt or divert grading equipment to allow recording and removal of the unearthed resources. Any fossils found shall be evaluated in accordance with the CEQA Guidelines and offered for curation at an accredited facility approved by the City of Moreno Valley. Once grading activities have ceased or the paleontologist determines that monitoring is no longer necessary, monitoring activities shall be discontinued. This measure shall be implemented to the satisfaction of the City Planning Division.

Sources:

1. Preliminary Geotechnical Engineering Investigation, Salem Engineering Group, Inc., November 30, 2017.
2. USDA Natural Resources Conservation Service (NRCS) Web Soil Survey (USDA 2023).
3. Phase I Cultural Resources Assessment prepared by Jean A. Keller, April 2023.
4. Moreno Valley General Plan, adopted June 15, 2021
   - Chapter 6 – Safety Element – Section 6.5 – Geologic Hazards
   - Chapter 7 – Conservation Element – Section 7.4 -- Soils
5. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021
6. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
7. Moreno Valley Municipal Code Chapter 8.21 – Grading Regulations
8. Local Hazard Mitigation Plan, City of Moreno Valley Fire Department, adopted October 4, 2011, amended 2017, http://www.moval.org/city_hall/departments/fire/pdfs/haz-mit-plan.pdf
   - Chapter 4 – Earthquake
   - Chapter 8 – Landslide
9. Emergency Operations Plan, City of Moreno Valley, March 2009, http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf

VIII. GREENHOUSE GAS EMISSIONS – **Would the project**:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

Response: Less than Significant Impact

The City adopted the Moreno Valley Climate Action Plan (CAP) in June 2021. The CAP is designed to reinforce the City's commitment to reducing greenhouse gas (GHG) emissions and demonstrate how the City will comply with State of California's GHG emission reduction standards. As a Qualified GHG Reduction Strategy, the CAP will also enable streamlined environmental review of future development projects, in accordance with the California Environmental Quality Act (CEQA).

However, the City of Moreno Valley has not adopted its own numeric threshold of significance for determining impacts with respect to Greenhouse Gas (GHG) emissions. A screening threshold of 3,000 MTCO2e/yr. was therefore utilized to determine if additional analysis is required for the Proposed Project).

Construction Activity GHG Emissions

Project construction activities would generate CO_2 and CH_4 emissions. As discussed in the Air Quality Impact Analysis, Construction related emissions are expected from the following construction activities:

- Site Preparation
- Grading
- Building Construction
- Paving
- Architectural Coating

Construction was expected to commence in January 2024 and be operational in 2025. The analysis represents a worst-case scenario, as GHG emissions improve over time due to the introduction of new technologies and larger vehicle fleets utilizing energy sources alternative to fossil fuels. For construction phase Project emissions, GHGs are quantified and amortized over the life of the Project. To amortize the emissions over the life of the Proposed Project, the SCAQMD recommends calculating the total GHG emissions for the construction activities, dividing it by a 30-year Project life then adding that number to the annual operational phase GHG emissions. As such, construction emissions were amortized over a 30-year period and added to the annual operational phase GHG emissions. The amortized construction emissions are presented in Table 6.

Table 6
Greenhouse Gas Construction Emissions
(Metric Tons per Year)

Source/Phase	**CO_2**	**CH_4**	**N_20**	**R1**
2024 Annual Max	1,286	0.14	0.08	319
Total MTCO2e	**1,632**			
Construction Amortized over 30 years	**6.7**			

Source: CalEEMod 2022 Annual Emissions.

Operational GHG Emissions

Operational activities associated with the Project will result in emissions of CO2, CH4, and N2O from the following primary sources:

- Area Source Emissions
- Energy Source Emissions
- Mobile Source Emissions
- Water Supply, Treatment, and Distribution
- Solid Waste

The annual GHG emissions associated with the operation of the proposed Project are summarized in Table 7. As shown, the Project would generate approximately 1,632 MTCO2e/yr.

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

Table 7
Greenhouse Gas Operational Emissions
(Metric Tons per Year)

Source/Phase	**CO_2**	**CH_4**	**N_20**	**R1**
Mobile	1,212	0.1	0.08	1.99
Area	0.19	0.0	0.0	--
Energy	72.4	0.01	0.0	--
Water	0.67	0.0	0.0	--
Waste	0.3	0.03	0.0	--
Refrigeration	--	--	--	317
Construction Amortized 30 Years	6.7			
Total MTCO2e	**1,632**			
County Screening Threshold	3,000			
Significant	No			

Source: CalEEMod 2022 Annual Emissions.

As depicted in Tables 6 and 7, the Proposed Project would result in a net total of approximately 1,632 MTCO2/yr. The Proposed Project would not exceed the SCAQMD/City's screening threshold of 3,000 MTCO2e/yr. Thus, the Proposed Project would not have the potential to result in a cumulatively considerable impact with respect to GHG emissions. A less than significant impact is anticipated and no mitigation is required.

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

Response: Less than Significant Impact

Pursuant to 15604.4 of the CEQA Guidelines, a lead agency may rely on qualitative analysis or performance-based standards to determine the significance of impacts from GHG emissions. As such, the Proposed Project's consistency with SB 32 (2017 Scoping Plan), is discussed in the GHG Analysis, 2017 Scoping Plan Consistency of the GHG Analysis. Consistency with AB 32 and the 2008 Scoping Plan is not necessary, since the target year for AB 32 and the 2008 Scoping Plan was 2020. It should be noted that if the project is commenced and completed after the dates cited in the GHG Analysis then the emissions estimates for the project is a worst-case as greenhouse gas and other air pollutant emissions tend to go down over time due to more stringent emission standards for vehicles which are a primary source of such pollutants.

SB 32/2017 Scoping Plan Consistency

The 2017 Scoping Plan Update reflects the 2030 target of a 40% reduction below 1990 levels, set by Executive Order B-30-15 and codified by SB 32. The GHG Analysis overviews the Project's consistency with the 2017 Scoping Plan. As summarized, the Project will not conflict with any of the provisions of the Scoping Plan.

As shown in Tables 6 and 7 of the GHG Analysis, the Project would not conflict with any of the 2017 Scoping Plan elements as any regulations adopted would apply directly or indirectly to the Project. Further, recent studies show that the State's existing and proposed regulatory framework will allow the State to reduce its GHG emissions level to 40% below 1990 levels by 2030.

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

City of Moreno Valley General Plan Measure Consistency

The City of Moreno Valley General Plan does not identify specific GHG or climate change policies or goal, a number of the measures identified in the General Plan's Air Quality Element act to reduce or control criteria pollutant emissions and peripherally reduce GHG emissions. As shown in the GHG Analysis, the Proposed Project has been evaluated for consistency with the City's General Plan Air Quality Element. The project is consistent with the City's General Plan.

City of Moreno Valley Energy Efficiency and CAS (Climate Action Strategy) Consistency

The City of Moreno Valley released an Energy Efficiency and CAS as well as a GHG Analysis for public review on May 8, 2012. The documents were approved on October 9, 2012. The CAS identifies ways that the City can reduce energy and water consumption and GHG emissions as an organization (its employees and the operation of its facilities) and outlines the actions that the City can encourage, and community members can employ to reduce their own energy and water consumption and GHG emissions. The policies in the document are to reduce GHG emissions in 2010 by 15% by 2020. The City of Moreno Valley General Plan Consistency of the GHG Analysis consists of an analysis of Project consistency with the policies in the CAS. The project has been found to be consistent with the policies in the CAS (unless the policies are not applicable).

Based on this analysis, the Project would not conflict with any applicable plan, policy or regulation, a less than significant impact is expected. No mitigation is required.

Sources:

1. CalEEMod 2022 Outputs.

2. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
3. California's 2017 Climate Change Scoping Plan, prepared by the California Air Resources Board, November 2017, https://www.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf, accessed July 17, 2023.

IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐

Response: Less than Significant Impact

Potentially hazardous materials such as fuels, lubricants, and solvents would be used during Project construction. The proposed Beyond Food Mart would utilize hazardous materials on a daily basis including gasoline, oil, solvents, and cleaning products. Two underground storage tanks (USTs) (17,000 and 25,000 gallons) are proposed on the south side of the proposed canopy along with 8 MPDs (16 total fueling stations). The transport, use, and storage of hazardous materials during construction and operation of the Proposed Project would be conducted in accordance with all applicable State and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
The Project Applicant would be required to prepare a Spill Contingency Plan to be filed with the County of Riverside Hazardous Materials Department. All operations of the fueling station and related USTs would be required to comply with all federal, state and local laws regulating the management and use of hazardous materials. These regulations mandate the testing and frequent inspections of the UST facilities. Development of the Project Site would also be subject to the National Pollutant Discharge Elimination System. Compliance with all applicable laws and regulations would reduce the potential impact associated with the routine transport, use, storage, or disposal of hazardous materials to a less than significant level. No mitigation is required.				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
Response: Less than Significant Impact The Project Applicant would be required to prepare a Spill Contingency Plan to be filed with the County of Riverside Hazardous Materials Department. All operations of the fueling station and related USTs would be required to comply with all federal, state and local laws regulating the management and use of hazardous materials. These regulations mandate the testing and frequent inspections of the UST facilities. Development of the Project Site would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. Requirements of the permit include development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The purpose of the SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of storm water associated with construction activities and 2) identify, construct, and implement storm water pollution control measures to reduce pollutants in storm water discharges from the construction site during and after construction. The SWPPP must include Best Management Practices (BMPs) to control and abate pollutants. The NPDES also requires a Water Quality Management Plan (WQMP). A Preliminary WQMP has been prepared for the Proposed Project. The WQMP is intended to comply with the requirements of City. Review and approval of the WQMP by the City would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. With regulatory compliance, the Proposed Project would have a less than significant impact related to the release of hazardous materials and no mitigation is required.				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐

Response: Less than Significant Impact

The nearest school to the Project Site is Landmark Middle School located at 15261 Legendary Drive approximately 0.2 mile north of the Project Site. Hazardous or toxic materials transported in association with construction of the Proposed Project may include items such as oils, paints, and fuels. All materials required during construction would be kept in compliance with State and local regulations.

