Draft Initial Study/Mitigated Negative Declaration

Moreno Valley College Library Learning Resource Center Building

DECEMBER 2025

Prepared for:

Riverside Community College District
3801 Market Street, 3rd Floor
Riverside, California 92501
Contact: Mehran Mohtasham
Director, Capital Planning, Facilities Planning and Development

Prepared by:

Terracon
1355 E Cooley Dr, Ste C
Colton, California 92324
Contact: Kayti Christianson

Table of Contents

Appendices

List of Tables

List of Figures

List of Acronyms

AB	Assembly Bill
AQMP	Air Quality Management Plan
ASF	Assignable Square Feet
BMPs	Best management practices
CalEEMod	California Emissions Estimator Model
CALGreen	California Green Building Standards Code
Cal/OSHA	California Occupational Safety and Health Administration
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CARB	California Air Resources Board
CDFW	California Department of Fish and Wildlife
CEHC	California Essential Habitat Connectivity
CEQA	California Environmental Quality Act
City	City of Moreno Valley
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO_2e	carbon dioxide equivalent
dB	decibels
dBA	A-decibels
EMWD	Eastern Municipal Water District
EOP	Emergency Operation Plan
EPA	Environmental Protection Agency
FAR	floor-area ratio
FTA	Federal Transit Administration
GSF	Gross Square Feet
I	Interstate

IS	Initial Study
LDN	Day-Night Average Sound Level
Leq	Equivalent Sound Level
LHMP	Local Hazard Mitigation Plan
LLRC	Library Learning Resource Center
LOS	Level of Service
LRA	Local Responsibility Area
LST	Localized Significance Threshold
MBTA	Migratory Bird Treaty Act
MLD	Most Likely Descendant
MND	Mitigated Negative Declaration
MRZ	Mineral Resource Zone
MS4	Municipal Separate Storm Sewer System
MT	metric ton
MVC	Moreno Valley College
MVFD	Moreno Valley Fire Department
NAHC	Native American Heritage Commission
NHMLAC	Natural History Museum of Los Angeles County
NPDES	National Pollutant Discharge Elimination System
O_3	Ozone
OSFM	Office of the State Fire Marshal
P	Public Facility
PM_{10}	Particulate matter
PPV	peak particle velocity
RCC	Riverside City College
RCCD	Riverside Community College District
RWQCB	Regional Water Quality Control Board
RWRFs	regional water reclamation facilities

SB	Senate Bill
SCAQMD	South Coast Air Quality Management District
SCIC	South Coastal Information Center
SLF	Sacred Lands File
SMARA	State Mining and Reclamation Act
SP 193 CF	Public Facility
SRA	Source Receptor Area
SWPPP	Stormwater Pollution Prevention Plan
TIA	Transportation Impact Analysis
TPA	Transit Priority Area
USFWS	U.S. Fish and Wildlife Service
VMT	Vehicle miles traveled
WQMP	Water Quality Management Plan
WRCOG	Western Riverside Council of Governments
WR-MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan

1.0 Introduction

1.1 Project Overview

The Riverside Community College District (RCCD) is proposing construction of a Library Learning Resource Center (LLRC) at the Moreno Valley College (MVC) in the existing Parking Lot B. The new LLRC will provide students with upgraded resources for information access and additional space for individual/group study, library services, faculty and student services offices, and audio/visual media services. In addition to library and learning resource functions, the facility will be a center of activity for the College and include space for the Student Activity Center.

The LLRC is proposed as a three-story facility of approximately 83,255 Gross Square Feet (GSF). Additionally, the LLRC will be located adjacent to the student drop-off on Krameria Street, which will put the proposed facility at the generally the center of campus. The existing Library, Student Activities Center, and Bookstore will be inactivated as result of the Project.

1.2 California Environmental Quality Act Compliance

RCCD is the lead California Environmental Quality Act (CEQA) agency responsible for review and approval of the proposed LLRC Project. Based on the findings of the Initial Study (IS), RCCD has made the determination that a Mitigated Negative Declaration (MND) is the appropriate environmental document to be prepared in compliance with CEQA (California Public Resources Code, Section 21000 et seq.). As stated in CEQA Section 21064, a MND may be prepared for a project subject to CEQA when an IS has identified no potentially significant effects on the environment, and if necessary, incorporating mitigation measures to reduce any potential significant impacts.

1.3 Public Review Process

In accordance with CEQA, a good-faith effort has been made during preparation of this IS/MND to contact affected agencies, organizations, and persons who may have an interest in this Project.

In reviewing the IS/MND, affected public agencies and the interested public should focus on the sufficiency of the document in identifying and analyzing the project's possible impacts on the environment. A copy of the Draft IS/MND and related documents are available for review at RCCD (see address below) between 8:00 a.m. and 5:00 p.m., Monday through Friday.

Riverside Community College District
3801 Market Street, 3rd Floor
Riverside, CA 92501
The document is also available on the RCCD website at: https://rccd.edu/admin/bfs/fpd/eir.html

Comments on the Draft IS/MND may be made in writing before the end of the public review period. A 30-day review and comment period from December 18, 2025, to January 19, 2026, has been established in accordance with Section 15072(a) of the CEQA Guidelines. Following the close of the public comment period, RCCD will consider this Draft IS/MND and comments thereto in determining whether to approve the proposed Project.

Written comments on the Draft IS/MND should be sent to the following address by 5:00 p.m., January 19, 2026.

Riverside Community College District
3801 Market Street, 3rd Floor
Riverside, CA 92501
Contact: Mehran Mohtasham, Director, Capital Planning, Facilities Planning and Development
Telephone: 951.222.8946
Email: Mehran.Mohtasham@rccd.edu

2.0 Project Description

2.1 Project Location

The RCCD MVC is located within the western Riverside County sub-region of southern California. This area is generally in the southeastern area of the City of Morena Valley, west of March Air Reserve Base, and northwest of the Lake Perris State Recreation Area (Figure 2.1-1, Regional Map).

Within the MVC, the proposed LLRC will be located near the center of the RCCD campus at an existing parking lot (Parking Lot B), located east of Lasselle Street, west of Krameria Avenue, south of College Drive, and north of Cahuilla Avenue adjacent to the student Drop-Off on Krameria Street. Regional access to the Project site is provided from either Interstate (I) 215 (east on either Ramona Expressway, or Alessandro Boulevard), or Highway 60 (Perris Boulevard south). Within the campus the Project is east of Lasselle Street, west of Krameria Avenue, south of College Drive, and north of Cahuilla Avenue adjacent to the student drop-off on Krameria Street (Figure 2.1-2, Project Site).

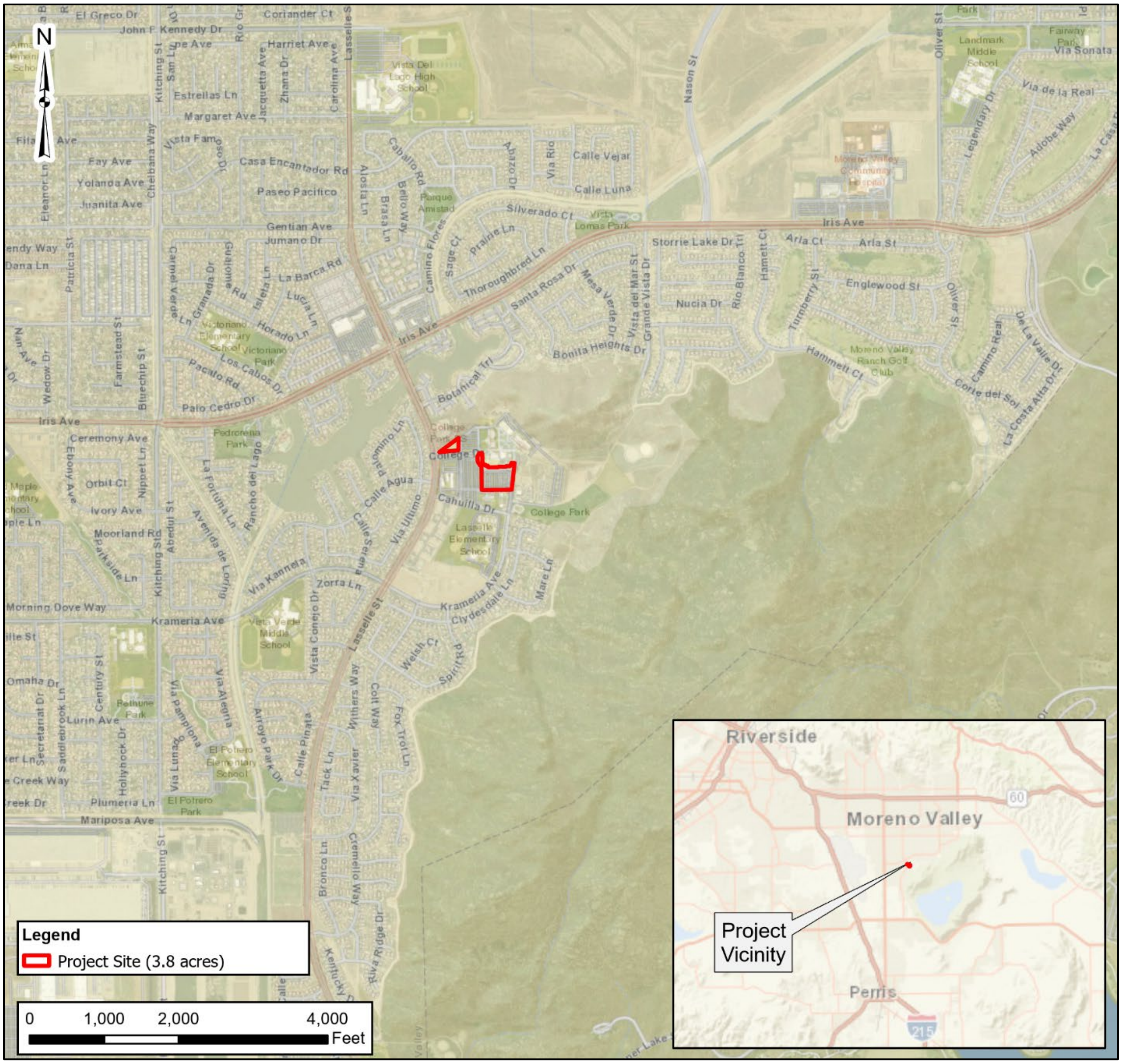

Figure 2.1-1. Regional Map

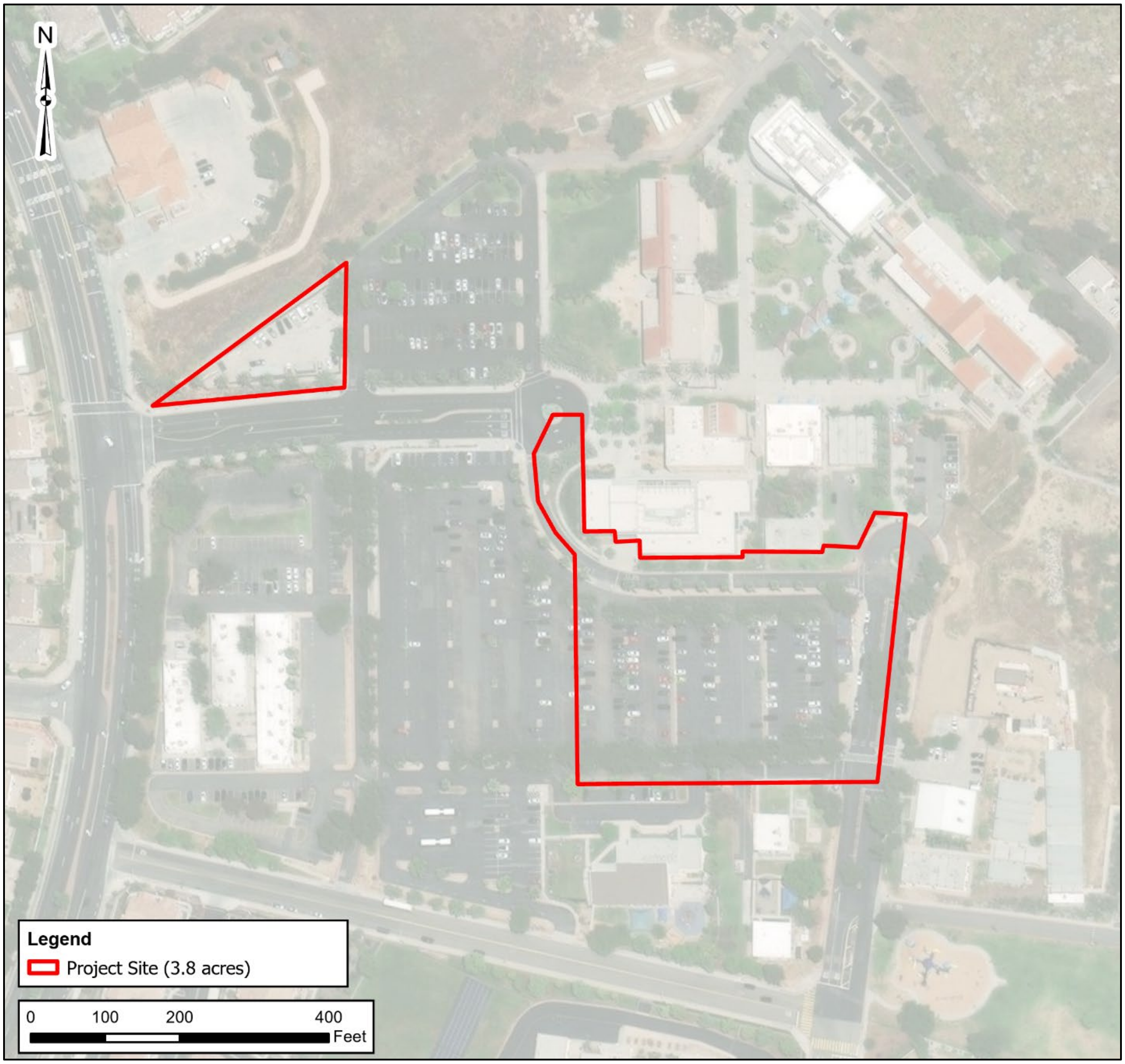

Figure 2.1-2. Project Site

2.2 Environmental Setting

2.2.1 Background

RCCD is the community college district serving the City of Moreno Valley (City) and neighboring cities. It is part of the California Community Colleges System. The California Community Colleges System is a part of the California three-tier public higher education system, which also includes the University of California System and California State University System.

RCCD consists of the following three two-year, associate's degree-awarding campuses:

- Riverside City College (RCC)
- Moreno Valley College (MVC)
- Norco College

The Moreno Valley College was built on 132 acres and became accredited in 2010. Additionally, the Moreno Valley College offers more than 50 programs of study and specializes in the health and biological sciences, as well as human and public services. Students often pursue associate degrees, transfer to a four-year college or university, or career certificates to qualify for their chosen field.

The existing library lacks the infrastructure and technical support to meet current delivery methods desired by faculty. The facilities lack electrical outlets to support additional computers. Building infrastructure inhibits the flexibility to adapt to technological improvements and educational delivery methods such as live interactive broadcasting. Currently, the library houses the only open computer lab on campus. The 32 computers within this space face constant use with long waitlists. The library faces space shortages for electrical upgrades to expand the computer lab in the library and other buildings on campus. Other computer labs on campus restrict use for dedicated instruction and students must be enrolled in a specific discipline/class to have access. The existing library cannot accommodate electronic carrels or needed increases to the resource library.

Further, space availability in the existing library limits tutoring capacity to only 3 to 4 students. This obstructs the effectiveness of delivering crucial instructional resources to students who need it most. Inadequate acoustics for noise reduction and limited private small study rooms throughout the existing building inhibit students from using quiet or private study areas. Most students utilize library resources in between classes and cannot complete their studies due to the lack of quiet spaces.

2.2.2 Project Site and Surrounding Land Uses

Per the City of Moreno Valley General Plan, the Moreno Valley Campus is designated as Public Facility (P) and zoned as Public Facility (SP 193 CF) in the Moreno Valley Ranch Specific Plan. The Moreno Valley zoning designation of SP 193 CF is intended to accommodate community facilities such as schools, parks, and other public services. This policy encourages communities to integrate climate resilience and environmental sustainability into their planning processes. The key impacts include sustainable land use, economic growth, community engagement, and climate resilience.

The City of Moreno Valley General Plan designations for the land surrounding the Moreno Valley Campus include north - SP 193 ML and multi-family, east – open space, south R5 and R29, and west R10. The City of Moreno Valley Zoning designations for the same land area include north – SP 193 ML and multi-family, east – SP 193 NOS-A, south – SP 193 – L and multi-family, and west – suburban residential (City of Moreno Valley, 2025)

2.2.3 Existing Operations and Site Condition

The approximately 1.5-acre Project site is currently designated as Parking Lot B within the Moreno Valley campus. The western portion of this parking lot has solar shade canopies installed. Parking Lot B is accessed from either College Drive, Cahuilla Drive, or Krameria Avenue. This area is generally located in the central area of the campus. Additionally, a vacant triangle-shaped Project laydown area, for use during construction, will be located northwest of the Project Area, north of College Drive and directly east of Lassalle Street.

2.3 Project Characteristics

2.3.1 Proposed Project

The Project will construct a new building which increases capacity within laboratory, office, library, and audio/visual media space on campus. The Project will include updated infrastructure, technology capabilities, accessibility, and energy efficiency by building a new three-story LLRC at MVC. The proposed LLRC will encompass 83,255 Gross Square Feet (GSF) and consists of 55,287 Assignable Square Feet (ASF). Functional space within the building will include 2,257 ASF of classroom, 3,086 ASF of laboratory, 6,811 ASF of office, 27,874 ASF of library, 4,091 ASF of audio/visual, and 7,935 ASF of other support space (see Figure 2.3-1 through Figure 2.3-3). The existing Library, Bookstore, and Student Activities Center will be inactivated as a secondary effect of this Project. The existing Library is planned to be repurposed as a separate future project. The Student Activities Center may be utilized as swing space on campus until it is eventually demolished as a separate construction project.

The Project is projected to cost $90,835,000 (based on CCI 9654/EPI 5455). RCCD has pledged to fund 50% of the total cost with local funds contingent on the passage of a future local General Obligation bond. Any future development projects beyond the scope of the proposed Project will be subject to additional CEQA review.