The handling of hazardous materials or emission of hazardous substances, at the Project Site would be in accordance with a Hazardous Materials Business Emergency Plan prepared for the Proposed Project and administered by the City Fire Prevention Bureau. All hazardous materials would be handled or transported in accordance with California Health and Safety Code Section 25507 and other local, state, and federal standards, ordinances, and regulations.

No mitigation is required.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Response: No Impact

A Phase I Environmental Site Assessment (ESA) for the Proposed Project was completed March 4, 2023 and is included as Appendix E and summarized herein. The assessment concluded that no locations in the immediate adjacency of the Project Site were found to pose any environmental threat to the subject property, based on the data obtained via the Nationwide Environmental Title Research (NETR) governmental records database and the conducted agency records search. There is no indication if the Project Site was once used for agricultural purposes. Dating back to 1967, the Project Site has been vacant and undeveloped with the exception of a structure that once stood on the southeast corner of the property (probably a water tank) but was removed sometime between 1978 and 1996. According to the EnviroStor website and the Phase I ESA, no hazardous material sites on or adjacent to the Project Site were identified. The closest reportable site was the La Jolla Elementary School located approximately 1 mile north of the Project Site. The site type was a school investigation with no action required as of September 8, 2003. The fueling station use would be required to comply with all applicable federal, state, and local laws and regulations regarding hazardous materials. The underground fuel storage tanks would also require permitting and monitoring by the City Fire Department and the County Department of Environmental Health as the Certified Unified Program Agency (CUPA) for Riverside County. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒

Response: No Impact

The Project Site is not located within two miles of an airport or private airstrip. The closest airport is the March Air Reserve Base/March Inland Port Airport, located approximately 3.5 miles to the west of the Project Site. As shown on Map S-7: Airport Land Use Compatibility Zone of the Moreno Valley General Plan, the Proposed Project is located outside of the Airport Influence Area. Therefore, the Proposed Project would have no potential to result in a safety hazard or excessive noise for people residing or working in the Project area, and no mitigation is required.

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

Response: Less Than Significant Impact

According to the Moreno Valley Local Hazard Mitigation Plan (LHMP), emergency evacuation routes within the City includes I-215, SR-60, and major roadways adjacent to the Project Site including Iris Avenue and Oliver Street, and Alessandro Boulevard which is 1.5 miles north of the Project Site. When responding to emergencies, the City uses the Standardized Emergency Management System (SEMS) which provides preparedness, response, recovery, and mitigation to a disaster event. It is not anticipated that development of the Project Site would impair implementation of or physically interfere with the LHMP, SEMS, or other emergency plans because site activities would be confined within the Proposed Project. The proposed onsite parking and circulation plans would be in accordance with the City of Moreno Valley Municipal Code Chapter 9.11: Parking, Pedestrian and Loading Requirements. And reviewed by the Fire Department and City Engineering Department to ensure that the Proposed Project's ingress/egress are adequate for accommodating emergency vehicles. Therefore, through compliance with the City's established LHMP and Municipal Code, and through review of the Project by the Fire Department and City Engineering Department, the potential for the Project to physically interfere with an adopted emergency response plan, or evacuation plan is less than significant. No mitigation is required.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Response: Less Than Significant Impact

As further discussed in Section XX Wildfire, the Project Site is not located within a Fire Hazard Severity Zone (FHSZ) as defined in the Fire Hazard Severity maps from CALFIRE and the General Plan Map S-5: Fire Hazard Severity Zones. The Project Site is located within a Local Response Area (LRA) and surrounded by developed property (residential) to the southeast with vacant property routinely disked for weed abatement in the northwest. Due to the site being surrounded by developed property and vacant property devoid of native vegetation (i.e., fuel), there is a less than significant threat of a wildfire occurring in the surrounding area. In addition, Riverside County Fire Department 91 is located at 16110 Lasselle Street, approximately

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

1.35 miles from the Project Site, provides urban fire response. Implementation of the Proposed Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires resulting in a less than significant impact and no mitigation is required.

Sources:

1. Moreno Valley General Plan, adopted June 15, 2021
2. Phase I Environmental Site Assessment Report
3. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021
4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
5. Local Hazard Mitigation Plan, City of Moreno Valley Fire Department, adopted October 4, 2011, amended 2017, http://www.moval.org/city_hall/departments/fire/pdfs/haz-mit-plan.pdf
6. Emergency Operations Plan, City of Moreno Valley, March 2009, http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf
7. EnviroStor. https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=Moreno+Valley

X. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐

Response: Less than Significant Impact

A Preliminary Hydrology Study dated December 2022 and revised April 27, 2023, and a Project Specific WQMP dated November 7, 2022, and revised April 19, 2023, was prepared by Blue Engineering and Consulting, Inc. for the Project Site (see Appendices F and G). Findings of the reports are discussed herein. The Project Site is currently undeveloped and is composed of 100 percent pervious surfaces due to routine disking. Construction of the Project will involve site clearing, rough grading, compaction, pouring of concrete and asphalt, and construction of the structures. The Project Site clearing and grading phases would disturb vegetation and surface soils, potentially resulting in erosion and sedimentation. If left exposed and with no vegetative cover, the Project Site's bare soil could be subject to additional wind and water erosion. Since the Proposed Project involves over one acre of ground disturbance, it is subject to National Pollution Discharge Elimination System (NPDES) requirements and must implement a Storm Water Pollution Prevention Plan (SWPPP). Implementation of site-specific best management practices (BMPs), as established by the SWPPP, will ensure all impacts related to erosion and sedimentation from ground disturbance are less than significant. Examples of BMPs include sandbag barriers, geotextiles, storm drain inlet protection, sediment traps, rip rap soil stabilizers, sweep roadway from track-out, and rumble strips.

Under existing conditions, the Project Site drains in a northwesterly direction toward the Kaiser Permanente Hospital. The Proposed Project includes a storm water detention system with one underground bioretention basin with a capacity of 15,237 cubic feet (CF) that would be located on the northwest portion of the project Site and one vegetation swale located off site near the northeast corner of the Project, along Oliver Street (refer to Site Plan). To address potential

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

water contaminants, the Project is required to comply with applicable federal, state, and local water quality regulations in accordance with the Project specific NPDES and SWPPP. Given compliance with all applicable federal, state, and local laws regulating surface water quality, the Proposed Project as designed would result in a less than significant impact. No mitigation is required.

Prior to the issuance of a grading permit, the Project applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. In addition, the SWPPP shall emphasize structural and nonstructural Best Management Practices (BMPs) to control sediment and non-visible discharges from the site. The SWPPP will include inspection forms for routine monitoring of the site during construction phase to ensure NPDES compliance and additional BMPs and erosion control measures will be documented in the SWPPP and utilized if necessary. The SWPPP shall address the potential for an extended and discontinuous construction period based on funding availability. The SWPPP will be kept on site for the entire duration of Project construction and will be available to the local RWQCB for inspection at any time. BMPs included in the SWPPP may include the following:

- Sediment discharges from the site may be controlled by the following: sandbags, silt fences, straw wattles, and temporary basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs will be periodically inspected during construction and repairs will be made when necessary, as required by the SWPPP.

- Materials that have the potential to contribute to non-visible pollutants to storm water must not be placed in drainage ways and must be contained, elevated, and placed in temporary storage containment areas.

- All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected in a reasonable manner to eliminate and discharge from the site. Stockpiles will be surrounded by silt fences and covered with plastic tarps.

- In addition, the construction contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sandbag barriers and other sediment control measures called for in the SWPPP. Monthly reports and inspection logs shall be maintained by the Contractor and reviewed by the City and the representatives of the State Water Resources Control Board. In the event that it is not feasible to implement specific BMPs, the City can make a determination that other BMPs will provide equivalent or superior treatment either on or off site.

The WQMP includes mandatory compliance of BMPs as well as compliance with NPDES Permit requirements. Review and approval of the WQMP by the City of Moreno Valley and the SWPPP by the Regional Water Quality Control Board would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. Therefore, the Proposed Project would result in less than significant impacts..

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐

Response: Less than Significant Impact

Groundwater in the Project Site area is managed and distributed by the Eastern Municipal Water District (EMWD) a regional water management and wholesale agency. The City of Moreno Valley is within the boundaries of the EMWD. The EMWD is required by state law (Urban Water Planning Management Act or AB 797 in 1983) to prepare an Urban Water Management Plan (UWMP) to identify its sources/supplies of potable water, its historical and projected consumption by its customers, and evaluate various mandated scenarios for water shortages (e.g., single dry year, and multiple dry years) to assure its customers and the state that it will have adequate water supplies now and in the future, even under expected drought conditions.