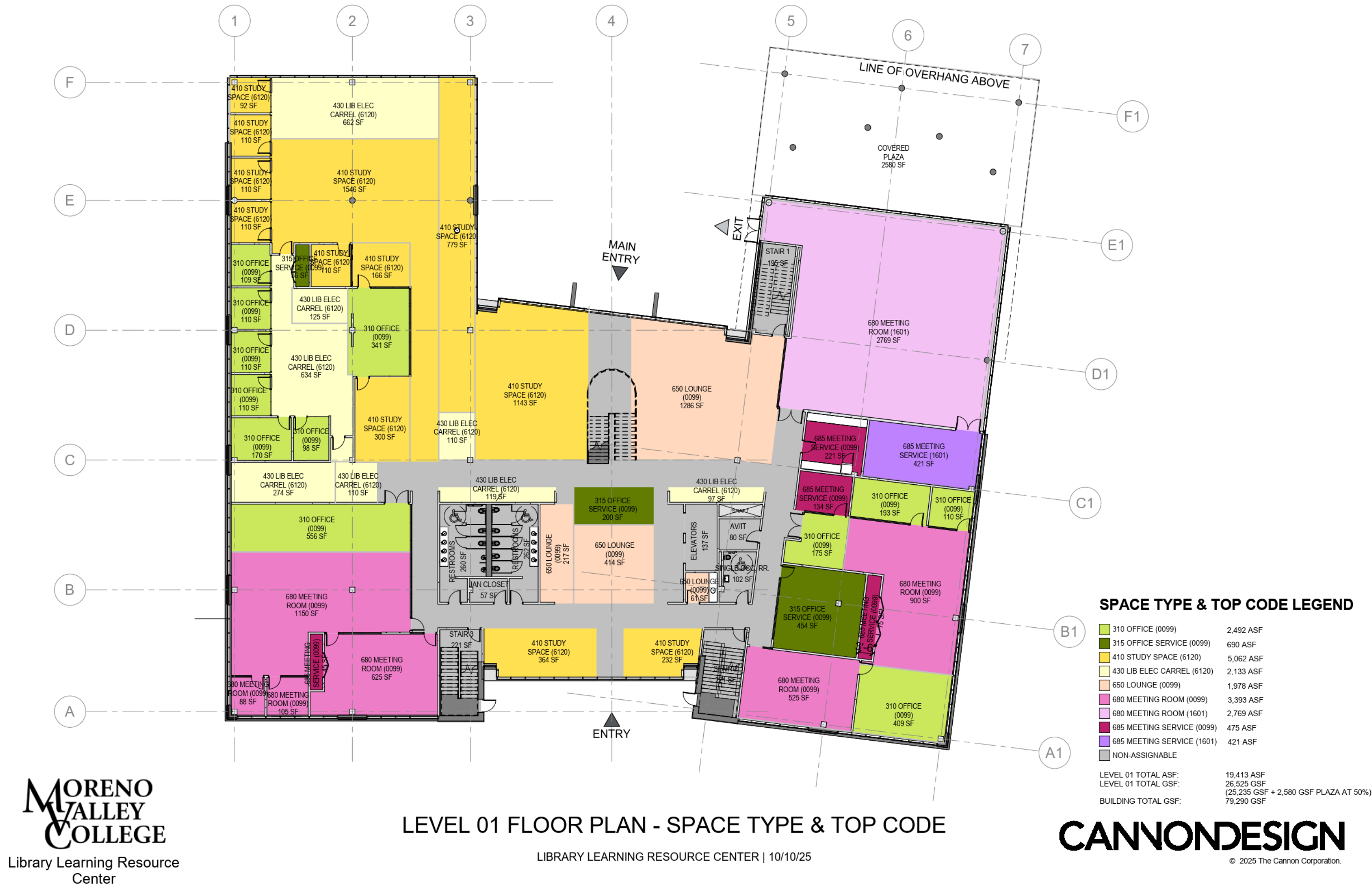

Figure 2.3-1. Schematic Drawing of First Floor

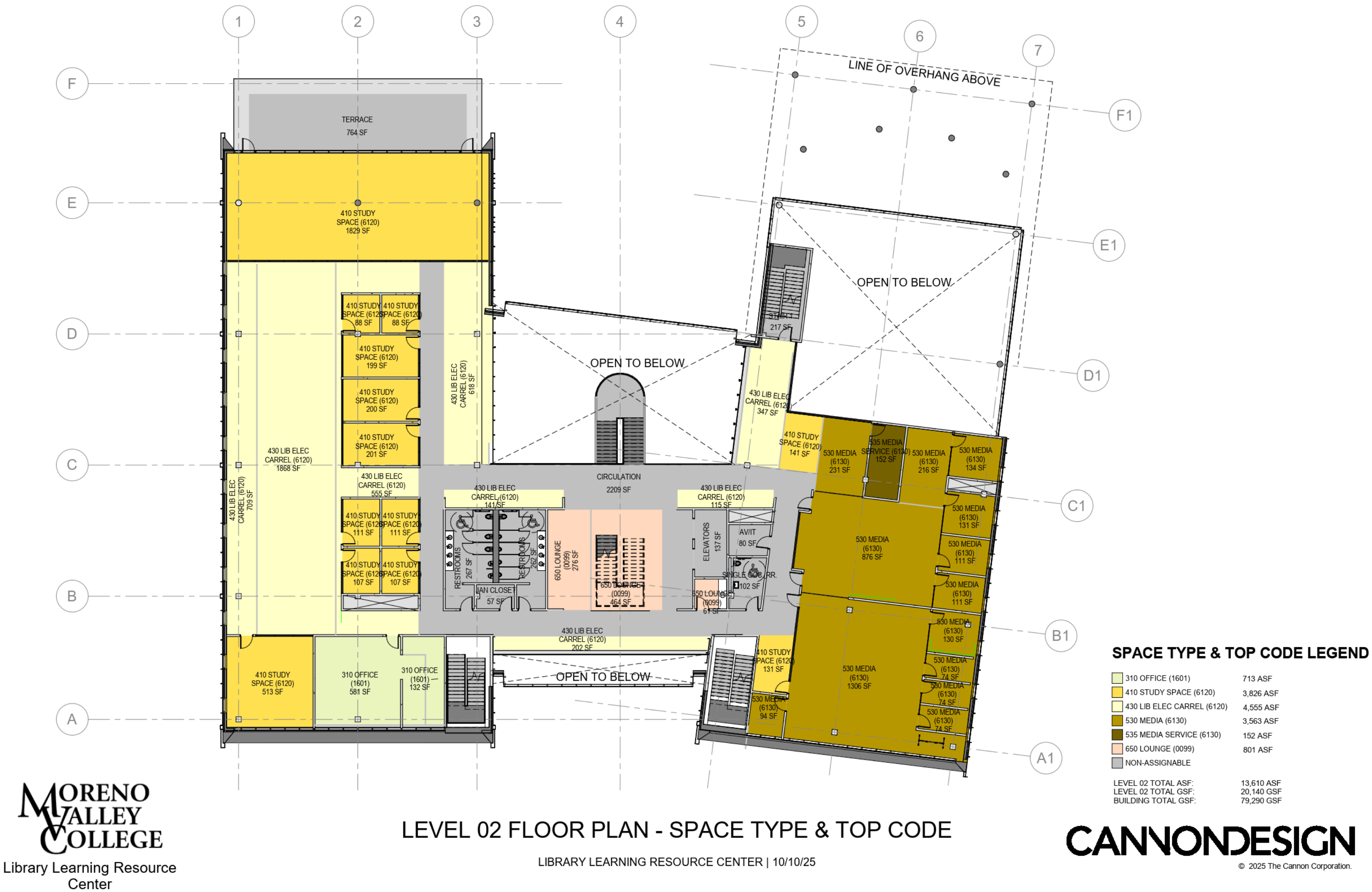

Figure 2.3-2. Schematic Drawing of Second Floor

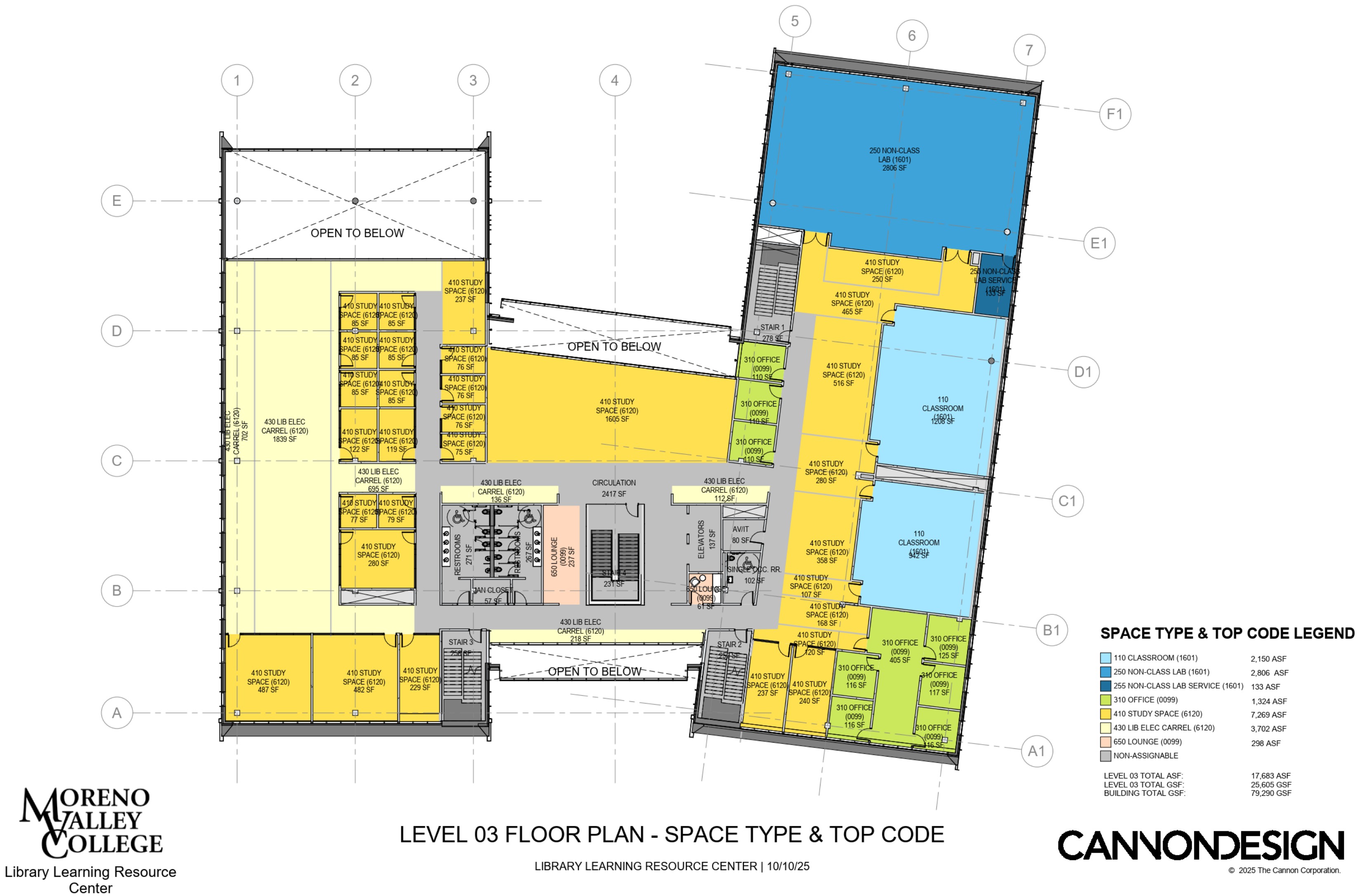

Figure 2.3-3. Schematic Drawing of Third Floor

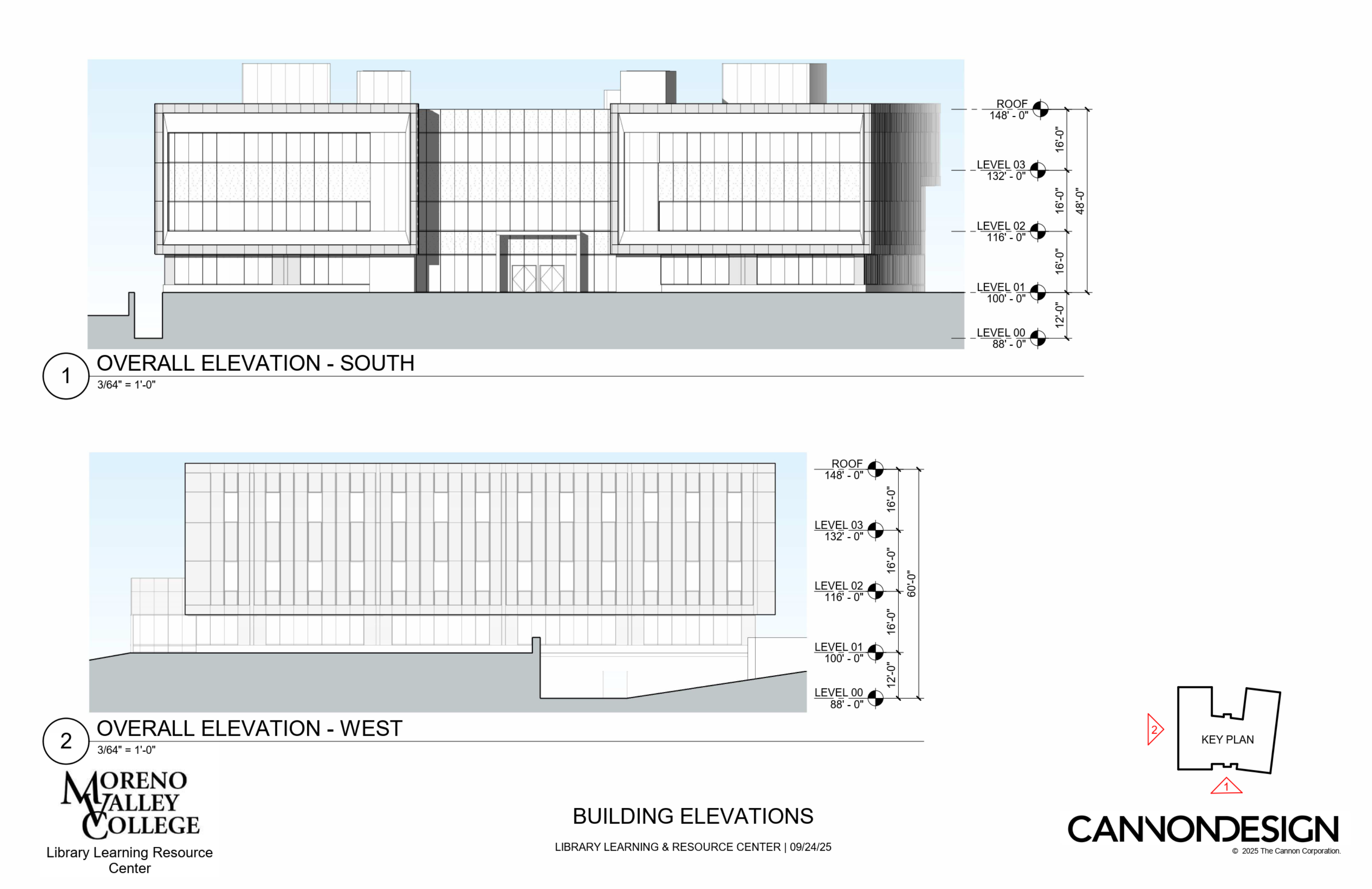

Figure 2.3-4. Building Elevations

2.3.2 Site Access, Circulation, and Parking

The main pedestrian access will be from the north, on the College Drive side of the building. This leads to a small courtyard, and into the lobby/core area between the two main wings of the building. Additional pedestrian access is from the south side of the building and leads into the lobby/core area. The service driveway and service access is planned for the southwest corner of the building. This service driveway is accessed from the south through the existing parking lot, with the closest streets being Cahuilla Drive and Krameria Avenue. Parking will remain on the undisturbed portion of the parking lot, and under the solar panels on the west side of the lot.

2.3.3 Frontage Improvements

The Project will include improvements to the frontages of the Project site, including a new sidewalk on the north, east, and south sides of the new building, landscaping on the north, east, south and west side of the new building. The main approach to the building from the north will be a paved courtyard with an overhang on the northeast corner of the building.

2.3.4 Stormwater and Other Utility Improvements

Since the Project site is located within the existing MVC campus and is surrounded by classroom buildings. The site is currently served by domestic water, sanitary sewer, stormwater, electrical and natural gas utilities. The Project will connect to these utilities (excluding gas) from their current locations within the project vicinity.

2.4 Project Construction and Phasing

The Project will be built in one phase and will occupy a portion of the existing Parking Lot B. During construction the campus perimeter circulation roads will be maintained. New site access will be through extended sidewalks from accessible crosswalks on the campus. Construction will also include minor demolition of sidewalks and landscaping, removal or relocation of trees, site preparation, grading, underground utility construction (trenching), building construction, and architectural coatings. For the purposes of this analysis, it is assumed that construction of the Project will commence in September 2027 and will last approximately 24 months. Construction areas and staging areas will be fenced off and isolated from the remaining MVC site.

Site preparation will involve the removal of existing concrete and landscaping located on the site. Additional site clearing and rough grading will occur during the site preparation phase. After grading, there will be trenching of soil for the placement of underground utilities. Building construction will involve the construction of the proposed building and associated exterior hardscape features (i.e., sidewalks, access ramps). The paving phase will involve paving walkways and hardscape around the building. The architectural coating phase will involve the application of interior paints and coatings; and exterior materials will consist of metal panels and glass storefront system. Additional information about construction phasing is provided in Section 3.3, Air Quality.

2.5 Project Approvals

The actions and/or approvals that RCCD needs to consider for the Project include, but are not limited to, the following (this list is preliminary, and may not be comprehensive):

- Adoption of the Initial Study/Mitigated Negative Declaration (IS/MND)
- Division of the State Architect – Title 24 structural, access compliance, fire/life safety, and energy reviews.
- Riverside County Fire Department – Fire Department Access Requirements
- State Public Works Board.

Subsequent non-discretionary approvals (which will require separate processing through the RCCD) will include, but may not be limited to a demolition permit, grading permit, building permits, and occupancy permits.

3.0 Initial Study Checklist

1. **Project title:**

   Moreno Valley College Library Learning Resource Center Building

2. **Lead agency name and address:**

   Riverside Community College District

   3801 Market Street

   Riverside, California 92501

3. **Contact person and phone number:**

   Mehran Mohtasham, Director, Capital Planning, Facilities Planning and Development

   (951) 222-8946

4. **Project location:**

   16130 Lasselle Street

   Moreno Valley, California 92551

5. **Project sponsor's name and address:**

   Riverside Community College District

   3801 Market Street

   Riverside, California 92501

6. **General plan designation:**

   Public Facility (P)

7. **Zoning:**

   Public Facility (SP 193 CF)

8. **Description of Project. (Describe the whole action involved, including but not limited to later phases of the Project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary):**

   See Section 2.3, Project Characteristics.

9. **Surrounding land uses and setting (Briefly describe the Project's surroundings):**

   See Section 2.2, Environmental Setting.

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

    See Section 2.5, Project Approvals.

11. **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.?**

    Yes. See Section 3.18, Tribal Cultural Resources.

Environmental Factors Potentially Affected

The environmental factors checked below will 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	☐ Agricultural and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology and Soils	☐ Greenhouse Gas Emissions	☐ Hazards and Hazardous Materials
☐ Hydrology and Water Quality	☐ Land Use and Planning	☐ Mineral Resources
☐ Noise	☐ Population and Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities and Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

Determination (To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

☐ The proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ 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.

☐ The proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

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

☐ 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.

HUSSAIN AGHA
HUSSAIN AGAH

Decmber 18, 2025

Signature

Date

Evaluation Format

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to Projects like the one involved (e.g., the Project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on Project-specific factors as well as general standards (e.g., the Project will not expose sensitive receptors to pollutants, based on a Project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as Project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: 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 "Earlier Analyses," as described in (5) below, may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

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

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

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

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

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

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

9. The 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

3.1 Aesthetics

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In nonurbanized 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?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. The proposed LLRC will be located on the MVC campus within an area already characterized by existing campus development, as shown in Figure 2 (Project site). The LLRC will occupy a central portion of the campus, south of the new Welcome Center, and will replace a section of Parking Lot B. Surrounding facilities include the Science and Technology Building, Student Activities Center, Early Childhood Education Center, MVC Dental Education Center, and adjacent parking areas.

The proposed building will be three stories and approximately 48 feet in height from the north, east, and south directions and 60 feet in height from the west due to a portion of the ground surface being lower than the other sides of the building (see Figure 2.3-4). While this represents a new vertical element on campus, the structure will be consistent with the institutional character of the surrounding development and will not introduce a visually dominant feature that is incompatible with the existing setting.

Mount Russell and the foothills to the southeast of the campus are identified as scenic resources in the City of Moreno Valley General Plan (City of Moreno Valley 2006). Additional scenic vistas include the Badlands to the northeast and the Box Springs Mountains to the northwest. However, due to the location of the Moreno Valley College campus, the Box Springs Mountains and the Badlands are generally not visible from the Project site and will not be affected by the proposed Project. Views toward Mount Russell and the foothills will remain largely unobstructed because the LLRC will be located within the developed core of the campus and will not extend into or block designated scenic corridors.

Furthermore, the Project will not alter the existing topography, introduce excessive grading, or remove significant vegetation that contributes to scenic quality. The building's design will incorporate architectural treatments and landscaping consistent with campus standards, minimizing visual contrast. Given its location within an already developed campus, the absence of impacts to designated scenic resources, and the compatibility of the proposed structure with surrounding facilities, the Project will not substantially degrade the existing visual character or quality of the site or its surroundings. Therefore, impacts to scenic resources and visual character will be less than significant 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?

No Impact. The proposed Project site is not located within or near a City or State designated scenic highway (Caltrans 2025). The closest designated State scenic highway is a portion of Route 74 from the western boundary of the San Bernardino National Forest to State Route 111 in Palm Desert, which is approximately 20 miles to the southeast at its closest point. Mount Russell and the foothills also intervene such that there is no direct view from the campus to the scenic portion of Route 74.

Furthermore, a Cultural Resources Assessment conducted by BCR Consulting on October 29, 2025, found no historic resources or buildings within the Project site. Consequently, the proposed Project will not impact scenic resources along a state scenic highway, including trees, rock outcroppings, or historic buildings and no mitigation is required.

c) In nonurbanized 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?

Less Than Significant Impact. The Moreno Valley College campus is located in an urbanized setting, and the proposed LLRC will be constructed in the center of the existing campus development. Figures 2.3-1 through 2.3-3 (Schematic Design for Floors 1, 2, and 3) and Figure 2.3-4 illustrate the proposed building, which will be three stories in height (approximately 48 feet) and designed to complement the architectural character of existing campus facilities. Although taller than some surrounding structures, the LLRC will remain visually compatible with the institutional environment and will not introduce a feature that substantially alters the campus's visual character.

Public views toward Mount Russell and the foothills to the southeast will not be obstructed because the Project is situated among existing development and does not extend into open space or designated scenic corridors. The building's placement and design ensure that scenic resources remain visible from off-site vantage points. The Project will not degrade the existing visual character or diminish the quality of public views of the site and its surroundings. Therefore, the proposed LLRC will result in a less-than-significant impact on visual character and public views, no mitigation is required.

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

Less Than Significant Impact. Construction of the proposed LLRC will occur Monday–Friday, 7:00 a.m.–6:00 p.m., and Saturday, 8:00 a.m.–5:00 p.m. Although permanent nighttime lighting is not expected, temporary illumination may be required during winter months. Any such lighting will be strictly confined to active work areas, directed downward, and fitted with full cut-off shields to prevent spillover or glare beyond the construction zone. Intensity will be kept to the minimum necessary to ensure safety and compliance. These measures will ensure that temporary lighting does not degrade nearby nighttime views.

Once operational, the LLRC will feature interior lighting for classrooms, offices, study spaces, and restrooms, along with exterior illumination at entryways and pathways to maintain safety and accessibility. Exterior lighting will utilize low-profile, fully shielded fixtures in compliance with City of Moreno Valley Municipal Code Title 9, Chapter 9.08 General Development Standards (City of Moreno Valley 2021), specifically §9.08.020.B regarding light trespass control; the Security Plan Ordinance (City of Moreno Valley 2025a) governs maximum lamp outputs; and City Standard Engineering Plans (City of Moreno Valley 2022) set fixture cutoff and pole height limits < 20 ft.

All lighting, both temporary and permanent, will also adhere to City Ordinance No. 915 (City of Moreno Valley Department of Community Development 2016), which Implemented Title 24 (California Electrical and Energy Efficiency Codes), as well as shielding and glare standards in the City's engineering guidelines. Since the proposed Project consists of a new building situated among existing campus structures, with shielded and code-compliant lighting, no substantial increases in nighttime illumination or glare are anticipated. Therefore, lighting and glare impacts will be less than significant and no mitigation is required.

3.2 Agricultural and Forestry Resources

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURAL AND FORESTRY 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?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

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?

No Impact. The Project site is mapped as "Urban and Built-Up Land" by the California Department of Conservation's California Important Farmland Finder (DOC n.d.). Furthermore, the Project site is on an already developed college campus. Therefore, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance will not be converted to non-agricultural use and there will be no impact and no mitigation is required .

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

No Impact. The proposed Project will not result in any conflicts with agricultural zoning or Williamson Act contracts. The site is designated as Public Facilities under the City's General Plan and zoned as Moreno Valley Ranch Specific Plan—Community Facility (SP 193 CF), which is not intended for agricultural use. Additionally, review of the California Department of Conservation's Williamson Act Parcel Map for Riverside County and the Project site confirms that the Project does not include or adjoin any parcels under a Williamson Act contract (DOC 2025). Therefore, implementation of the Project will not conflict with agricultural zoning or Williamson Act provisions, and no related impacts will occur and 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))?

No Impact. As mentioned above in this section, the Project site is located within an existing developed area zoned as Public Facilities in the City's General Plan and as a Community Facility in the Specific Plan. The Project site is not located on or adjacent to forestland, timberland, nor is there zoning that will allow for Timberland Production on or near the Project site (City of Moreno Valley 2025b). Therefore, no impacts associated with forestland or timberland will occur and no mitigation is required.

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

No Impact. The Project site is on an existing college campus and located within an area zoned as Community Facilities (SP 193 CF) in the Moreno Valley Ranch Specific Plan. The proposed Project will not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, there is no impact, and no mitigation is required.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. As stated above in this section, the Project site is mapped as "Urban and Built-Up Land" by the California Department of Conservation and zoned as Community Facilities (SP 193 CF) by the City of Moreno Valley. The Project site is within an already developed college campus and will not result in the conversion of farmland to non-agricultural uses or forest land to non-forest use. No impact will occur, and no mitigation is required.

3.3 Air Quality

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The Project site is within the South Coast Air Basin and under the jurisdiction of the South Coast Air Quality Management District. The South Coast Air Basin encompasses the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties and all of Orange County. The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the South Coast Air Basin. To assist local agencies in determining if a Project's emissions could pose a significant threat to air quality, the South Coast Air Quality Management District has adopted CEQA and implemented the 2022 Air Quality Management Plan which provides actions, strategies, and steps needed to reduce air pollution emissions and meet ozone standards by 2037 (SCAQMD 2022).

Emissions from the construction and operational use of the proposed Project were evaluated and compared to the South Coast Air Quality Management District air quality thresholds to determine significance. South Coast Air Quality Management District has established the following criteria for determining consistency with the 2022 Air Quality Management Plan:

- **Consistency Criterion No. 1**: Whether the project would result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new violations, or delay timely attainment of the ambient air quality standards or interim emission reductions in the AQMP.

- **Consistency Criterion No. 2**: Whether the project would exceed the assumptions in the AQMP or increments based on the year of project buildout and phase.

An Air Quality, Greenhouse Gas, and Energy Impact Study, dated November 19,2025, was prepared for the Project site by MD Acoustics (Appendix A). Potential air quality impacts were assessed using the California Emissions Estimator Model (CalEEMod) program (Version 2022.1.1.31) to quantify potential criteria pollutant and greenhouse gas emissions using regional data (e.g., emission factors, trip lengths, meteorology, source inventory, etc.). The analysis included short-term construction and long-term operational emissions associated with the proposed Project.

To address Consistency Criterion No. 1, short-term construction emissions were modeled based on a 24-month period beginning in December 2027 and included demolition, site preparation, grading, trenching, building, and architectural coating (painting). These activities included emissions from off-road equipment, dust from material movement, onsite trucks, workers, vendors, hauling, and painting. Long-term operational emissions were modeled over the life of the Project and included emissions from mobile and area sources. Mobile sources include emissions from additional driving caused by the Project and area sources include consumer product usage, gasoline-powered landscape equipment, painting, and motor vehicles.

The proposed Project is not projected to exceed regional emission thresholds set in SCAQMD Air Quality Management Plan (AQMP) for construction or operation (see Table 3.3-1). Therefore, the Project is consistent with Consistency Criterion No. 1.

Table 3.3-1. South Coast Air Quality Management District Regional Significance Thresholds

	Construction		Operational	
Pollutant	**SCAQMD Threshold**	**Estimated Emissions (pounds/day)**	**SCAQMD Threshold**	**Estimated Emissions (pounds/day)**
VOC	75	39.36	55	2.55
NO_x	100	10.45	55	0.94
CO	550	14.66	550	4.37
SO_2	150	0.02	150	0.01
PM_{10}	150	0.96	150	0.08
$PM_{2.5}$	55	0.43	55	0.07

Source: Air Quality Impact Study (Appendix A)

Consistency Criterion No. 2 addresses whether the proposed Project exceeds the assumptions in the AQMP or increments based on the year of Project buildout and phase, which is determined through land use designation consistency. The proposed Project will be replacing an existing facility on campus. Therefore, the proposed Project will not result in an inconsistency with the land use designation in the City's General Plan and is not anticipated to exceed AQMP assumptions for the Project site and is found to be consistent with Consistency Criterion No. 2.

Based on the above, the proposed Project will not result in an inconsistency with the AQMP and therefore result in a less than significant impact.

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?

Less Than Significant Impact. An attainment area meets the national standards for criteria pollutant levels. If an area exceeds these levels, it is considered a non-attainment area. The Project area has been designated as a non-attainment area for ozone (O_3) and respirable particulate matter (PM_{10}).

The greatest source of emissions is from mobile sources, which travel beyond the local area. Therefore, the cumulative analysis for the Project's air quality must be assessed regionally. Construction and operation of cumulative projects will further degrade the local air quality of the Basin. The greatest cumulative impact on the regional air cell will be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with South Coast Air Quality Management District, projects that do not exceed regional thresholds or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. The proposed Project does not exceed any of the thresholds of significance and therefore is considered less than significant and no mitigation is required.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. Sensitive receptors refer to any location where individuals of groups more sensitive to air pollution due to their exposure may remain for 24 hours or longer, such as residences, schools, daycare centers, playgrounds, or medical facilities. These sensitive groups include children, the elderly, individuals with acute and/or chronic illnesses, and those with cardio-respiratory diseases.

To assess local air quality impacts, the SCAQMD has developed Localized Significant Thresholds (LSTs) to assess the project-related air emissions in the project vicinity. The emission thresholds were based on the City of Moreno Valley in the Perris Valley Source Receptor Area (SRA 24) and a disturbance of 1 acre per day at 50 meters (164 feet). The nearest existing sensitive receptors to the Project site are located approximately 190 meters (620 feet) south of the Project site.

Table 3.3-2. South Coast Air Quality Management District Localized Significant Thresholds

Pollutant	Construction		Operational	
	SCAQMD LST (pounds/day)	Estimated Emissions (pounds/day)	SCAQMD LST (pounds/day)	Estimated Emissions (pounds/day)
NO_x	211	148	211	0.94
CO	1,853	887	1,853	4.37
PM_{10}	32	12	8	0.08
$PM_{2.5}$	9	4	3	0.07

Source: Air Quality Impact Study (Appendix A)

The local construction and operational emission will not exceed the Localized Significant Thresholds set by the South Coast Air Quality Management District at the nearest sensitive receptors; therefore, the Project will not expose sensitive receptors to substantial pollutant concentrations (see Table 3.3-2). The Project will result in less than significant impacts and no mitigation measures are required.

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

Less Than Significant Impact. The evaluation of other emissions is focused on the potential for the Project to generate odors. The occurrence and severity of potential odor impacts depend on numerous factors: the nature, frequency, and intensity of the source; the wind speeds and direction; and the sensitivity of receiving location each contribute to the intensity of the impact. Although offensive odors seldom cause physical harm, they can be annoying and cause distress among the public and generate citizen complaints.

Odors will be potentially generated from application of asphalt pavement and exhaust emissions from vehicles and equipment during construction of the Project. Potential odors produced during construction will be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment, architectural coatings, and asphalt pavement application. Such odors will disperse rapidly from the Project site and generally occur at magnitudes that will not affect substantial numbers of people. Therefore, impacts associated with odors during construction will be less than significant and no mitigation is required.

Land uses and industrial operations associated with odor complaints include agricultural uses, wastewater treatment plants, food-processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding facilities (SCAQMD 2016). The Project entails operation of a library learning resource center and student services, which is not a land use that is associated with the creation of unwanted odors. Therefore, Project operations will result in an odor impact that is less than significant and no mitigation is required .

3.4 Biological Resources

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
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 Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
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?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

a) ***Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?***

Less Than Significant Impact with Mitigation Incorporated. A General Habitat Assessment, dated October 17, 2025, was prepared for the Project site by Terracon Consultants, Inc.

(Appendix B). The Project site is referenced in the Habitat Assessment as the "Study Area" and comprises a 3.8-acre area that consists of an existing parking lot (Parking Lot B) and a vacant, triangle-shaped disturbed area to the northwest of the College Drive and West Campus Road intersection within the Moreno Valley Campus.

As part of the environmental process, the California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS) data sources were reviewed. Eighty-nine (89) Special-Status, California Species of Special Concern, and/or Fully Protected Species were identified in the data review as having potential to be present within the Study Area. Following the data review, an on-site survey was conducted on September 26, 2025, during which the Study Area was evaluated for the presence of habitats which may support populations of sensitive wildlife species.

No habitat for special-status species was identified within the Study Area. As a result, direct and indirect impacts to special-status species will be less than significant.

<u>Plant Species</u>

The Project site is entirely developed and characterized by disturbed areas. No plant species listed or proposed for listing as rare, threatened, or endangered by the CDFW or USFWS were detected within the Study Area during the on-site survey in September 2025.

Terracon performed a review of literature, existing documentation, and geographic information systems data to evaluate the potential for special-status wildlife species to occur within the Study Area. Based on the results of the literature review and database searches, 11 special-status plant species were identified as having potential to occur within the region. However, these species are not expected to occur within the Project site and based on the soils, current disturbance levels, habitat present, previous known locations based on the California Natural Diversity Database (CNDDB) and California Native Plant Society (CNPS) records, and the on-site survey conducted in September 2025. Additionally, there is no USFWS-designated critical habitat for listed plant species within the Project site. As a result, direct and indirect impacts to special-status plant species will be less than significant.

<u>Wildlife Species</u>

The Project site is entirely restricted to developed and disturbed areas. No wildlife species listed or proposed for listing as rare, threatened, or endangered by the CDFW or USFWS were detected within the Study Area during the on-site survey in September 2025.

Terracon performed a review of literature, existing documentation, and geographic information systems data to evaluate the potential for special-status wildlife species to occur within the Study Area. Based on the results of the literature review and database searches, 78 special-status wildlife species were identified as having potential to occur within the region. However, these species are not expected to occur within the Project site based on the habitat present, previous known locations based on the CNDDB, and the on-site survey conducted in September 2025. Additionally, there is no USFWS-designated critical habitat for listed wildlife species within the Project site. As a result, direct and indirect impacts to special-status wildlife species will be less than significant.

The Project site contains trees, shrubs, and bare ground that will potentially be used by migratory birds for breeding. Due to the potential for migratory bird species to nest near the site, **Mitigation Measure BIO-1** shall be implemented to ensure no impacts to nesting birds occur if construction is scheduled to take place during the typical nesting bird season (January 1 – September 15).

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 Wildlife or U.S. Fish and Wildlife Service?

No Impact. The proposed Project site is located entirely on disturbed/developed land and does not contain any riverine features, riparian vegetation, or other sensitive natural community identified in local or regional plans, policies, regulations or by CDFW or USFWS. The site consisted primarily of ornamental species where there was vegetation present (Appendix B). Therefore, there is no impact and 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?

No Impact. The Project site does not contain any state or federally protected wetlands. Additionally, no riverine features, vernal pool resources, seasonal depressions, or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS were documented on site (Appendix B). Therefore, there is no impact and no mitigation required.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant Impact. The Project site is not located within a California Essential Habitat Connectivity (CEHC) area and does not function as a wildlife movement or migration corridor (CDFW 2025). The site currently comprises an existing parking lot on a developed college campus. The area surrounding Moreno Valley College is also developed and zoned Public Facility. Therefore, there is no impact and no mitigation is required.

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

Less Than Significant Impact. The City has adopted a Heritage Tree policy (Municipal Code Section 9.17.030(G)) that affords protections to any tree that defines the historical and cultural character of the City including older Palm and Olive trees, and/or any tree designated as such by official action, trees with a 15 inch diameter measured 24 inches above ground level, and trees that have reached a height of 15 feet or greater.

The Study Area contains olive, Chinese flame, Aleppo pine, western sycamore, canyon live oak, camphor, crape-myrtle, Mexican palo verde, blue palo verde, and Chinese elm trees, as well as Mexican fan palms. Although olive trees were observed within the Study Area, they will be avoided and not impacted by Project activities. Therefore, there will be a less than significant impact and no mitigation is required

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

Less Than Significant Impact. The Project site is located entirely within the Plan Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WR-MSHCP). However, the Project site is not located within a WR-MSHCP Criteria Area, Cell Group, or Linkage Area (WRCRCA 2025); does not occur within or adjacent to any predetermined survey areas for Criteria Area Species, Narrow Endemic Plant Species, Amphibian Species; and is compliant with Riparian/Riverine Areas and Vernal Pools, Urban/Wildlands Interface, and Fuels Management sections of the WR-MSHCP (see Appendix B).