The 2020 UWMP concluded the City could supply water to its customers until at least 2040 under single dry and multiple drought year scenarios. The Project does not involve a General Plan Amendment or Zone Change, so the City in its UWMP has accounted for future water consumption of existing and planned land uses, including residential and commercial uses such as the Proposed Project.

The Project is also subject to NPDES requirements and will be designed and constructed to ensure compliance with the water quality standards and waste discharge requirements. Compliance with these regulations, along with all City water supply requirements, will ensure there will be no significant impacts related to groundwater supply or recharge resulting from the Proposed Project. A less than significant impact would occur related to this issue and no mitigation is required.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐

Response: Less than Significant Impact

Development of the Proposed Project's buildings and pavement will alter the amount of existing impervious surface area and the amount of generated storm water runoff. Currently, the site has a 4.4 percent slope and runoff generally drains from the southeast to the northwest. No streams, rivers, or other drainage features are located on site. The Proposed Project would implement structures and impervious surfaces that could potentially alter the current drainage pattern. Pursuant to the requirements of the NPDES permit, as discussed previously, excess flows and sediment would be captured by BMPs identified in the WQMP. The Proposed Project's WQMP is subject to review and approval by the City prior to issuance of grading permits. With implementation of required BMPs, the Proposed Project is not expected to result in substantial erosion or siltation. Therefore, impacts would be less than significant, and no mitigation is required.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	☐	☐	☐	☒

Response: No Impact

No streams, rivers, or other drainage features are located on the Project Site. The Project proposes a storm water detention system with one underground bioretention basin with a capacity of 15,237 cubic feet (CF) that would be located on the northwest portion of the Project Site and one vegetation swale located off near the northeast corner of the Project Site, along Oliver Street (refer to Site Plan). The stormwater infiltration system would prevent flows that could result in on- or off-site flooding. Since the Proposed Project does not significantly increase storm water flows, no impact related to flooding would occur. No mitigation is warranted.

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐

Response: Less than Significant Impact

The existing Project Site slopes down from the southeast to the northwest toward the Moreno Valley Hospital. The Project proposes a storm water detention system with one underground bioretention basin with a capacity of 15,237 cubic feet (CF) that would be located on the northwest portion of the Project Site and one vegetation swale located off near the northeast corner of the Proposed Project, along Oliver Street (refer to Site Plan). The nature of the proposed development would not generate flows previously unaccounted for in drainage plans. The Proposed Project will incorporate BMPs that will moderate flows into existing storm drain systems. As the Proposed Project would maintain drainage patterns and flow rates comparable to the existing condition, a less than significant impact would occur with the development of the Proposed Project, and no mitigation is warranted.

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

Response: No Impact

The Project Site is not located within a 100-year flood hazard area and does not include the development of housing. Therefore, the Project would not place a structure within a 100-year flood hazard area that would impede or redirect flood flows. No impact would occur, and no mitigation is required.

Two locations of concern exist within the City of Moreno Valley: Poorman Reservoir (Pigeon Pass Reservoir) and Lake Perris. Dam failure at Portman's Reservoir could result in extensive flooding along the downstream watercourse. Dam failure at Lake Perris would only affect a very small area south of Nandina Avenue along the Perris Valley Storm Drain and the Mystic Lake area in the southeast corner of the City. However, according to the City's General Plan, the Project Site will not expose people or structures to a risk of loss, injury or death involving the failure of a levee or dam. Therefore, no impacts would occur, and no mitigation is required.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒

Response: No Impact

The Project Site is located approximately 2 miles north of Lake Perris. At this distance, the Project Site is not considered susceptible to seiche-related hazards originating at Lake Parris. Additionally, the Upland Game Hunting Area is located between the Project Site and Lake Perris, initially creating a buffer from the Project Site and the waterbody. The Project Site and Lake Perris have an elevation of approximately 1560 feet above mean sea level (amsl) while the Upland Game Hunting Area hills are approximately 1813 feet amsl which approximately 253 feet above the Project Site. The Project Site is at an elevation of approximately 1,560 feet amsl and is located approximately 42 miles northeast of the Pacific Ocean. Therefore, the Proposed Project is not subject to flood hazards, tsunami threats, or seiche zones, and no impact would occur.

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

Response: Less than Significant Impact with Mitigation Incorporated

The Proposed Project would be required to comply with the Regional Water Quality Control Board's Santa Ana River Basin Water Quality Control Program, which includes the requirement to complete and submit a SWPPP for construction related activities. The Proposed Project is in a developed urban setting and through adherence to the City of Moreno Valley's water quality regulations it would not substantially degrade water quality. Therefore, a less than significant impact would occur with implementation of the recommended mitigation measures. No additional mitigation measures are required.

Sources:

1. Preliminary Hydrology Study and WQMP. Blue Engineering and Consulting, Inc. May 2, 2023.
2. Moreno Valley General Plan, adopted June 15, 2021
   - Chapter 6 – Safety Element – Section 6.7 – Water Quality
     - Figure 6-4 – Flood Hazards
   - Chapter 7 – Conservation Element – Section 7.5 – Water Resources
     - Figure 7-1 Water Purveyor Service Area Map
3. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021
   - Section 5.5 – Hazards and Hazardous Materials
     - Figure 5.5-2 – Floodplains and High Fire Hazard Areas
   - Section 5.7 – Hydrology and Water Quality
     - Figure 5.7-1 – Storm Water Flows and Major Drainage Facilities
     - Figure 5.7-2 – Groundwater Basins
4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
   - Section 9.10.080 – Liquid and Solid Waste
5. Moreno Valley Municipal Code Chapter 8.12 – Flood Damage Prevention

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

6. Moreno Valley Municipal Code Chapter 8.21 – Grading Regulations
7. Eastern Municipal Water District (EMWD) Groundwater Reliability Plus, http://gwrplus.org/
8. Eastern Municipal Water District (EMWD) 2015 Urban Water Management Plan

XI. LAND USE AND PLANNING – Would the project:

a) Physically divide an established community?	☐	☐	☐	☒

Response: No Impact

The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or the removal of a means of access, such as a local road or bridge, which would impair mobility in an existing community or between a community and outlying area.

The Project proposes the development of a Beyond Food Mart on land designated as Downtown Center (DC). To the north and west is vacant land and the Kaiser Permanente Moreno Valley Hospital while residential communities are located to the south and east. The Project would not introduce linear features such as highways or transit lines that would divide an established community. Therefore, no impact regarding dividing an established neighborhood would occur, and no mitigation is required.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Response: Less than Significant Impact

The Project Site is currently undeveloped, and the General Plan designates the site as Downtown Center (DC), which allows for commercial uses. The City's General Plan contains goals and objectives that are applicable to the Proposed Project and the DC land use designation. Additionally, the Proposed Project is located within the Multiple Species Habitat Conservation Plan (MSHCP) Moreno Valley Area Plan; however, the Proposed Project is not located in a criteria cell and is not adjacent to Public/Quasi-Public or Conservation Land. The Project is located within the MSHCP survey area for burrowing owl. Because the Proposed Project is not located within a Criteria Cell, it is not subject to possible land conservation requirement under the MSHCP. Therefore, development of the Proposed Project would have a less than significant impact related to an applicable land use plan, policy, regulation, or habitat conservation plan and no mitigation is required.

Table 8, General Plan Consistency Analysis provides a consistency analysis of the Proposed Project to the applicable General Plan goals and objectives, which identifies that the Project would not result in a conflict with any applicable General Plan goals and objectives.

Table 8
General Plan Consistency Analysis

Goal/Policy No.	General Plan Goal and Objectives	Project Consistency
Land Use Element		
Goal LCC-1	Establish an identifiable city structure and a flexible land use framework that accommodates growth and development over the planning horizon.	**Consistent.** The Proposed Project would provide a mix of commercial related uses that supports the Downtown Center.
Goal LCC. 1-4	Focus new development in centers and corridors so as to support the vitality of existing businesses, optimize the use of utility infrastructure, and reduce vehicle trip frequency, length, and associated emissions.	**Consistent.** The Proposed Project would develop a vacant lot in the Downtown Center zone. The new development would benefit local residence by providing fuel and convenience goods, which would minimize vehicle trips to further destinations.
Goal LCC. 1-5	Encourage mixed use development in either a vertical or horizontal configuration in the Downtown Center, the Moreno Valley Mall/Towngate Center area, and at key intersection along major transit routes.	**Consistent.** The Proposed Project would support the Downtown Center urbanization by promoting local community commercial uses such as a convenience store, car wash, and fueling stations.
Circulation Element		
Goal C. 1-1	Support regional infrastructure investments for all modes to relieve congestion and support healthy communities in the City of Moreno Valley.	**N/A.** The Proposed Project does not provide for regional infrastructure.
Parks and Public Services Element		
Goal PPS-1	Provide and maintain a comprehensive system of quality parks, multi-use trails, and recreational facilities to meet the needs of Moreno Valley's current and future population.	N/A. Goal is not for individual projects.
Safety Element		
Goal S-1	Protect life and property from natural and humanmade hazards.	**Consistent.** The Project Site is not located within an Alquist-Priolo or any other major fault zone. The Project would implement LID strategies and BMPs to reduce stormwater runoff or any other potential hazards.
Goal S. 1-4	Ensure that structures intended for human occupancy are designed and constructed to retain their structural integrity when	**Consistent.** All structures within the Proposed Project would be constructed in accordance with the California Building Code, to