The Project site does not occur within any predetermined survey areas for Mammal Species or Burrowing Owl but is adjacent to a Los Angeles pocket mouse survey area and burrowing owl survey area. No suitable habitat was observed during the site visit in September 2025 within the Study Area; therefore, the proposed Project will not conflict with the WR-MSHCP and the impact will be less than significant and no mitigation is required.

Mitigation Measures

Mitigation Measure BIO-1:

Nesting Bird Surveys. In the event of vegetation clearing, cutting, or removal activities taking place during the nesting season (January 1 – September 15), a qualified biologist shall conduct a nesting bird survey within 72 hours prior of such activities. The survey shall consist of full coverage of the Project footprint and an appropriate buffer, as determined by the biologist. If no occupied nests are found, no additional steps shall be required. If an active nest is observed, a qualified biologist shall be designated as the biological monitor. This monitor shall be required to be on-site at all times during activities involving vegetation clearance or ground disturbance. Their primary responsibility shall be to ensure that potential impacts on biological resources are either avoided or minimized to the greatest extent possible, including establishing an appropriate buffer around the active nest. No construction or ground-disturbing activities shall be conducted within the buffer until the biologist has determined that the nest is no longer being used for breeding or rearing.

3.5 Cultural Resources

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES - Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

Less Than Significant with Mitigation Incorporated. A Cultural Resources Records Search was conducted by BCR Consulting LLC on October 29, 2025 (Appendix C).

A records search was performed from the South Coastal Information Center (SCIC) to identify any previously recorded archaeological and historic-era resources within the Project site and to determine the types of resources that might occur. The records search provided by SCIC revealed that nine Cultural Resources Surveys have been conducted within one mile of the Project site, one of which encompassed the Project site. No cultural resources have been previously identified within the site boundaries.

Although the current study has not indicated sensitivity for cultural resources (historical or archaeological) within the Project boundaries, ground-disturbing activities have the potential to reveal buried deposits not observed on the surface during previous surveys. For this reason, **Mitigation Measure CR-1** is applicable. With the implementation of **Mitigation Measure CR-1**, impacts to cultural resources will be less than significant.

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

Less Than Significant with Mitigation Incorporated. A Cultural Resources Records Search was conducted at the SCIC at San Diego State University concluded that there have been one cultural resources study completed within the Project area resulting in no archaeological resources identified within its boundaries. The records search revealed that 16 prehistoric archaeological sites and one historic-period archaeological site have been recorded within one mile of the Project site. While the general area is sensitive for archaeological resources, the conditions on the site make the likelihood of encountering cultural resources moderate to low.

Although no significant archaeological deposits were present on the proposed Project site, ground disturbing activities have the potential to reveal buried deposits not observed on the surface during field surveys. For this reason, **Mitigation Measure CR-2** is applicable. With the implementation of **Mitigation Measure CR-2**, impacts to archaeological resources will be less than significant.

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

Less Than Significant with Mitigation Incorporated. The Cultural Resources Record Search and Cultural Resources Assessment did not indicate that the Project site has ever been used as a formal or informal cemetery. There are no previously recorded cultural resources on the Project site. Since the site has been previously disturbed, ground-disturbing activities associated with construction of the proposed structures are unlikely to uncover previously unknown archaeological resources. However, if human skeletal remains are discovered during ground-disturbing activities, California Health and Safety Code Section 7050.5 states that the County Coroner must be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains can occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she must notify the Native American Heritage Commission (NAHC) in Sacramento within 24 hours. In accordance with California Public Resources Code Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant must complete his or her inspection within 48 hours of being granted access to the site. The designated Native American representative will then determine, in consultation with the property owner, the disposition for the human remains. Impacts related to human remains outside of dedicated cemeteries is less than significant with incorporation of **Mitigation Measure CR-3.**

Mitigation Measures

Mitigation Measure CR-1:

Inadvertent Discoveries of Cultural Resources. If cultural resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 100-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the Project outside of the buffered area may continue during this assessment period.

Mitigation Measure CR-2:

Inadvertent Discoveries of Archaeological Resources. In the event that potential prehistoric or historic-era archaeological resources and/or Tribal Cultural Resources (sites, features, or artifacts) are exposed during construction activities for the Project, construction work occurring not less than 100 feet of the find shall immediately stop and a qualified archaeologist must be notified immediately to assess the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find under the California Environmental Quality Act (CEQA), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work (e.g., preparation of an archaeological treatment plan, testing, or data recovery) may be warranted. If Native American resources are discovered or are suspected, each of the consulting tribes for the Project will also be notified including the Pauma Band of Luiseno Indians responded to the District email and requested to be immediately notified of any inadvertent discoveries or potential impacts to cultural resources, sacred sites, or ancestral remains.

Mitigation Measure CR-3:

Unanticipated Discovery of Human Remains. If human remains are encountered during activities associated with the proposed Project, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

3.6 Energy

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. ENERGY - Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less than Significant Impact.

Construction

During construction, the Project will use electricity and fossil fuels for activities such as site preparation, grading, building construction, paving, and painting. Energy use for these tasks will end once construction is complete. All equipment used during the 24-month construction period will comply with California Air Resources Board (CARB) regulations and state emission standards, ensuring expected fuel efficiency. In addition, CARB's Airborne Toxic Control Measure limits idling of construction vehicles to five minutes, reducing unnecessary fuel consumption. The Project is designed to meet California Energy Efficiency Standards and the 2022 CALGreen requirements. Overall, the Project will use typical energy resources, and no unusual characteristics or processes will require equipment that is more energy-intensive than standard practices or that fails to meet current emission and fuel efficiency standards.

Operation

Once operational, the Project's energy use will come from transportation and facility demands. Transportation energy demand will result from employee and patron vehicles accessing the site (trip generation). Typically, the largest source of operational energy use is from vehicle operation of customers, but the Project will not generate additional vehicle trips because it will be replacing an existing facility on campus. No additional vehicle trips will be generated by the Project and will therefore have no additional transportation fuel consumption. Facility energy demand will result from energy consumption from building operations and site maintenance activities. The estimated increase in both electricity and natural gas demand from the proposed Project is insignificant compared to the demand of the non-residential sector of Riverside County in 2022 (see Table 3.6-1).

Table 3.6-1. Comparison of Proposed Project and County Facility Energy Demand

	Electricity Demand (kWh/year)	Natural Gas Demand (therms/year)
Proposed Project	781,496(1)	35,077(1)
Riverside County (non-residential sector)	8,720,000(2)	147,000,000(3)

Sources:
1. CalEEMod Version 2022.1.1.31
2. California Energy Commission, Electricity Consumption by County. https://ecdms.energy.ca.gov/elecbycounty.aspx
3. California Energy Commission, Gas Consumption by County. http://ecdms.energy.ca.gov/gasbycounty.aspx

Therefore, the Project will not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation and no mitigation is required .

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

Less Than Significant Impact. The Project site is located within an already developed area, is accessible via existing roads, and is consistent with the City of Moreno Valley Energy Efficiency and Climate Action Strategy (October 2012) and applicable provisions of the Municipal Code (Title 9, Planning and Zoning). By replacing an existing campus facility, the Project will not generate additional vehicle trips, supporting Policy R2-T2 (Employment-Based Trip Reductions). The Project is designed to comply with 2022 California Building Code Title 24, Parts 6 and 11 (CALGreen), which addresses energy efficiency, water conservation, and waste diversion, thereby meeting Policy R2-E5 (New Construction Commercial Energy Efficiency Requirements). Through commissioning of building systems, use of low-emitting materials, and water-saving measures, the Project also aligns with Policy R2-E6 (New Construction Commercial Energy Efficiency Requirements). Furthermore, the integration of on-site renewable energy systems demonstrates consistency with Policy R2-E6. Participation in energy-efficiency programs offered by Southern California Edison and Southern California Gas Company further supports the City's climate and energy objectives. The Project does not conflict with the CARB Climate Change Scoping Plan, as its strategies are implemented at the state level and do not require additional project-specific actions. Collectively, these measures confirm that the Project is fully consistent with the City's adopted energy efficiency and climate action policies, resulting in compliance with Policies R2-T2, R2-E5, and R2-E6. Therefore, impacts related to energy consumption during both construction and operation will be less than significant and no mitigation is required.

3.7 Geology and Soils

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS - Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

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 Division of Mines and Geology Special Publication 42.

Less Than Significant Impact. The City of Moreno Valley lies primarily on bedrock known as the Perris Block (City of Moreno Valley, 2025). This structural unit is located within the Peninsular Range Geomorphic Province, one of the major geologic provinces of southern California. The Perris Block is a large mass of granitic rock generally bounded by the San Jacinto Fault, the Elsinore Fault, the Santa Ana River, and a non-defined southeast boundary. The nearest fault zone to the Project site is the San Jacinto Fault, which is located approximately 5 miles northeast of the Project site. This fault zone has experienced significant activity in the recent geologic past. Additionally, the San Andreas Fault is located approximately 16 miles northeast of the Project site. According to the City's General Plan and the General Plan EIR, the site is not located within an existing fault zone, and no faults appear to run under the Project site (City of Moreno Valley 2025). Therefore, damage resulting from surface rupture or fault displacement is not expected at the Project site and impacts will be less than significant-and no mitigation is required .

ii) Strong seismic ground shaking?

Less Than Significant Impact. Because the Project site is located in seismically active southern California, the general Project area is subject to moderate to severe ground shaking in the event of a major earthquake along any of the active faults in the region. The known regional active faults that could produce the most significant ground shaking at the Project site include the San Jacinto, San Andreas, and Elsinore-Glen Ivy faults. The Project site, however, does not possess any greater seismic risk than that of the surrounding developments. No active or potentially active fault is known to exist at the Project site, nor is the site situated within an Alquist-Priolo Earthquake Fault Zone, a State of California Special Studies Zone, or a County of Riverside designated fault zone. Additionally, the proposed Project will be designed in accordance with applicable provisions established in the current California Building Code, which sets forth specific engineering requirements to ensure structural integrity during a seismic event. Compliance with these requirements will reduce the potential risk to both people and structures with respect to strong seismic ground shaking. Therefore, impacts associated with strong seismic ground shaking will be less than significant and no mitigation is required.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction occurs when partially saturated soil loses its effective stress and enters a liquid state, which can result in the soil’s inability to support structures above. Liquefaction can be induced by ground shaking events and is dependent on saturated soil conditions. The Project site is located in an area identified as having low liquefaction susceptibility (City of Moreno Valley 2025). Additionally, per the current California Building Code, a geotechnical investigation report will be prepared for the Project site and will provide relevant design recommendations to ensure structural integrity during seismic activity. Given these considerations, impacts associated with liquefaction will be less than significant and no mitigation is required.

iv) Landslides?

No Impact. The Project site is in a relatively flat area and is not located adjacent to any potentially unstable topographical feature such as a hillside. As shown in Figure S-4 in the Safety Chapter of the County's General Plan, the Project site will not be located in an area susceptible to landslides (County of Riverside 2015b). Additionally, based on a review of the California Department of Conservation regulatory maps (DOC, 2025), the Project site is not located in a landslide zone. Therefore, no impact associated with landslides will occur and no mitigation is required.

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

Construction

Less Than Significant Impact. Construction activities such as grading may have the potential to cause soil erosion or the loss of topsoil. Because the Project will result in more than 1 acre of ground disturbance, the Project will be subject to the National Pollutant Discharge Elimination System (NPDES) stormwater program, which includes obtaining coverage under the State Water Resources Control Board's General Permit for Discharges of Stormwater Associated with Construction Activity (Construction General Permit; Order 2022-0057- DWQ). Construction activities subject to the Construction General Permit include clearing, grading, and disturbances to the ground, such as stockpiling or excavation. The Construction General Permit requires development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Among the required items that must be included within a SWPPP are Project design features intended to protect against substantial soil erosion as a result of water and wind erosion, commonly known as best management practices (BMPs). Typical BMPs include maintaining or creating drainages to convey and direct surface runoff from bare areas and installing physical barriers, such as berms, silt fencing, wattles, straw bales, and gabions. The implementation of a Construction General Permit, including preparation of a SWPPP and implementation of BMPs, will reduce both stormwater runoff and soil erosion impacts to acceptable levels. Therefore, short-term construction impacts associated with soil erosion will be less than significant and no mitigation is required.

Operation

Less Than Significant Impact. Once developed, the Project site will include a new structure and paved surfaces, all of which will stabilize and help retain on-site soils. The Project site will also contain pervious landscape areas that will include a mix of trees, shrubs, plants, and groundcover, which will help retain on-site soils while preventing wind and water erosion from occurring. Therefore, long-term operational impacts associated with soil erosion will be less than significant and 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?

Less Than Significant Impact. As previously discussed, the Project site is not susceptible to landslide or liquefaction. Additionally, the proposed Project will be designed in accordance with applicable provisions established in the current California Building Code, which sets forth specific engineering requirements to ensure structural integrity, regardless of the specific characteristics of the underlying soils. Compliance with these requirements will reduce the potential risk to both people and structures with respect to a variety of geotechnical constraints. Therefore, impacts associated with unstable geologic units/soils will be less than significant and no mitigation is required.

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?

Less Than Significant Impact. According to the U.S. Department of Agriculture Web Soil Survey, the soil beneath the Project site consists of Ramona very fine sandy loam, 0% to 8% slopes. This type of soil has a low runoff class, and well-drained drainage class (USDA 2019). Based on the type of soils at the Project site, expansive soils are not anticipated at the Project site; therefore, impacts will be less than significant. Nonetheless, the proposed Project will remove undocumented artificial fill and ensure proper fill placement and compaction to further reduce this already less-than-significant impact and 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?

No Impact. The Project will connect directly to the municipal sewer system and will not require septic tanks or any other alternative wastewater disposal system. Therefore, no impacts associated with the adequacy of soils and septic systems will occur and no mitigation is required.

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

Less Than Significant Impact with Mitigation Incorporated. A paleontological records search request was received from the Natural History Museum of Los Angeles County (NHMLAC) on November 27, 2018 (McLeod 2018). According to the records search, no paleontological localities are documented within a 1-mile radius buffer of the proposed Project boundaries (McLeod 2018). However, localities are documented nearby from similar geological units that may occur beneath portions of the proposed Project site. The nearest locality to the proposed Project area, LACM 4540, was recovered almost due east of the proposed Project area from deposits similar to those that occur at the surface throughout most of the proposed Project area. The specimen consisted of a fossil horse (*Equus*) recovered from an unspecified depth below the surface (McLeod 2018). The LACM did not recommend paleontological monitoring of portions of the proposed Project area underlain by igneous rocks because they do not preserve recognizable fossils; nor did they recommend monitoring of shallow excavations into older Quaternary alluvial deposits because, being so close to the source area, they are likely coarse grained, which is not conducive to fossil preservation (McLeod 2018). However, the LACM recommended paleontological monitoring of deeper excavations that could potentially encounter finer-grained fossiliferous Pleistocene strata along with sediment sampling to determine the microfossil potential (McLeod 2018).

No paleontological resources were identified within the proposed Project area as a result of the institutional records search, and desktop geological and paleontological review, and the proposed Project site is not anticipated to be underlain by unique geologic features. While the majority of the proposed Project area is mapped as being underlain by older Quaternary alluvial deposits, they are likely too coarse grained on the surface to yield significant paleontological resources. However, intact paleontological resources may be present within finer-grained soils of these deposits at depth. The plutonic igneous rocks have no paleontological sensitivity but given the proximity of past fossil discoveries in the surrounding area and the potential for intact, undisturbed, fine-grained Pleistocene age deposits at depth, the proposed Project is moderately to highly sensitive for supporting paleontological resources in areas underlain by older Quaternary alluvium. In the event that intact paleontological resources are located beneath the proposed Project site, ground disturbing activities associated with construction of the proposed Project, such as grading during site preparation and large diameter drilling (more than 2 feet diameter), have the potential to destroy a unique paleontological resource or site. Without mitigation, the potential damage to paleontological resources during construction will be a potentially significant impact. However, upon implementation of **Mitigation Measure GEO-1**, impacts will be reduced to below the level of significance. Impacts of the proposed Project are considered less than significant with mitigation incorporated during construction**.**

Mitigation Measures

Mitigation Measure GEO-1:

Inadvertent Discovery of Paleontological Resources. Should paleontological resources be encountered during Project subsurface construction activities, all ground-disturbing activities within 25 feet shall be redirected and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. For purposes of this measure, a "qualified paleontologist" shall be an individual with the following qualifications: (1) a graduate degree in paleontology or geology and/or a person with a demonstrated publication record in peer-reviewed paleontological journals; (2) at least two years of professional experience related to paleontology; (3) proficiency in recognizing fossils in the field and determining their significance; (4) expertise in local geology, stratigraphy, and biostratigraphy; and (5) experience collecting vertebrate fossils in the field. If the paleontological resources are found to be significant and Project activities cannot avoid them, measures shall be implemented to ensure that the Project does not cause a substantial adverse change in the significance of the paleontological resource. Measures may include monitoring, recording the fossil locality, data recovery and analysis, a final report, and accessioning the fossil material and technical report to a paleontological repository. If paleontological materials are recovered, this report also shall be submitted to a paleontological repository such as the University of California Museum of Paleontology, along with significant paleontological materials.

3.8 Greenhouse Gas Emissions

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS - Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. The SCAQMD prepared Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans, which includes the recommendation to amortize construction emissions over the lifetime of a project (assumed to be 30-years). Amortization is the process of spreading out the emissions produced during construction over the life of the Project. These amortized construction emissions are then added to the operational emissions to estimate both daily and yearly emissions, allowing for comparison against the threshold of significance.

The County of Riverside’s Climate Action Plan Update (CAP) states that project's that do not exceed the CAP's screening threshold of 3,000 $MTCO_2e$ per year are considered to have less than significant greenhouse gas emissions and are in compliance with the County's CAP Update from 2019.

The proposed Project will not exceed the annual greenhouse gas emissions threshold and will have a less than significant impact and no mitigation is required (see Table 3.8-1).

Table 3.8-1. Comparison of Annual Estimated and Threshold Greenhouse Gas Emissions

SCAQMD Threshold ($MTCO_2e$)	Construction Emissions ($MTCO_2e$)	Opening Year Operational Emissions ($MTCO_2e$)
3,000	21.30	401.15

Source: Air Quality Impact Study (Appendix A)

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

Less Than Significant Impact. There are two plans adopted for the purpose of reducing the emissions of greenhouse gases that are applicable for the proposed Project the City of Moreno Valley Climate Action Plan Consistency Analysis and California Air Resources Board (CARB) Scoping Plan.

The City of Moreno Valley Climate Action Plan Consistency Analysis promotes energy- and water-efficient buildings, smart growth and clean transit, zero waste policies, and increased local energy generation and water resources. The proposed Project is consistent with all applicable measures; therefore, it is in compliance (see Table 14 in Appendix A for more details).

The California Air Resources Board (CARB) Scoping Plan contains measures to reduce overall greenhouse gas emissions in California. The proposed Project is consistent with all applicable strategies; therefore, it is in compliance (see Table 15 in Appendix A for more details).

The proposed Project does not conflict with either applicable plan for reducing the emissions of greenhouse gases and will have a less than significant impact and no mitigation is required.

3.9 Hazards and Hazardous Materials

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS - Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
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?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. A variety of hazardous substances and wastes will be transported to, stored, used, and generated on the Project site during construction. These will include fuels for machinery and vehicles, new and used motor oils, cleaning solvents, paints, and storage containers and applicators containing such materials. Accidental spills, leaks, fires, explosions, or pressure releases involving hazardous materials represent a potential threat to human health and the environment if not properly treated. However, these materials will be transported, used, and disposed of in accordance with all federal, state, and local laws regulating the management and use of hazardous materials. For example, hazardous materials will not be disposed of or released onto the ground or into the underlying groundwater or any surface water during construction or operation of the Project, and completely enclosed containment will be required for all refuse generated on the Project site.

Additionally, all construction waste, including trash, litter, garbage, solid waste, petroleum products, and any other potentially hazardous materials, will be removed to a waste facility permitted to treat, store, or dispose of such materials. Use of these materials during construction for their intended purpose will not pose a significant risk to the public or the environment.

The transport and use of hazardous materials will be required to comply with the guidelines set forth by each product’s manufacturer, as well as in accordance with all applicable federal, state, and local regulations. The U.S. Department of Transportation, the California Department of Health Services, California Department of Transportation (Caltrans), and the California Highway Patrol all have interrelated programs designed to prevent disasters during the transportation of hazardous materials. Additionally, the Environmental Protection Agency (EPA) and Occupational Safety and Health Administration have interrelated programs designed to prevent the misuse of hazardous materials in the workplace. Based on this information, and available and applicable rules, regulations, and guidance, impacts associated with construction will not result in hazards due to routine transport of hazardous materials. Impacts will be less than significant.

Potentially hazardous materials associated with Project operations will include those materials used during typical cleaning and maintenance activities. Although these potential hazardous materials will vary, they will generally include household cleaning products, paints, fertilizers, and herbicides and pesticides. Many of these materials are considered household hazardous wastes, common wastes, and/or universal wastes by the EPA, which considers these types of wastes to be common to businesses and households and to pose a lower risk to people and the environment than other hazardous wastes when properly handled, transported, used, and disposed of. Federal, state, and local regulations typically allow these types of wastes to be handled and disposed of with less stringent standards than other hazardous wastes, and many of these wastes do not have to be managed as hazardous waste. Additionally, any potentially hazardous material handled on the Project site will be limited in both quantity and concentrations, consistent with other similar institutional uses located in the City, and any handling, transport, use, and disposal will comply with applicable federal, state, and local agencies and regulations. As mandated by the Occupational Safety and Health Administration, all hazardous materials stored on the Project site will be accompanied by a Safety Data Sheet, which will inform employees and first responders as to the necessary remediation procedures in the case of accidental release. Adherence to applicable federal, state, and local regulations, operation of the Project will not result in hazards due to routine transport of hazardous materials. Therefore, impacts will be less than significant and 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?

Less Than Significant Impact. As previously discussed, construction activities on the Project site will involve the transport of gasoline and other materials to the site during construction. Relatively small amounts of commonly used hazardous substances, such as gasoline, diesel fuel, lubricating oil, grease, and solvents, will be used on site for construction and maintenance. The materials alone and use of these materials for their intended purpose will not pose a significant risk to the public or environment; however, accidental spills of hazardous materials during construction could potentially result in soil contamination or water quality impacts. To minimize or eliminate fuel spillage, all construction vehicles will be adequately maintained and equipped. All equipment maintenance work, including refueling, will occur off site.

All potentially hazardous construction waste, including trash, litter, garbage, other solid wastes, petroleum products, and other potentially hazardous materials, will be removed to a hazardous waste facility permitted to treat, store, or dispose of such materials. With implementation of federal, state, and local regulations, impacts associated with foreseeable upset and accident conditions will be less than significant and no mitigation is required.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. Limited amounts of hazardous materials will be used during construction and operation of the Project, including the use of standard construction materials (e.g., lubricants, solvents and paints), cleaning and other maintenance products (used in the maintenance of buildings, pumps, pipes and equipment), and the limited application of pesticides associated with landscaping. These materials will be transported and handled in accordance with all federal, state, and local laws regulating the management and use of hazardous materials. None of these activities will result in the routine transport of, emission, or disposal of hazardous materials, and no acutely hazardous materials will be used on site during construction or operation of the proposed Project. All construction activity will be performed in compliance with City of Moreno Valley and County of Riverside regulations, and compliance with these regulations will ensure that the general public will not be exposed to any unusual or excessive risks related to hazardous materials during construction activities on the Project site. Adherence to federal, state, and local rules and requirements, impacts will be less than significant and 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 § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. The City General Plan EIR (Figure 4.9-1) indicates that the Project site is not located on a hazardous waste site (City of Moreno Valley, 2025). Additionally, according to a review of regulatory databases, the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Cortese List). Currently, the Project site is a parking lot and no previous land uses warrant additional hazardous evaluations. Therefore, the Project will not result in a significant hazard to the public or to the environment. While no impacts are anticipated due to contaminated soils on the Project site, if contaminated soils are found during construction, standard hazardous remediation and removal procedures will be followed. No impacts related to on-site hazardous materials are anticipated and no mitigation is required.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. There are no public airports within two miles of the Project site. However, the March Air Reserve Base is located approximately 2.88 miles west of the Project site. According to the Riverside County Airport Land Use Commission, the Project site is outside of any influence zone. As such, the proposed Project will not expose people residing or working in the Project area to excessive noise levels, and no impacts will occur and no mitigation is required.

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

Less Than Significant Impact. The Project must comply with the County's Emergency Operation Plan (EOP) for both construction and operations of the Project. Construction activities may temporarily restrict vehicular traffic. If restriction is required, the project will be required to implement adequate and appropriate measures to facilitate the passage of persons and vehicles through and around any required road closures in accordance with the County's EOP. Operation of the Project will not interfere with the County's EOP because Lasselle Street will be made accessible for emergency vehicles. Although the Project is within the MVC campus, it will be required to design, construct, and maintain structures, roadways, and facilities to comply with applicable local, regional, state, and federal requirements related to emergency access and evacuation plans. Adherence to these requirements will ensure that potential impacts related to this issue remain below a level of significance and that no mitigation will be required. Thus, impacts will be less than significant and 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?

Less Than Significant Impact. The proposed Project is located within the existing MVC campus with surrounding buildings and parking lots. However, according to mapping from Office of the State Fire Marshal (OSFM) the Project site is within a Very High Fire Hazard Severity area, and is also within a Local Responsibility Area (LRA). The LRA means the financial responsibility of preventing and suppressing wildfires is primarily the responsibility of the Local agency (city, county, or district). Because of the built-up nature of the campus and central location of the Project site, there is a less than significant impact for this issue area and no mitigation is required.

3.10 Hydrology and Water Quality

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY - Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
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 a substantial erosion or siltation on- or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; 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; or iv) impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Construction

Less Than Significant Impact. Construction of the Project will include earthwork activities that could potentially result in erosion and sedimentation, which could subsequently degrade downstream receiving waters and violate water quality standards. Stormwater runoff during the construction phase may contain silt and debris, resulting in a short-term increase in the sediment load to the municipal storm drain system. Substances such as oils, fuels, paints, and solvents may be inadvertently spilled on the Project site and subsequently conveyed via stormwater to nearby drainages, watersheds, and groundwater.

Because the Project will result in more than 1 acre of ground disturbance, the Project will be subject to the NPDES stormwater program, which includes obtaining coverage under the State Water Resources Control Board's Construction General Permit. Construction activities subject to the Construction General Permit include clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires development and implementation of a SWPPP. Among the required items that must be included within a SWPPP are Project design features intended to protect against substantial soil erosion as a result of water and wind erosion, commonly known as BMPs. The implementation of a Construction General Permit, including preparation of a SWPPP and implementation of BMPs, will reduce stormwater runoff during Project construction impacts to acceptable levels. It follows that because construction of the Project will not violate any water quality standards or waste discharge requirements, the Project will not otherwise substantially degrade surface or groundwater quality. Therefore, short-term construction impacts associated with water quality will be less than significant and no mitigation is required.

Operation

Less Than Significant Impact. The Project will be subject to the Municipal Separate Storm Sewer System (MS4) Permit, issued by the Santa Ana Regional Water Quality Control Board (RWQCB). The MS4 Permit requires implementation of Low Impact Development BMPs to prevent pollutants from being discharged off site by mimicking pre-development site hydrology and feasible source control. The Low Impact Development Ordinance is designed to reduce runoff from impervious surfaces, including new development, through landscape design that promotes water retention, permeable surface design, natural drainage systems, and on-site retention where feasible (RWQCB 2010). These project-specific designs will reduce impacts to water quality associated with redevelopment.

Additionally, a project-specific Water Quality Management Plan (WQMP) will be prepared for the proposed Project. The WQMP will ensure appropriate BMPs are implemented for postconstruction and operations of the Project. The combination of Low Impact Development BMPs, source control, and other treatment control BMPs addressed within the WQMP will address identified pollutants and hydrologic concerns from new development that could result in impacts to water quality standards.

Further, the Project will be required to comply with sections of the City Municipal Code that set forth regulations to protect and enhance the quality of watercourses, water bodies, and wetlands within the City of Moreno Valley in a manner consistent with the federal Clean Water Act, the California Porter-Cologne Water Quality Control Act, and the municipal NPDES permit. Applicable sections of the Municipal Code include Section 8.10, which outlines the requirements of the City's Storm Water and Urban Runoff Management and Discharge Controls, and Section 8.21 (Grading Regulations), which, among other things, requires verification by the City Engineer that drainage facilities have been appropriately installed and that erosion control measures have been completed in accordance with the approved grading plan and the required reports. Therefore, long-term impacts associated with water quality, including surface water quality and groundwater quality, will be less than significant and no mitigation is required.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. Currently, the Project site is an impervious parking lot. Thus, it does not promote groundwater recharge and is not considered an important location for groundwater recharge.