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

	subjected to seismic activity, in accordance with the California Building Code.	prevent future seismic hazards.
Goal S. 1-12	Work to prevent wildland fire and to protect lives, property, and watersheds from fire dangers.	**Consistent.** The Project Site is not within Wildfire Hazard Severity Zone, but is within a Local Response Area. County Fire Department 91 will respond to any potential wildfire threats. The Proposed Project would add impervious surfaces and maintained landscape areas across the site.
Goal S. 1-25	Consistent with State regulations, require proper storage and disposal of hazardous materials to reduce the likelihood of leakage, explosions, of fire, and to properly contain potential spills from leaving the site.	**Consistent.** The Proposed Project will adhere to the Storm Water Pollution Prevention Plan (SWPPP), the National Pollutant Discharge Elimination System (NPDES), and the California Building Code to prevent any potential spills from leaving the site.
Noise Element		
Goal N-1	Design for a pleasant, healthy sound environment conducive to living and working.	The Proposed Project will adhere to the City's noise thresholds and Municipal Code Standards.
Environmental Justice Element		
Goal EJ-1	Reduce pollution exposure and improve community health.	The Proposed Project would be an acceptable use within the City Air Quality Standards.
Open Space and Resource Conservation Element		
Goal OSRC-1	Preserve, protect, and enhance natural resources, habitats, and watersheds in Moreno Valley and the surrounding area, promoting responsible management practices.	(Not sure if this is needed, could put N/A)
Goal OSRC. 1-7	Require that grading plans include appropriate and feasible measures to minimize erosion, sedimentation, wind erosion, and fugitive dust. Particularly in hillside areas, new roadways, and trails should follow natural contours to minimize grading.	**Consistent.** According to the LHMP Moreno Valley Slope Analysis, the Project Site and its surrounding land uses do not have any significant slope. Additionally, grading plans will include appropriate erosion mitigation measures.

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

Zoning for the Project Site is Downtown Center (DC) which allows up to 20 DU/AC on the Project Site on the periphery of the DC (CMVMC 9.07.010B). The Project proposes commercial uses which would be consistent with the DC land use designation. Therefore, the Proposed Project is consistent with the General Plan's goals and policy's and will not significantly detriment the Project Site's environment or surrounding land uses.

Sources:

1. Moreno Valley General Plan, adopted June 15, 2021
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021
   - Section 5.12 – Population and Housing

XII. MINERAL RESOURCES – Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

Response: No Impact

The Project Site is vacant and undeveloped. The mineral resources known to occur within the City of Moreno Valley include sand, gravel and rock used in making concrete and as road base. According to the City's General Plan, one recently active sand and gravel quarry is known to occur within the City's sphere of influence: the Jack Rabbit Canyon Quarry. The Jack Rabbit Canyon Quarry was inactive as of 2001 and is located in a drainage course at the northeast corner of Jack Rabbit Trail and Gilman Springs Road approximately 6.5 miles west of the Project Site. According to the Department of Conservation Mineral Lands Classification interactive map and General Plan, the Project Site is located within an area classified as MRZ-3. MRZ-3 areas are considered to have a moderate potential for the discovery of economic mineral deposits. The Project Site has a current General Plan land use designation of Commercial and zoning of Downtown Center (DC). Mineral resource mining would not be compatible with the surrounding land uses and the General Plan designation for the Project Site. Moreover, the Proposed Project's demand for mineral resources will be considered less than significant due to the readily available aggregate resources in the Southern California region. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

Response: No Impact

As discussed previously, there are no significant mineral resources or mineral extraction process facilities on or near the site. The City previously planned for development of the Project Site and a Downtown Center Concept Area. Implementation of the Proposed Project would not result in the loss of availability of a known locally significant mineral resource. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

Sources:

1. Department of Conservation Mineral Lands Classification, https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc
2. Moreno Valley General Plan, adopted June 15, 2021
   - Chapter 7 – Conservation Element – Section 7.9 – Mineral Resources
3. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021
   - Section 4.12 – Mineral Resources

XIII. NOISE – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐

Response: Less than Significant Impact

A Noise Impact Analysis prepared by Ganddini Group Inc. was completed on July 7, 2023 (see Appendix H). The Noise Study determines the noise exposure and the necessary noise mitigation measures for the Proposed Project. The noise study was prepared to satisfy applicable City of Moreno Valley noise standards and significance criteria based on Appendix G of the CEQA Guidelines. The Noise Study is available for review at the City of Moreno Valley Community Development Department and results of the study are summarized herein.

Environmental noise descriptors are generally based on averages, rather than instantaneous, noise levels. The most used metric is the equivalent level (L_{eq}). Equivalent sound levels are not measured directly but are calculated from sound pressure levels typically measured in A- weighted decibels (dBA). The equivalent sound level (L_{eq}) represents a steady state sound level containing the same total energy as a time varying signal over a given sample period and is commonly used to describe the "average" noise levels within the environment.

<u>Construction Noise</u>

Construction noise is regulated within Sections 8.14.040 and 11.80.030(D)(7) of the City of Moreno Valley Municipal Code (see Regulatory Setting section of the Noise Report). Accordingly, the project would result in a significant impact if:

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

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

Project construction noise levels at nearby sensitive receptors were calculated using the FTA methodology. Construction noise modeling worksheets for each phase are provided in Appendix H Anticipated noise levels during each construction phase are presented in Table 10 of the Noise Study.

Table 10 of the Noise Study (referenced in Appendix H, shows that modeled construction noise levels reach up to 59 dBA Leq at the nearest school property line to the northeast, 74.1 dBA Leq at the nearest residential property line to the east, 70.8 dBA Leq at the nearest residential property line to the south, 65.8 dBA Leq at the nearest hospital property line to the west, and 66.7 dBA Leq at the nearest medical office property line to the northwest of the Project Site.

Based on the modeled construction noise levels (, construction noise levels are estimated to reach up to 74.1 dBA Leq at the nearest receptor. Therefore, the Proposed Project would not exceed City-established standards relating to construction noise of 80 dBA Leq at residential uses and 85 dBA Leq at commercial uses. Construction-related noise impacts are less than significant and no mitigation is required.

Stationary Source Noise

Stationary noise source standards are established within Section 11.80.030-2 of the City of Moreno Valley Municipal Code. Accordingly, the project would result in a significant impact if:

- The project operational noise exceeds the City-established noise standards that apply to project. Project generated on-site noise may not 60 dBA Leq during the daytime (8:00 AM to 10:00 PM) and 55 dBA Leq during nighttime hours (10:01 PM to 7:59 AM) at residential land uses; or exceed 65 dBA Leq during the daytime (8:00 AM to 10:00 PM) and 60 dBA Leq during nighttime hours (10:01 PM to 7:59 AM) at commercial land uses (City of Moreno Municipal Code 11.80.030).

Noise levels at nearby sensitive receptors were determined based on the SoundPLAN acoustical model developed for the project. SoundPLAN modeling worksheets are provided in the Noise Impact Analysis.

The project will not exceed City-established daytime noise standards at the existing residential lots but would exceed nighttime noise standards at residential lots located south of the project site if the car wash is operated during nighttime hours. Impacts will be less than significant by limiting hours of operation of the proposed car wash and associated vacuums. The car wash shall not be in operation between 10:00 PM and 8:00 AM.

Mobile Source Noise

Project Operational Mobile Source Noise

Roadway noise levels were calculated at roadways included in the *Beyond Food Mart (Oliver and Iris) Traffic Impact Analysis* (Ganddini Group, Inc., April 14, 2023) and based on the FHWA Traffic Noise Prediction Model methodology. During operation, with incorporation of pass-by trip reductions, the proposed project is expected to generate approximately 4,346 average daily trips with 155 trips during the AM peak-hour and 185 trips during the PM peak-hour. Roadway noise levels were calculated for the following scenarios:

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

- Existing (without Project): This scenario refers to existing year traffic noise conditions.
- Existing Plus Project: This scenario refers to existing year plus project traffic noise conditions.

Table 11 of the Noise Study (referenced in Appendix H) shows the change in existing roadway noise levels with the addition of project-generated operational trips.

Modeled existing traffic noise levels range between 58-76 dBA CNEL and the modeled Existing Plus Project traffic noise levels range between 59-76 dBA CNEL at the right-of-way of each study roadway segment. All the modeled roadway segments, other than John F Kennedy Way east of Moreno Beach Drive, are below the lowest threshold of a 1.5 dB increase. The modeled existing noise level along the roadway segment of John F Kennedy Way east of Moreno Beach Drive is 64.5 dBA CNEL and the project generated vehicle trips are anticipated to increase the noise level along this roadway segment by approximately 1.7 dBA CNEL. Therefore, the appropriate threshold for this roadway segment is an increase of 3 dB. The approximately 1.7 dB increase along John F Kennedy Way is below the 3 dB increase threshold.

The addition of project trips is not expected to change noise levels in excess of the applicable threshold at any of the study roadway segments. The project impact is less than significant; no mitigation is required.

Construction Mobile Source Noise

Construction truck trips would occur throughout the construction period. Given the project site's proximity to the 215 Freeway and State Route 60, it is anticipated that vendor and/or haul truck traffic would take the most direct route to the appropriate freeway ramps.