Although the Project will not add impervious surfaces to the Project site, once operational, the Project site will contain landscaped areas and other pervious surfaces that will allow for water to percolate into the subsurface soils. Additionally, the Project will incorporate structural and treatment control BMPs to ensure that the Project will not adversely affect water quality.

The Riverside County Geologic Hazard Map shows historically shallowest groundwater levels within the Moreno Valley floor 0.5 miles to the west of the site at a depth of approximately 150 feet below ground surface. During construction, the proposed Project will use only limited amounts of water resources for construction activities and landscaping activities. Minimal water use will be required for any of the education facilities, and the City has adequate supply to meet their municipal, commercial, and industrial demands. As such, impacts associated with groundwater recharge will be less than significant.

The Project is not expected to encounter groundwater and will not involve permanent pumping of groundwater; therefore, the Project will not substantially deplete groundwater supplies. Due to the incorporation of structural and treatment control BMPs, the proposed Project will not substantially interfere with groundwater recharge. Impacts will be less than significant 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 a substantial erosion or siltation on- or off-site;

Less Than Significant Impact. Currently, the Project site is a paved parking lot. Thus, implementation of the Project will slightly decrease the impervious areas on site by adding landscaped areas and redirecting local drainage.
The Project site does not have infiltration basins or capture systems in place to control stormwater runoff. The proposed Project will be required to conform to applicable federal, state, and local requirements, including the current MS4 Permit adopted by the Santa Ana RWQCB. Compliance with these requirements will ensure the new drainage system is designed with adequate capacity to capture stormwater flow to prevent erosion or on-site or off-site siltation impacts. As such, altering the on-site drainage pattern will be conducted in a manner consistent with applicable standards related to the collection and treatment of stormwater; therefore, impacts associated with altering the existing drainage pattern of the Project site will be less than significant and no mitigation is required.

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

Less Than Significant Impact. Under existing conditions, the majority of the ground surface is paved parking lot. Thus, implementation of the Project will slightly decrease the impervious areas on site by adding landscaped areas and redirecting local drainage. Currently, the Project site does not have infiltration basins or capture systems in place to control stormwater runoff. The Project will be required to conform to applicable federal, state, and local requirements, including the current MS4 Permit adopted by the Santa Ana RWQCB. Compliance with these requirements will ensure the new drainage system is designed with adequate capacity to capture stormwater flow to prevent erosion and reduce the potential for flooding impacts.

As such, altering the on-site drainage pattern will be conducted in a manner consistent with applicable standards related to the collection and treatment of stormwater; therefore, impacts associated with altering the existing drainage pattern of the Project site will be less than significant and no mitigation is required.

iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

Less Than Significant Impact. Under the existing condition, the majority of the existing site is a paved parking lot. The Project site, however, does not currently have infiltration basins or capture systems in place to control stormwater runoff. Although the Project will slightly decrease the impervious surfaces on the Project site, the proposed drainage system will still be designed to conform to applicable federal, state, and local requirements, including the current MS4 Permit adopted by the Santa Ana RWQCB. Compliance with these requirements will ensure the new drainage system is designed to have adequate capacity to capture stormwater flow to prevent the conveyance of sediment, debris, and other constituents potentially contained in on-site stormwater from leaving the Project site and impacting off-site and downstream receiving waters; therefore, impacts associated with water quality standards and runoff waters will be less than significant and no mitigation is required.

iv) impede or redirect flood flows?

No Impact. According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 06065C0765G (FEMA 2008), the Project site is located outside of both a 1% Annual Chance Flood Hazard Zone (100-year floodplain) and 0.2% Annual Chance Flood Hazard Zone (500-year floodplain). In addition, per the City General Plan, Figure 6-4 Flood Hazards, and the County of Riverside Land Information System (County of Riverside 2025), the Project site is located outside of a dam inundation area; therefore, no impacts associated with flooding will occur. The placement of the new LLRC building within the existing College will have no effect on flood flows, and no impacts will occur in this regard and no mitigation is required.

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

No Impact. The Project site is approximately 0.30 miles east of an un-named neighborhood lake and approximately 1.8 miles northwest of Lake Perris. Neither of these lakes could make the Project site vulnerable to a seiche during high winds or seismic activity. Also, the Project site is not within a coastal area or river delta that could be impacted by a flood hazard or tsunami. Finally, the topography of the site and Project area is relatively flat and will not be subject to significant impacts from mudflow. Thus, no impact will occur and no mitigation is required.

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

No Impact*.* The Project will comply with regional and local regulations requiring preparation of an SWPPP and will not obstruct existing water quality control plans and groundwater sustainable management plans. In addition, the Project site is not considered a suitable area for groundwater recharge and will not introduce significant impervious areas over a significant groundwater recharge zone. Therefore, no impacts associated with conflict with a water quality control plan or sustainable groundwater management plan are anticipated and no mitigation is required.

3.11 Land Use and Planning

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☐	☒

a) Physically divide an established community?

No Impact. The proposed Project will include the construction of the new LLRC building to meet the needs of the MVC's existing faculty and students. The Project site is located within the boundaries of MVC's campus and is compatible with adjacent land uses and facilities for college uses. As such, implementation of the proposed Project will not divide an established community and is not expected to result in additional physical barriers between nearby land uses. No impact will 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?

No Impact. The Project site is designated under the City of Moreno Valley General Plan as Public Facility (P) and zoned as Public Facility (SP 193 CF). Under the existing conditions, the Project site is currently designated as Parking Lot B within the boundaries of the MVC. The western portion of this parking lot has solar shade canopies installed.

Overall, the proposed Project does not violate any policies within the City's General Plan, Municipal Code, or any applicable specific plans in the area. Therefore, the proposed Project will not conflict with any applicable land use plan, policy, or regulation and will not represent a significant impact to the physical environment. No impact will occur and no mitigation is required.

3.12 Mineral Resources

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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

No Impact. The State Mining and Reclamation Act (SMARA) of 1975 (California Public Resources Code Section 2710 et seq.) requires that the California State Geologist implement a mineral land classification system to identify and protect mineral resources of regional or statewide significance in areas where urban expansion or other irreversible land uses may occur, thereby potentially restricting or preventing future mineral extraction on such lands.

As mandated by SMARA, aggregate mineral resources within the state are classified by the State Mining and Geology Board through application of the Mineral Resource Zone (MRZ) system. The MRZ system is used to map mineral commodities within identified jurisdictional boundaries, with priority given to areas where future mineral resource extraction may be prevented or restricted by land use compatibility issues, or where mineral resources may be mined during the 50-year period following their classification. The MRZ system classifies lands that contain mineral deposits and identifies the presence or absence of substantial sand and gravel deposits and crushed rock source areas (i.e., commodities used as, or in the production of, construction materials). The State Geologist classifies MRZs within a region based on the following factors (DOC 2000):

- MRZ-1: Areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- MRZ-2: Areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence.
- MRZ-2a: Areas underlain by mineral deposits where geologic data show that significant measured or indicated resources are present.
- MRZ-2b: Areas underlain by mineral deposits where geologic information indicates that significant inferred resources are present.
- MRZ-3: Areas containing mineral deposits for which the significance cannot be determined from available data.

- MRZ-3a: Areas containing known mineral deposits that may qualify as mineral resource.
- MRZ-3b: Areas containing inferred mineral deposits that may qualify as mineral resources.
- MRZ-4: Areas where available information is inadequate for assignment of any other MRZ category.

According to maps prepared by the California Department of Conservation (CDOC 2008), the Project site is located within a designated MRZ-3 area. This designation indicates that the State of California has determined this is an area where mineral deposits are likely; however, their significance has not been determined. Additionally, per the County General Plan, the Project site is located within an MRZ-3 area (County of Riverside 2015c).

Furthermore, the County General Plan (County of Riverside 2015c) does not identify any mineral recovery sites within the Project site. The Project site is not currently being used for mineral resource extraction. No mining operations will be impacted by this Project and the site will likely never be used for any mining operations in the future. Given these factors, the Project will not result in the loss of availability of a known mineral resource that will be of future value to the region and the residents of the state, and there will be no impact and no mitigation is 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?

No Impact. As previously discussed, the proposed Project will not result in the loss of availability of a locally important mineral resource recovery site delineated in a local general plan, specific plan, or other land use plan. No impact will occur and no mitigation is required.

3.13 Noise

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE - Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	☒	☐
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?	☐	☐	☐	☒

Noise is defined as loud, unpleasant, unexpected, or unwanted sound. Sound may be described in terms of level or amplitude (measured in decibels [dB]), frequency or pitch (measured in hertz [Hz] or cycles per second), and duration (measured in seconds or minutes). The standard unit of measurement of the amplitude of sound is the decibel, a logarithmic scale of sound pressure level. The A-weighted scale, measured in A-decibels (dBA), adjusts measurements to reflect the frequencies most perceptible to the healthy human ear. The Equivalent Sound Level (Leq) is the average noise level over a given sample period, calculated based on sound energy fluctuations. The Community Noise Equivalent Level (CNEL) is the weighted average sound intensity over a 24-hour period, adjusting for increased sensitivity to noise during specific times. It adds five decibels to evening sounds (7pm-10pm) and ten decibels to nighttime levels (before 7am and after 10pm). Similarly, the Day-Night Average Sound Level (LDN) accounts for heightened sensitivity to nighttime noise by adding 10 decibels to sound levels measured at night (10pm–7am). Table 3.13-1 provides examples of A-weighted noise levels from common sounds. In general, human sound perception is such that a change in sound level of 3 dB is barely noticeable; a change of 5 dB is clearly noticeable; and a change of 10 dB is perceived as doubling or halving of the sound level.

Table 3.13-1. Typical Sound Levels in the Environment and Industry

Common Outdoor Activity	Noise Level (dBA)	Common Indoor Activity
	110	Rock band
Jet flying at 300 meters (1,000 feet) overhead		
	100	
Gas lawnmower at 1 meter (3 feet)		
	90	
Diesel truck at 15 meters (50 feet), at 80 kilometers per hour (50 mph)		Food blender at 1 meter (3 feet)
	80	Garbage disposal at 1 meter (3 feet)
Noisy urban area, daytime		
Gas lawnmower at 30 meters (100 feet)	**70**	Vacuum cleaner at 3 meters (10 feet)
Commercial area		Normal speech at 1 meter (3 feet)
Heavy traffic at 90 meters (300 feet)	**60**	
		Large business office
Quiet urban daytime	**50**	Dishwasher in next room
Quiet urban nighttime	**40**	Theater, large conference room (background)
Quiet suburban nighttime		
	30	Library
Quiet rural nighttime		Bedroom at night, concert hall (background)
	20	
		Broadcast/recording studio
	10	
	0	

Source: Caltrans 2013a

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?

Less Than Significant Impact. A Noise and Vibration Impact Study, dated November 19, 2025, was prepared for the proposed Project by MD Acoustics, LLC, attached as Appendix E. The Noise and Vibration Impact Study evaluates the potential transportation, stationary, and construction noise impacts for the Project site and recommends any necessary mitigation measures to minimize potential noise impacts.

Transportation Noise Impacts

A Trip Generation Assessment, dated October 27, 2025, was prepared for the proposed Project by Integrated Engineering Group, attached as Appendix G. According to the assessment, the proposed Project is not expected to generate more than 100 new vehicle trips, qualifying for an exemption from preparing a Transportation Impact Analysis by the City of Moreno Valley because there will not be an increase in traffic. Therefore, the impact of transportation noise is considered less than significant and no mitigation is required.

Stationary Noise Sources

The stationary noise was modeled in SoundPLAN to analyze the noise impact at surrounding receptors to calculate noise level projections (Exhibit E in Appendix E). As a state-funded agency, the RCCD is not subject to City noise standards; however, the RCCD will make every effort to comply with the Municipal Code regulations even though it is not bound by them. Section 11.80.030 of the City of Moreno Valley's Municipal Code states that the sound level must not exceed a maximum noise level of 60 dBA between 8:00 a.m. and 10:00 p.m., and 55 dBA between 10:01 p.m. and 7:59 a.m. when measured at a distance of 200 feet or more from the real property line of the source of the sound. (see Table 3.13-2).

Table 3.13-2. City Sound Level Limits

Maximum Sound Levels for Source Land Uses (dBA)			
Residential		Commercial	
Daytime	Nighttime	Daytime	Nighttime
60	55	65	60

Source: City of Moreno Valley Municipal Code §11.80.030 (City of Moreno Valley 2025b)

The Total Combined Noise Level, the existing ambient noise levels with the addition of the Project's noise level, did not exceed 60 A-decibels at off campus areas, and will comply with the City's municipal code. Therefore, the impact is less than significant and no mitigation is required.

Construction Noise and Vibration

Construction noise will be considered significant if occurring outside the allowable times specified in the City Municipal Code (Section 11.80.030(D)(7)). While construction activities will have a temporary or periodic increase in the ambient noise levels, they will adhere to permissible hours and days of the week. Therefore, the impact is less than significant, and no mitigation measures are required.

b) Generation of excessive ground borne vibration or ground borne noise levels?

Less Than Significant Impact. Ground-borne vibration refers to rapid, fluctuating movements within the ground that have an average motion of zero, meaning that the ground does not permanently shift in one direction. These vibrations are typically only a nuisance to people rather than a structural concern, but damage may occur at extreme levels. While vibrations can be felt outdoors, they are generally more noticeable and bothersome indoors where the shaking of a building may be more notable. Ground-borne noise is a related effect that only occurs indoors resulting from walls and floors vibrating (e.g., rattling of windows or dishes on shelves).

Vibration amplitude is commonly measured in peak particle velocity (PPV), which represents the maximum instantaneous vibration speed, typically measured in inches per second. Outdoor sources of perceptible vibration usually include construction equipment, steel-wheeled trains, and traffic on rough roads, while smooth roads rarely produce noticeable vibration or noise. To address potential impacts, the Federal Transit Administration (FTA) provides guidance on vibration thresholds. According to the FTA, fragile buildings can tolerate vibration levels up to 0.2 inches per second without structural damage (see Table 3.13-3). Because vibration is rarely bothersome outdoors, thresholds are assessed at occupied structures, and all vibration impacts are evaluated at the building level. Table 3.13-4 provides criteria for human perception of vibration.