Iris Avenue currently handles approximately 16,000 average daily vehicle trips and Oliver Street currently handles approximately 2,300 average daily vehicle trips in the vicinity of the project site.8 According to the CalEEMod modeling in the Air Quality Study prepared for the Proposed Project (Lilburn, 2023), the greatest number of construction-related vehicle trips per day would be during the demolition and paving phases of construction at up to 13 vehicle trips per day (12.5 worker trips per day for both demolition and paving). Therefore, vehicle traffic generated during project construction is nominal relative to existing roadway volumes and would not result in the doubling of traffic volume necessary to increase noise levels by 3 dBA. The Proposed Project would have a less than significant; no mitigation is required.

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

Response: Less than Significant Impact

In relation to the Environmental Checklist noise issue "b", the City of Moreno Valley has not established thresholds of significance concerning groundborne vibration. In the absence of City-established thresholds, groundborne vibration impacts are based on guidance from the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual (FTA, September 2018) (see Regulatory Setting section). Accordingly, the project would result in a significant impact if:

- Groundborne vibration levels generated by the project have the potential to cause architectural damage at nearby buildings by exceeding the following PPV:

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

- 0.10 in/sec at buildings extremely susceptible to vibration damage
- 0.20 in/sec at non-engineered timber and masonry buildings
- 0.30 in/sec at engineered concrete and masonry (no plaster) buildings
- 0.50 in/sec at reinforced-concrete, steel or timber (no plaster) buildings

- Groundborne vibration levels generated by the project have the potential to cause annoyance at sensitive receptors by exceeding 72 VdB.

Based on the groundborne vibration modeling, use of a vibratory roller is expected to generate a PPV of 0.021 in/sec and use of a bulldozer is expected to generate a PPV of 0.009 in/sec at the closest off-site building, a residential use located approximately 115 feet east of the Project Site. Other equipment anticipated to be used during project construction generate lower PPV. Therefore, groundborne vibration generated by project construction would not exceed the levels necessary to cause architectural damage. Use of vibratory rollers could theoretically exceed the threshold for annoyance due to vibration (72 VdB at offsite residential sensitive uses) at the existing residential receptor to the east of the project site, and residents may be temporarily annoyed. However, perceptibility of construction vibration would be temporary and would only occur while vibratory equipment is utilized within 21 feet of the project property lines in proximity of the residential use to the east. Furthermore, this impact would only occur during daytime hours. The most substantial sources of groundborne vibration during post-construction project operations will include the movement of passenger vehicles and trucks on paved and generally smooth surfaces. Loaded trucks generally have a PPV of 0.076 at a distance of 25 feet (Caltrans 2020), which is a substantially lower PPV than that of a vibratory roller (0.210 in/sec PPV at 25 feet). Therefore, groundborne vibration levels generated by project operation would not exceed those modeled for project construction and the Proposed Project would result in a less than significant impact. No mitigation is required.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Response: No Impact

The closest airport to the Project Site is the March Air Reserve Base/Inland Port Airport, with airport runways located as close as approximately 2.26 miles to the west/southwest of the Project Site. The City of Moreno Valley 2040 General Plan Map S-7, Airport Land Use Compatibility Zones and the Riverside County Airport Land Use Commission March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan Map MA-1 (ALUCP 2014), show that the Project Site is outside of both the airport influence areas as well as the airport's compatibility zones. Therefore, the Proposed Project would not expose people residing or working in the area to excessive noise levels. There is no impact, and no mitigation is required.

Sources:

1. Noise Impact Analysis. Ganddini Group Inc. July 7, 2023.
2. Moreno Valley General Plan, adopted June 15, 2021
3. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code • Section 9.10.140 Noise and Sound 5. Moreno Valley Municipal Code Chapter 11.80 Noise Regulations				
XIV. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	☐	☐	☒	☐

Response: Less than Significant Impact

During the construction process, the Proposed Project would create short-term construction jobs and are anticipated to be filled primarily by workers who reside in the Project vicinity. The Proposed Project would generate a maximum of 12 employees. New employment opportunities are projected to be filled by local residents who reside in or near the City of Moreno Valley. The current city unemployment rate is 4.8%.[3] A large influx of new residents to the City due to the Proposed Project is not expected.

The Proposed Project will not have a direct effect on population growth within the City. The Proposed Project would generate employment opportunities but is not expected to induce substantial growth in the City or region beyond the growth forecasts detailed in the City's General Plan or SCAG's regional growth forecasts since the Proposed Project is consistent with the existing land use and zoning designations (i.e., Commercial). Therefore, a less than significant impact related to this issue, and no mitigation is required.

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

Response: No Impact

The Proposed Site is currently vacant and does not contain any residences that would be removed as a result of the Proposed Project. Therefore, the Proposed Project would not displace a substantial number of existing housing or residences so as to necessitate the construction of replacement of housing. No impact would occur with respect to the displacement of existing housing, and no mitigation is required.

Sources:

1. Moreno Valley General Plan, adopted June 15, 2021
   - Chapter 2 – Community Development Element – Section 2.1 – Land Use
   - Chapter 8 – 2014 – 2021 Housing Element
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021
   - Section 5.12 – Population and Housing
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
4. U.S. Bureau of Labor Statistics. bls.gov , accessed July 19, 2023.

[3] U.S. Bureau of Labor Statistics. bls.gov , accessed July 19, 2023.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES – Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	☐	☐	☒	☐

Response: Less than Significant Impact

The Proposed Project would place a Beyond Food Mart on undeveloped land. The City of Moreno Valley Fire Service contracts with the Riverside County Fire Department Services. Fire Station 91 (College Park) is the closest station to the site located at 16110 Lasselle Street approximately 1.4 miles southwest. Fire Station 91 houses one 75-foot ladder truck, one second line engine and a breathing support. Because the Project proposes a fueling station, fire services may be needed at a quick response time. According to the City's General Plan, a five-minute response time is considered to be the maximum time standard for serving urban and suburban uses. However, the need for fire services to the Project Site is considered unlikely. Considering this, the Proposed Project will have a less than significant impact on fire protection. No mitigation is required.

ii) Police protection?	☐	☐	☒	☐

Response: Less than Significant Impact

The Project includes the development of a Beyond Food Mart on the northwest corner of Iris Avenue and Oliver Street. Police services are provided by the Moreno Valley Police Department (MVPD) which has 162 sworn officers and a current officer to population ration of 0.9 officers per 1,000 populations. The nearest police station is located at 22850 Calle San Juan De Los Lagos approximately 4.8 miles west northwest of the project site. The Project could introduce a maximum of 12 new employees to the City, which would incrementally increase the need for police. Therefore, development of the Proposed Project would have a less than significant impact on police protection. No mitigation is required.

iii) Schools?	☐	☐	☐	☒

Response: No Impact

The Project Site is located within the boundaries of Moreno Valley Unified School District (MVUSD) and is near several schools. The closest school is Landmark Middle School is located four tenths (0.4) of a mile northeast of the Project Site, at the intersection of Oliver Street and John F Kennedy Drive. Other school establishments located near the Project Site are La Jolla Elementary School, Moreno Valley College, Ridge Crest Elementary School, Valley Christian Academy, and Vista del Lago High School.

The increase in employment from the Proposed Project is anticipated to be fulfilled by the local, existing population. Additionally, the Beyond Food Mart development would not generate school aged children. Therefore, no impact would occur related to this issue and no mitigation is required.

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

Response: No Impacts

The City of Moreno Valley currently operates approximately 482 acres of parks within the City boundaries. The City has established a park service standard of 3.0 acres of parkland per 1,000 residents to ensure that access to parks is adequate and commensurate with the size of the community. The nearest parks to the Project Site are Celebration Park and Fairway Park, both being approximately half (0.5) a mile northeast of the Project Site. Implementation of the Proposed project would not induce residential development and would not significantly increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of any facilities would result. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

v) Other public facilities?	☐	☐	☒	☐

Response: Less than Significant Impact

Implementation of the Proposed Project would not induce population growth in the City of Moreno Valley or adversely affect other public facilities or require the construction of new or modified facilities. The Proposed Project is not expected to have a significant impact on public facilities or services, such as libraries, community recreation centers, and/or animal shelters. The Proposed Project would introduce a maximum of 12 employees into the City. Because the Proposed Project would not introduce a substantial amount of population into the City of Moreno Valley, development of the Proposed Project would have a less than significant impact. No mitigation is required.

Sources:

1. Moreno Valley General Plan, adopted June 15, 2021
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
4. City of Moreno Valley Police Department. https://moval.gov/departments/police/dept-zone-policing.html
5. Moreno Valley Unified School District. DIF. https://www.mvusd.net/apps/pages/index.jsp?uREC_ID=786774&type=d&pREC_ID=1181763

XVI. RECREATION – Would the project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒

Response: No Impact

The Proposed Project includes the construction of a Beyond Food Mart on the corner of Iris Avenue and Oliver Street. The Project would generate a maximum of 12 employees and may contribute to residents working and living in the City of Moreno Valley. The closest parks to the Proposed Project are the Fairway Park and Celebration Park approximately half a mile (0.5)

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

mile north of the Project Site. The Project would be required to pay development fees to offset the impact to parks and recreation. Therefore, with the development of the Proposed Project, it will not create a significant increase in the use of existing neighborhood, regional parks, or other recreational facilities, with a less than significant impact related to this issue. No mitigation is required.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	☐	☐	☐	☒

Response: No Impact

The Proposed Project does not include any recreational facilities or parkland. Furthermore, the Project does not include any residential development and will not directly increase population associated with the Proposed Project. The Project will also be required to pay applicable development fees to offset the impact to parks and recreation. Therefore, the construction or expansion of recreational facilities in the absence of a population increase is not necessary. No impact would occur regarding this issue. No mitigation is required.

Sources:

1. Moreno Valley General Plan, adopted June 15, 2021
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code

XVII. TRANSPORTATION – **Would the project:**				
a) Conflict with program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐

Response: Less than Significant Impact

A Traffic Impact Analysis (TIA) dated May 12, 2023 (see Appendix I), and a Vehicle Miles Traveled (VMT) Screening Assessment dated April 11, 2023 (see Appendix J) was orchestrated by Ganddini Group, Inc. and is available for review at City offices. The TIA and VMT Assessment analyzed the Site Plan, which is a 1.31-acre lot to be developed with a 7,460 sf convenience store, an eight island fueling station with a 5,979 sf canopy, and a sf drive-thru car wash. As detailed in Table 9 below, the Proposed Project is forecast to generate 4,346 daily trips, including 155 trips occurring during the a.m. peak hour and 185 trips occurring during the p.m. peak hour (see Appendix J).

Table 9
Project Trip Generation

Land Use	Units	A.M. Peak Hour			P.M. Peak Hour			Daily Trips
		In	Out	Total	In	Out	Total	
Gasoline Station with Convenience Market and Car Wash	16 Fueling Stations	78	77	155	93	92	185	4,346
Trip Generation								

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

Regional access to the Project Site is provided by State Route 60 approximately 3.0 miles to the north and Interstate 215 approximately 5.0 miles to the west of the Project Site. Local north-south circulation is provided by Nasson Street, Oliver Street, Via Del Lago, and Moreno Beach Drive; and east-west circulation is provided by Iris Avenue and John f Kennedy Drive.

Nasson Street: This four-lane divided roadway trends in a north-south direction and is classified as a Divided Arterial (four-lane divided roadway with 8-foot shoulders) on the City of Moreno Valley circulation system in the study area. On-street parking appears to be restricted in the Project vicinity. Class II bike lanes are on both sides of the roadway in the Project vicinity. Sidewalks are provided on the east side of the roadway in the Project vicinity.

Oliver Street: This two-lane undivided to four-lane undivided to four-lane divided roadway trends in a north-south direction and is classified as a Minor Arterial (four-lane divided or undivided roadway with 5 to 8-foot shoulders) a on the City of Moreno Valley General Plan Circulation Element in the project vicinity north of Iris Avenue and is unclassified south of Iris Avenue. On-street parking does not appear restricted in the study area, except at the Landmark Middle School bus loading zone. Currently, there are no designated bicycle facilities in the project vicinity; however, marked Class II bike lanes are proposed for this roadway on the master plan. Sidewalks are provided on both sides of the roadway in the Project vicinity.

Via Del Lago: This four-lane divided roadway trends in a north-south direction and is unclassified on the City of Moreno Valley General Plan Circulation Element in the study area. On-street parking is restricted in the Project vicinity. A Class II bike lane is on the west side of the roadway in the Project vicinity, and a marked shared bike-auto lane is on the east side of the roadway. Sidewalks are not provided on either side of the roadway.

Moreno Beach Drive: This six-lane divided roadway trends in an east-west direction and is classified as a Divided Major Arterial (six-lane divided roadway with 8-foot shoulders) on the City of Moreno Valley General Plan Circulation Element in the study area. On-street parking appears to be restricted in the Project vicinity. Class II bike lanes are on both sides of the roadway in the Project vicinity. Sidewalks are provided on both sides of the roadway.

Iris Avenue: This six-lane divided roadway trends in an east-west direction and is classified as a Divided Major Arterial (six-lane divided roadway with 8-foot shoulders) on the City of Moreno Valley General Plan Circulation Element in the study area. On-street parking appears to be restricted in the Project vicinity. Class II bike lanes are on both sides of the roadway in the Project vicinity.

John F Kennedy Drive: This two-lane divided to four-lane undivided roadway trends in an east-west direction and is classified as a Minor Arterial (four-lane divided or undivided roadway with 5 to 8-foot shoulders) a on the City of Moreno Valley General Plan Circulation Element in the study area. On-street parking appears to be restricted in the Project vicinity. Currently, Class II bike lanes are west of Moreno Beach Drive and Class III bike routes are east of Moreno Beach Drive. Sidewalks are provided on both sides of the roadway.

Transit Facilities:
Route 20 runs along Iris Avenue and Moreno Beach Drive. The closest bus stop to the Project is at the northwest corner of Iris Avenue in front of the Project location.

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

Bicycle Facilities Master Plan:
According to the General Plan Bicycle Master Plan, there are proposed bike facilities on Oliver Street and existing bike lanes on Iris Avenue, Nasson Street, Via Del Lago, Moreno Beach Drive, and John F Kennedy Drive.

Designated Truck Routes:
There are no designated truck routes encompassing the Project Site.

Pedestrian Facilities:
Currently, there are no sidewalks or other pedestrian accessible amenities surrounding the Project Site. However, the Proposed Project site plan includes an approximate six-foot-wide sidewalk on the south an eastern portion of the Project Site.

The TIA states the study intersections are forecast to operate within acceptable Levels of Service (C or better) during the peak hours for all analysis scenarios. Therefore, the Proposed Project is forecast to result in no substantial transportation effects relating to Level of Service operations for all analysis scenarios.

The Proposed Project would not impede the implementation of City programs supporting walking, bicycling, and use of buses. Therefore, the Proposed Project would not conflict with any adopted transportation policies, no impact associated with this issue would occur and no mitigation is required.

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐

Response: Less than Significant Impact

The Proposed Project is forecast to generate a total of approximately 4,346 new daily trips, including 155 new trips during the AM peak hour and 185 new trips during the PM peak hour. Project design features involve improvements necessary to provide Project Site access. To maintain sufficient storage capacity for the eastbound left-turn lane at the Oliver Street/Iris Avenue intersection, it is recommended that the raised median on the eastbound Iris Avenue approaching Oliver Street be modified to provide a minimum of 285 feet of storage for the left-turn pocket.. Additionally, the Vehicle Miles Traveled Screening Analysis, completed April 11, 2023, concludes that the Proposed Project satisfies the City-established VMT screening criteria as adopted by the City of Moreno Valley and is anticipated to result in a less than significant VMT impact.

Therefore, the Proposed Project is presumed to have a less than significant impact on VMT and no additional VMT modeling or mitigation measures are required. As such, the Proposed Project shall not conflict or be inconsistent with the CEQA Guidelines Section 15064.3, subdivision (b).

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐

Response: Less than Significant Impact

The Project is on a 1.31-acre vacant lot located on one corner of a major intersection with no long roadway segments within the property. The design of roadways must provide adequate

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

sight distance and traffic control measures. This provision is normally realized through roadway design to facilitate roadway traffic flows. Roadway improvements in and around the Project Site would be designed and constructed to satisfy all City requirements for street widths, corner radii, intersection control as well as incorporate design standards tailored specifically to site access requirements. Adherence to applicable City requirements would ensure the proposed development would not include any sharp curves or dangerous intersections. Therefore, no substantial increase in hazards due to a design feature would occur, resulting in a less than significant impact. No mitigation is required.

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

Response: No Impact

The Moreno Valley Police Service (located at 22850 Calle San Juan De Los Lagos) is approximately 4.8 miles northwest of the Project Site, and the Moreno Valley Fire Department Station 74 (located at 16110 Lasselle Street) is approximately 1.4 miles southwest of the Project Site. Traffic associated with Project construction may have a temporary effect on existing traffic circulation patterns. The Proposed Project is in an urban setting and direct access to the site will be available via Iris Avenue and Oliver Street which would also accommodate emergency services and evacuation routes. Additionally, the I-60 and I-215, are both within five miles of the Project Site, should the area need to be evacuated. Due to the proximity of emergency services, the urban setting, and availability of access to the site, impacts to emergency access will be less than significant. The Proposed Project will also comply with all of the City's requirements for emergency access. Therefore, there no significant impacts would occur and no mitigation is required.

Sources:

1. Traffic Impact Analysis Ganddini Group Inc. May 2023.
2. Vehicle Miles Traveled Screening Assessment. Ganddini Group Inc. April 2023.

3. Moreno Valley General Plan, adopted June 15, 2021
   - Chapter 5 Circulation Element
4. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021
   - Section 5.2 – Traffic/Circulation
5. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
6. Moreno Valley Municipal Code Chapter 3.18 Special Gas Tax Street Improvement Fund
7. Moreno Valley Master Bike Plan, adopted January 2015
8. Riverside County Transportation Commission, Congestion Management Program, December 14, 2011

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☐	☒	☐	☐

Response: Less than Significant with Mitigation Incorporated

California Assembly Bill 52 (AB52) was approved by Governor Brown on September25, 2014. AB52 specifies that CEQA projects with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource may have a significant effect on the environment. As such, the bill requires lead agency consultation with California Native American tribes traditionally and culturally affiliated with the geographic area of a proposed project, if the tribe requested to the lead agency, in writing, to be informed of proposed projects in that geographic area. The legislation further requires that the tribe-requested consultation be completed prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project.

A Phase I Cultural Resources Assessment of Master Plot Plan No. PEN22-0238 and Conditional Use Permit No. PEN 22-0176, dated April 2023, was conducted by a Cultural Resources Consultant, Jean A. Keller. The investigation confirmed that the Project Site does not contain any features or resources listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources. The Project Site is located in a well-studied area with 11 previous cultural resource studies have been conducted within a one-mile radius, and 22 cultural resource properties been recorded, one of which is located on the Project Site (see Section V). The remaining 21 resource properties encompassing the Project Site are Native American milling locations, including one site having a small rock shelter and midden. Five sites only have a single milling slick, indicating the use by an individual in processing plant food (seed) resources. The remainder have multiple milling features, generally indicating that a small group worked together processing resources or that these were site visited over several seasons and used by a multiple of individuals.

A Sacred Land File report was conducted February 14, 2023, by the Native American Heritage Commission (NAHC). Based on the provided USGS quadrangle information, the search had negative results.

During AB 52 consultation with the City of Moreno Valley, seven tribes were contacted concerning the development of the Proposed Project. The Aqua Caliente Band of Mission Indians and the San Manuel Band of Mission Indians contacted the City regarding the Proposed Project. The Agua Caliente Band of Cahuilla Indians determined that their concerns had been addressed. The San Manuel Band of Mission Indians (SMBMI) determined that the Project Site is outside of Serrano ancestral territory

Therefore, the implementation of **Mitigation Measures CUL-1**, would reduce impacts to Tribal Cultural Resources 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, to less than significant.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Response: Less than Significant with Mitigation Incorporated

A Sacred Land File report was conducted February 14, 2023, by the Native American Heritage Commission (NAHC). Based on the provided USGS quadrangle information, the search had negative results.

During AB 52 consultation with the City of Moreno Valley, the Agua Caliente Band of Cahuilla Indians determined that their concerns had been addressed. The San Manuel Band of Mission Indians (SMBMI) determined that the Project Site is outside of Serrano ancestral territory. However, to ensure no significant impacts to Tribal Cultural Resources occur, implementation of **Mitigation Measures CUL-1 will be required.**

Sources:

1. Moreno Valley General Plan, adopted July 11, 2006
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
4. Moreno Valley Municipal Code Title 7 – Cultural Preservation
5. Cultural Resources Inventory for the City of Moreno Valley, Riverside County, California, prepared by Daniel F. McCarthy, Archaeological Research Unit, University of California, Riverside, October 1987 (*This document cannot be provided to the public due to the inclusion of confidential information pursuant to Government Code Section 6254.10.*)

XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐

Response: Less than Significant Impact

Water Infrastructure

Less Than Significant Impact: Water demand for the Proposed Project would be met by the existing Eastern Municipal Water District (EMWD) water distribution system. The project would connect to an existing water line located on Iris Avenue. The EMWD has provided a will serve letter dated November 14,2022 stating it has the capability to provide water service for the

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

Proposed Project.[4] Therefore, development of the Project would not result in the relocation or construction of new or expanded water facilities that would impact the environment, resulting in a less than significant impact; no mitigation is required.

Wastewater

Less Than Significant Impact: Wastewater collection and treatment would be provided by EMWD. The District is responsible for the collection, transmission, treatment, reclamation, and disposal of wastewater within its service area, which includes the City of Moreno Valley. Wastewater from the Proposed Project would discharge to the existing sewer lines in Iris Avenue. EMWD operates and maintains four Publicly Owned Treatment Works (POTWs) located in San Jacinto, Moreno Valley, Temecula, and Perris. The Moreno Valley Regional Water Reclamation Facility provides service for the area of the Project Site. The plant treats approximately 11.5 Million Gallons Per Day (MGD), has a current capacity of 16 MGD, with an ultimate capacity of 18 MGD. Sufficient capacity exists to meet demands of the Proposed Project; a Will Serve letter from EMWD is on-file with the City.[5] Impacts would be less than significant impact, and no mitigation is required.

Storm Drainage

Less Than Significant Impact: Within the Project Site, the highest point is along the southerly property line closest to the southeast corner and the existing low point is along the northern property line, close to the northeast corner. The commercial car wash facilities shall be designed such that no runoff from the facility is discharged to the off-site storm drain system. Development of the Proposed Project would result in new impervious surfaces on-site. The Proposed Project will include an underground infiltration basin with a retention volume of 15,237 CF, located in the northwest side of the Project Site. Additionally, proposed storm drain laterals will collect water from the landscape swale. Proposed storm drain lines will run along the drive aisles and drain northwest toward the proposed underground infiltration chambers. As such, direct infiltration of storm water from impervious surfaces would be captured and would allow for groundwater recharge.

Therefore impacts would be less than significant related to storm water runoff or storm drain systems and no mitigation is required.

Electric Power

Less Than Significant Impact: In 2001, the Moreno Valley City Council established the Moreno Valley Utility (MVU). The utility served its first customers on February 6, 2004 in the Promontory Park subdivision at Cactus Avenue and Moreno Beach Drive. MVU serves over 6,500 customers within its service area. The Project would connect to the existing Moreno Valley Utility (MVU) electrical distribution facilities that are adjacent to the Project Site and would not require the construction of new electrical facilities resulting in a less than significant impact, and no mitigation is required.

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[4] EMWD Will Serve Letter dated November 14, 2022

[5] Will Serve Letter from EMWD, November 14, 2022

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

Natural Gas

Less Than Significant Impact: Southern California Gas Company (SoCalGas) provides natural gas service to the vicinity and the Project Site. Therefore, the Proposed Project will receive natural gas from SoCalGas by connecting to the existing line along Iris Avenue, south of the Project Site. The existing SoCalGas facilities are expected to sufficiently serve the increased demand of natural gas. In 2021, the Commercial sector of the Southern California Gas Company planning area consumed 98.293612 million therms of natural gas. Based on the CalEEMod emission output tables for the Proposed Project, the estimated natural gas demand is 1,552.59 therms of natural gas per year. The Proposed Project's estimated annual natural gas consumption compared to the 2020 annual natural gas consumption of the overall Industry Sector in the Southern California Gas Company Planning Area would account for approximately 0.0015795 percent of total natural gas consumption. Therefore, the natural gas demand from the Proposed Project would represent an insignificant percentage to the overall demand in SoCalGas' service area, and no mitigation is required.

Telecommunications

Less Than Significant Impact: Development of the Project would require a connection to telecommunication services for internet service and phone service. Connection to existing services is available adjacent to the Project Site at Iris Avenue. The Proposed Project's demand for services is anticipated to be minimal based on the uses proposed. Therefore, development of the Project would not require the relocation or construction of new communications facilities resulting in a less than significant impact, and no mitigation is required.

The Proposed Project would be an acceptable use within the Commercial land use category. Therefore, the Proposed Project is not anticipated to require or result in the relocation or construction of new expanded water, wastewater treatment, storm water drainage, electrical power, natural gas, or telecommunications facilities; the construction or relocation of which could cause significant environmental effects. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐

Response: Less than Significant Impact

According to the Eastern Municipal Water District's Urban Water Management Plan (UWMP) prepared by Water Systems Consulting, Inc. in 2021, EMWD has a diverse portfolio of local and imported water supplies. Local supplies include recycled water, potable groundwater, and desalinated water. Additionally, the EMWD receives imported water from the Metropolitan Water District of Southern California. During a multiple dry-year period, the EMWD's total water supply is projected to be 184,700 acre-feet (AF) by 2040, while the total water demand is projected to be 184,700 AF in the same year, resulting in neither surplus nor deficit. The Proposed Project is an acceptable use within the Planned Commercial land use area. As identified in the UWMP, the EMWD has the ability to meet current and projected water demands through 2040 during normal, historic single-dry and historic multiple-dry year periods using imported water from Metropolitan Water District (MWD) with existing supply resources. Additionally, the anticipated available water supply within EMWD's service area would be

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
greater than the demand for water in the future, which indicates that EMWD has available capacity to serve the Project without requiring the construction of new water facilities beyond those that would be developed within the Project site to serve the future residences. Therefore, because the Proposed Project has sufficient water sources, and will not significantly impact the City of Moreno Valley's water supply, impacts are considered less than significant, and no mitigation measures are required.				
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
Response: Less than Significant Impact Wastewater flows from the Project Site would be collected and treated by EMWD and would be conveyed to the Moreno Valley Regional Water Reclamation Facility (MVRWRF) located in the southwestern portion of the City. EMWD has provided a Will Serve letter dated November 14, 2022 indicating it is willing to provide water and sewer service to the Proposed Project. The Proposed Project would not require the construction of a new water or wastewater treatment facilities or expansion of existing facilities, which could cause significant environmental effects; and impacts related to this issue would be considered less than significant. No mitigation is required.				
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
Response: Less than Significant Impact Solid waste collection is a "demand-responsive" service and current service levels can be expanded and funded through user fees without difficulty. Solid waste generated by the Proposed Project will be disposed of in the Riverside County Waste Management Department's Badlands Landfill located at 31125 Ironwood Avenue approximately 5 miles northeast of the Project Site. The Badlands Sanitary Landfill has a maximum daily permitted throughput of 5,000 tons per day, a remaining capacity of 7,800,000 cubic yards, and an estimated cease operation date in 2059. Based on the CalRecycle Solid Waste Generation Rates, the 57,064 square-foot Project Site is expected to generate approximately 285.32 lbs of solid waste per day or 0.14 tons per day. As adequate daily surplus capacity exists at the receiving landfill, development of the Proposed Project would not significantly impact current operations or the expected lifetime of the landfill serving the project area. Therefore, a less than significant impact would occur, and no mitigation is required.				
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒
Response: No Impact All land uses that generate waste within the City of Moreno Valley during construction and operations are required to coordinate with the City's contracted waste hauler, Waste Management Inc., to schedule waste and recycling pickup as established in applicable local,				

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

regional, and state programs that mandate recycling, organic waste diversion, and other practices result in reduced waste generation. With the passage of AB 341, each jurisdiction in California is required to meet the mandatory state diversion goal of 75% by and after the year 2020.

In addition, the City's Building Code requires the Project Applicant to complete and submit a Waste Management and Recycling Plan for approval prior to issuance of building permits. This Waste Management and Recycling Plan would identify the Project type and would estimate the amount of materials to be recycled during construction. Set forth in Section 5.408.1 of the California Green Code, it is required that demolition and construction activities recycle or reuse a minimum of 65 percent of the nonhazardous construction and demolition waste.

Additionally, the Proposed Project would be required to complete a Diversion Report for review by the City's Building Department to demonstrate that the required recycling minimum percent of its construction waste. All development within the City is required to comply with applicable elements of AB 1383, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), Title 8.80 Recycling and Diversion of Construction and Demolition Waste of the City Municipal Code, AB 341 establishing a 75% diversion goal statewide, and other local, state, and federal solid waste disposal standards, thereby ensuring that the solid waste stream to the waste disposal facilities is reduced in accordance with existing regulations. Therefore, the Proposed Project would be required to comply with all regulations related to solid waste under federal, state, and local statutes resulting in no impact.

Sources:

1. Moreno Valley General Plan, adopted June 15, 2021.
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
4. Moreno Valley Municipal Code Chapter 8.10 Stormwater/Urban Runoff Management and Discharge Controls
5. Moreno Valley Municipal Code Section 8.21.170 National Pollutant Discharge Elimination System (*NPDES*).
6. Moreno Valley Municipal Code Chapter 8.80 – Recycling and Diversion of Construction and Demolition Waste
7. California Department of Conservation, CalRecycle Database.
8. Eastern Municipal Water District. Public Map Portal. https://mapportal.emwd.org/
9. Eastern Municipal Water District "Will Serve" Letter dated November 14, 2022
10. Eastern Municipal Water District Urban Water Management Plan. July 1, 2021
11. Riverside County. Gas Transmission Pipeline Interactive Map. https://socalgas.maps.arcgis.com/apps/webappviewer/index.html?id=aaebac8286ea4e4b8e425e47771b8138

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, **would the project:**				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

Response: No Impact

The Project Site is not located within a Fire Hazard Severity Zone, as identified by the Moreno Valley General Plan, Map S-5: Fire Hazard Severity Zones. The nearest fire hazard zone to the Project Site is located approximately 0.3 miles southeast of the site in the Bernasconi Hills. The Moreno Valley Local Hazard Mitigation Plan (LHMP) (Figure 12-2) identifies that Iris Avenue and Oliver Street are both Primary Evacuation Routes. Additionally, The General Plan states that I-215 and SR-60 are both major roadways that would constitute evacuation routes in the event of an emergency. The Project Site is located within a Local Response Area (LRA) and surrounded by developed property (residential) to the southeast with vacant property routinely disked for weed abatement to the northwest.[6] Due to the site being surrounded by developed property and vacant property devoid of native vegetation (i.e., fuel), there is a significantly minimized threat of wildfires occurring in the surrounding area. In addition, Riverside County Fire Department 91 is located at 16110 Lasselle Street, approximately 1.35 miles from the Project Site provides urban fire response. Therefore, development of the Proposed Project would not substantially impair an adopted emergency response plan or emergency evacuation plan in the case of a wildfire, and the Project would not have a significant effect on any emergency response or evacuation procedures; no mitigation measure are required.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒

Response: No Impact

The Project Site is not located within a Fire Hazard Severity Zone. The Project Site is primarily flat, and construction of the Proposed Project would include pre-construction grading. Additionally, the site is located within a predominately developed region with no wildlands located on or adjacent to the Project Site. Typically, wildland fire hazards are of concern where development is adjacent to wildland areas, otherwise known as Wildland Urban Interface. The Project Site is not within any Wildland Urban Interface areas, as identified in the California Department of Forestry and Fire Protection's Fire and Resource Assessment Program (FRAP). Therefore, the Project would not exacerbate wildfire risks, thereby exposing Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire, and no impacts would occur.

[6] CALFIRE FHSZ Viewer: https://egis.fire.ca.gov/FHSZ/

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒

Response: No Impact

The Project Site is currently vacant and consists of a mix-ruderal plant community. Implementation of the Proposed Project would eliminate the existing vegetation on-site and provide a paved foundation, thereby reducing the risk of wildfire. Per the General Plan, the Proposed Project is required to be consistent with the California Building Code Chapter 7A, the International Wildland-Urban Interface Code, and the Moreno Valley Municipal Code Chapter 8.36: California Fire Code. None of the Proposed Project improvements would require the installation of any new infrastructure thereby exacerbating fire risk No impact would occur.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Response: No Impact

The Project Site is not located on or near hilly terrain and is not located in a FEMA 100- or 500-year floodplain. The Project Site is located in Class V (Moderate Risk) of the Landslide Susceptibility Classes, as shown in the General Plan, Map S-3: Landslide Hazards. The majority of the Project Site's surrounding land uses are primarily flat and graded towards the southeast. Additionally, the Moreno Valley LHMP Slope Analysis does not identify the Project Site or its surrounding land uses in having any significant sloping elevation. Therefore, the Proposed Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire stability, or drainage change and no impact would occur.

Sources:

1. Moreno Valley General Plan, adopted June 15, 2021.
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
4. Moreno Valley Local Hazard Mitigation Plan, City of Moreno Valley Fire Department, adopted October 4, 2011, amended 2022, http://www.moval.org/city_hall/departments/fire/pdfs/haz-mit-plan.pdf
5. Emergency Operations Plan, City of Moreno Valley, March 2009, http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf
6. CALFIRE FHSZ Viewer: https://egis.fire.ca.gov/FHSZ/

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

Response: Less than Significant with Mitigation Incorporated

Based on a Biological Resources Assessment (BRA), Jurisdictional Delineation, and MSHCP Consistency Analysis prepared by Jennings Environmental, LLC in February 2023, portions of the Project Site and the immediate surrounding area do provide suitable habitat for nesting birds. There are mature trees in the adjacent neighborhoods and the vacant lands provide suitable habitat for other ground nesting species (i.e. killdeer (Charadrius vociferus)). Therefore, possible significant adverse impacts have been identified or are anticipated and **Mitigation Measure BIO-1** is required as a condition of project approval to reduce these impacts to a level below significant. The Proposed Project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or a wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, and reduce the number or restrict the range of a rare or endangered plant or animal with implementation of **Mitigation Measure BIO-1**. No additional mitigation is warranted.

A Phase I Cultural Resources Assessment of Master Plot Plan No. PEN22-0238 and Conditional Use Permit No. PEN 22-0176, dated April 2023, was conducted by a Cultural Resources Consultant, Jean A. Keller. A records search was also conducted by staff at the Eastern Information Center on March 29, 2023, indicated that the subject property had been involved in one previous cultural resources study, conducted in 2017 by LSA. Entitled “Cultural Resources Assessment, Sater Arco Project, City of Moreno Valley, Riverside County, California” (RI- 10128), the study included the entirety of what is now PEN22-0238 and PEN22-0176. During the course of the field survey, a single isolated artifact of historical origin, P-33-027260, was recorded approximately 130 feet northwest of the intersection of Iris Avenue and Oliver Road. The artifact was a fragment of a pre-WWII riveted steel irrigation pipe. The report determined that isolated artifacts, particularly those of historic-period origin that have no specific association are generally considered not significant and therefore, are not “historical resources” under the California Environmental Quality Act (CEQA). The artifact was left *in situ,* or its original place and no further research was recommended.

The Project Site is located in a well-studied area, with 11 previous cultural resources studies having been conducted within a one-mile radius, most of which have large acreage. During the course of these studies, 22 cultural resources properties have been recorded, one of which was located on the Project Site. With the exception of the isolated historical-era artifact found on the Project Site, all of the remaining sites are Native American bedrock milling sites, although one site also has a small rock shelter and midden. No significant archaeological sites have been recorded in less than a one-half mile radius of the subject property. However, due to the existence of a historical artifact on the Project Site, the presence of another irrigation feature off property, and the number of Native American milling sites within a one mile radius, LSA recommended part-time archaeological monitoring of grading, which would be addressed with

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation Measure CUL-1. Therefore, with the adherence to **Mitigation Measure CUL-1**, the Proposed Project will have a less than significant impact on historic or archaeological resources within the Project Site and surrounding land uses.				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)?	☐	☐	☒	☐
Response: Less than Significant Impact Cumulative impacts are defined as two or more individual affects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several Projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states: (a) Cumulative impacts shall be discussed when the Project's incremental effect is cumulatively considerable. (b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the Project. The discussion should be guided by the standards of practicality and reasonableness. No potential impacts associated with the Proposed Project would be considered individually adverse or unfavorable. The Proposed Project is a compatible use identified in and previously evaluated as part of the City of Moreno Valley's General Plan and Municipal Code. No additional potential cumulative adverse impacts are identified or are anticipated, and no additional mitigation measures are required.				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐
Response: Less than Significant Impact Incorporation of mitigation measures, City of Moreno Valley's policies, standards, and guidelines would ensure that the Proposed Project would have no substantial adverse effects on human beings, either directly or indirectly on an individual or cumulative basis. Therefore, a less than significant impact is anticipated.				