Table 3.13-3. Guideline Vibration Damage Potential Threshold Criteria

Structure and Condition	Maximum PPV (in/sec)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Extremely fragile historic buildings, ruins, ancient monuments	0.12	0.08
Fragile buildings	0.2	0.1
Historic and some old buildings	0.5	0.25
Older residential structures	0.5	0.3
New residential structures	1.0	0.5
Modern industrial/commercial buildings	2.0	0.5
Note: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.		
Source: CalTrans 2013b		

Table 3.13-4. Guideline Vibration Annoyance Potential Criteria

Human Response	Maximum PPV (in/sec)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Barely perceptible	0.04	0.01
Distinctly perceptible	0.25	0.04
Strongly perceptible	0.9	0.10
Severe	2.0	0.4
Note: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.		
Source: CalTrans 2013b		

Construction vibration will be significant if it exceeded levels that resulted in structural damage to existing buildings. The nearest existing sensitive use buildings are 132 feet west of the edge of the Project site’s trenching areas. At this distance, a large bulldozer will yield a worst-case 0.014 inches per second PPV, which is below the threshold for older residential structures and will not result in architectural damage and under the level considered barely perceptible to humans (see Appendix E). Therefore, construction-related vibration is not expected to approach levels that could cause structural damage, and the impact will be less than significant and no mitigation 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?

No Impact. The Project site is located over two miles from the nearest airport, the March Air Reserve Base. According to the Riverside County Mapping Portal, the Project site is located outside of the airport's influence area boundary (Riverside County 2025). Therefore, no substantial noise exposure from airport sources will occur and it will have no impact and no mitigation required.

3.14 Population and Housing

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING - Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

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 roads or other infrastructure)?

Less Than Significant Impact. The proposed Project will not directly induce substantial population growth in the area, because no residential units are proposed as part of the Project. However, the proposed Project will require a temporary construction workforce. The number of construction workers needed during any given period will largely depend on the specific stage of construction but will likely average a few dozen workers at any given time throughout the workday. These short-term positions are anticipated to be filled primarily by workers who reside in the Project site vicinity; therefore, construction of the proposed Project will not generate a permanent increase in population in the Project area.

Further, the proposed Project will generally connect to existing utilities and infrastructure located adjacent to the Project site. The proposed Project will not construct new or extend existing utilities or infrastructure into areas not currently served by such improvements. Thus, the proposed Project will not indirectly induce population growth, and impacts associated with population growth inducement will be less than significant and no mitigation is required.

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

No Impact. The proposed Project consists of the construction of the LLRC to serve the needs of the Moreno Valley community. The proposed Project will not displace existing housing or people and will not necessitate the construction of replacement housing elsewhere. Therefore, no impact will occur and no mitigation is required.

3.15 Public Services

Issues	Potentially Significant Impact	Less Than Significant Impact 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:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

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:

Fire protection?

Less Than Significant. The MVFD provides fire suppression, fire prevention, hazardous materials response, and emergency medical services within the City of Moreno Valley and participates in the regionalized fire protection system managed by CAL FIRE/Riverside County Fire Department. MVFD operates six fire stations citywide, staffed 24 hours per day, and maintains mutual aid agreements with surrounding jurisdictions to ensure adequate coverage during major emergencies. The closest facility to the Project site is Fire Station 91 (College Park Fire Station), located at 16110 Lasselle Street, approximately 200 feet northwest of the campus. Station 91, opened in 2003, is equipped with a 75-foot ladder truck, a second-line engine, and a breathing support unit, ensuring robust emergency response capability for the campus and surrounding area. Currently, both the paramedic engine company, and the truck company have full staffing. Moreno Valley is also a signatory of the Riverside County Unit Strategic Fire Plan, the guiding document for pre-fire mitigation and response management to reduce wildfire impacts (City of Moreno Valley 2021).

Construction activities associated with the proposed Project could increase the potential for accidental on-site fires due to the operation of construction equipment, use of flammable materials, and sparks during demolition or vegetation removal. In accordance with the California Occupational Safety and Health Administration (Cal/OSHA) and California Fire Code requirements, the construction contractor will be required to store flammable materials in appropriate containers, use equipment fitted with spark arrestors, and immediately clean up spills of flammable substances. Fire suppression equipment specific to the construction site will be maintained on-site for the duration of construction, and construction personnel will receive emergency response training. These measures will minimize construction-related fire risks and ensure compliance with state and local fire safety standards.

Once operational, the Project will comply with all applicable fire safety requirements, including those outlined in the City of Moreno Valley General Plan Safety Element Objectives 6.11 through 6.16, which provide direction for fire prevention and suppression. The Project will also adhere to Municipal Code Section 9.16.230 (Fire Protection), Chapter 8.36 (California Fire Code), and Section 8.36.050 (Wildland-Urban Interface Requirements), ensuring adequate emergency access and fire flow. Additionally, the Project will pay Development Impact Fees in accordance with Section 3.42.060 (Fire Facilities Commercial and Industrial Development Impact Fees) to support ongoing fire protection infrastructure.

The proposed Project will not result in changes to the existing land use on site and will not significantly increase the number of students or employees. Therefore, the Project is not expected to create the need for new or physically altered fire facilities or impair the ability of existing stations to maintain acceptable service ratios, response times, or performance objectives. As a result, impacts related to fire protection services during both construction and operation will be less than significant, and no mitigation measures are required.

Police protection?

Less Than Significant Impact. The RCCD maintains a POST-certified Police Department at each campus, including Moreno Valley College, operating under California Penal Code §13522. Officers are authorized by Penal Code §830.32 and Education Code §72330, granting law enforcement authority equivalent to municipal and county officers statewide. RCCD officers receive the same training as city and county peace officers, plus additional campus-specific instruction.

The RCCD Police Department provides services 7 days a week, 24 hours a day and coordinates with the Moreno Valley Police Department and Riverside County Sheriff's Department under mutual aid agreements. MVC has an on-campus RCCD Police office serving as the primary law enforcement point of contact.

Construction activities could temporarily increase theft or vandalism risks due to equipment and materials on-site. To minimize these risks, the site will be fenced, access points locked after hours, and equipment stored in well-lit areas with smaller items secured. These measures, combined with RCCD Police oversight, will reduce potential security concerns.

Once operational, the Project will not change land use or significantly increase campus population. Therefore, it will not require additional police services or new facilities. RCCD Police, in coordination with local agencies, will continue to provide adequate coverage, and response times will remain within acceptable limits. Based on these factors, the Project will have a less-than-significant impact on police protection services, and no mitigation is required.

Schools?

No Impact. The proposed Project does not include any residential uses with the resulting need for additional school facilities, and additionally, it will not result in any changes to the existing land use on site. Therefore, the proposed Project will not significantly increase student population within the City and will have no impacts related to schools. No mitigation is required.

Parks?

No Impact. The proposed Project will not increase the population within the surrounding area and will not eliminate any parks or recreational opportunities. The Project is intended to support existing students and staff at Moreno Valley College and will not substantially increase enrollment or create additional demand for parks or recreational facilities in the community. Therefore, no impacts to parks and no mitigation is required.

Other public facilities?

No Impact. The proposed Project will not increase the population within the surrounding area and will not result in adverse impacts related to the provision of other public facilities, such as libraries or emergency medical services. The Project is intended to support existing students and staff at Moreno Valley College and will not substantially increase enrollment or create additional demand for public facilities in the community. In addition, the campus already provides library services and on-campus health services for students and staff. Therefore, the Project will not exert undue pressure on other public facilities, and no impacts are anticipated and no mitigation is required.

3.16 Recreation

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION				
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?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

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?

No Impact. The proposed Project does not include any residential uses that may increase the utilization of existing neighborhood parks in the vicinity such that substantial physical deterioration of the facility or an increase in park facilities will occur or be accelerated. The nearest park facility is College Park located southeast of the proposed Project but will not anticipate an increase in usage based on the proposed Project. The proposed Project consists of the construction of a proposed LLRC building to support the College's existing educational program offerings. Therefore, the Project will not exert undue pressure on parks, and no impacts are anticipated and no mitigation is required.

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

No Impact. Under existing conditions, the Moreno Valley College campus includes primarily educational facilities. The proposed Project consists of the construction of the LLRC building to support the College's existing educational program offerings. As discussed throughout this MND, the proposed Project will be located within the College's boundaries and will serve existing and future Moreno Valley College students. There will be no recreational facilities associated with the Project, therefore, no impact relating to the proposed recreational facilities and no mitigation is required.

3.17 Transportation

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION – Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines § 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)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☒	☐

This section analyzes the potential impacts of the proposed Project based on CEQA Guidelines Section 15064.3(b), which focuses on newly adopted criteria (vehicle miles traveled [VMT]) for determining the significance of transportation impacts. Pursuant to SB 743, the focus of transportation analysis changed from level of service or vehicle delay to VMT. The related updates to the CEQA Guidelines required under SB 743 were approved on December 28, 2018. This methodology was required to be used statewide beginning July 1, 2020. The proposed Project site is located in the City of Moreno Valley, which has adopted guidance on evaluating VMT for transportation impacts under CEQA. Therefore, the City of

Moreno Valley Transportation Impact Analysis (TIA) Guidelines for Vehicle Miles Traveled and Level of Service (LOS) Assessment (Guidelines, June 2020), hereafter referred to as Guidelines, will be used for this assessment.

The Guidelines require a 4-step process for VMT analysis: 1) Project Screening, 2) Assessment of Non-Screened Development, 3) Identify VMT Impact Threshold, and 4) Mitigation Measures.

SCREENING CRITERIA ASSESSMENT

The City VMT Guidelines recognize that certain projects based on type, location, size and other contexts could lead to a presumption of less than significance (i.e. the Project's VMT will not cause a transportation impact) and will not need additional VMT analysis. The Guidelines provide the following screening criteria:

1. Transit Priority Area (TPA) – The Project is located within a TPA, has a floor-area ratio (FAR) greater than 0.75, provides parking less than or equal to the City's Municipal Code requirements, is consistent with the applicable Sustainable Communities Strategy, and does not replace any affordable residential units with moderate- or high-income residential units.
2. Low VMT Area – Residential, office, other employment related uses, or mixed-use projects located in areas with low VMT. The Western Riverside Council of Governments (WRCOG) VMT Screening Tool can be used to determine whether a land use development project may be screened from a detailed VMT analysis.
3. Project Type Screening –
    a. Local serving retail space of less than 50,000 SF
    b. Local-serving K-12 schools
    c. Local parks
    d. Day care centers
    e. Local-serving gas stations
    f. Local-serving banks
    g. Local-serving hotels (e.g. non-destination hotels)
    h. Student housing projects
    i. Local serving community college that are consistent with the assumptions noted in the RTP/SCS
    j. Projects generating fewer than 400 daily vehicle trips. This generally corresponds to the following:
        i. 42 single family housing units
        ii. 60 multi-family units
        iii. 41,000 SF office

iv. 10,500 SF of general retail

v. 57,500 SF of light industry

vi. 112,500 SF of warehousing

vii. 285,700 SF of high cube transload and short-term storage warehouse

A Vehicle Miles Traveled Screening Assessment, dated October 2025, was prepared for the Project site by Integrated Engineering Group (Appendix G).

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact. Vehicle trips during construction will include passenger trucks for workers traveling to and from the Project work areas, haul trucks (including for import of construction materials, as needed), and other trucks associated with equipment and material deliveries. The proposed Project will comply with the specified haul route to be used in the transportation of materials on public streets. Impacts occurring as a result of temporary construction will be less than significant. Once the construction of the proposed Project is completed, there is not an anticipated increase in automobile trips to the area because the improved facilities will have similar trips to the existing facility. Operational impacts will be less than significant.

Additionally, because construction will be occurring entirely within the existing Moreno Valley College campus, the Project will result in no impacts to the local or regional roadways, bicycles or pedestrian facilities. This will be a less than significant impact and no mitigation is required.

b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

Less Than Significant Impact. CEQA Guidelines Section §15064.3(b) establishes vehicle miles traveled (VMT) as the most appropriate measure of transportation impacts, referring to the amount and distance of automobile travel attributed to a Project. Under Senate Bill (SB) 743, VMT analysis is the primary method for determining CEQA impacts rather than Level of Service (LOS). The City of Moreno Valley has adopted guidance on evaluating VMT for transportation impacts under CEQA.

The proposed Project was evaluated against the criteria and thresholds as outlined in the City of Moreno Valley Transportation Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service (LOS), which is based on the Governor's Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts in CEQA to determine VMT impacts. According to the City of Moreno Valley Transportation Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service (LOS), local serving community college projects that are consistent with the assumptions notes in Regional Transportation Plan/Sustainable Communities Strategy are presumed to have a less than significant impact (City of Moreno Valley 2020).

The proposed Project is part of a community college that is currently serving the local community. The proposed Project will replace the existing Library, Bookstore, and Student Activities Center with a new three-story, modern facility. Therefore, the proposed Project may be presumed to have a less than significant impact for VMT as Local-Serving Retail and no mitigation is required.

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

No Impact. The proposed Project will replace the existing Library, Bookstore, and Student Activities Center with a new Library Learning Resource Center building on the existing Moreno Valley College campus and use the existing internal roadways for access and circulation. The proposed Project will not construct any new roadways or intersections on the existing campus. During construction, no lane closures, sidewalk closures, or changes in campus vehicular and pedestrian circulation will occur in such a manner to cause a hazard. Therefore, the proposed Project will not increase hazards due to a geometric design feature, or incompatible uses and there will be no impact and no mitigation is required.

d) Result in inadequate emergency access?

Less Than Significant Impact. Emergency access to the Project site and surrounding areas will be maintained during both construction and operation. The proposed Project will comply with the City of Moreno Valley's standards for emergency vehicle access, including requirements for roadway width, clearance, turnaround, and height limitations and does not include or require any improvements to the existing roadway network. Therefore, impacts related to emergency access will be less than significant and no mitigation is required.

3.18 Tribal Cultural Resources

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 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	☐	☐	☒	☐
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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

The proposed Project is subject to compliance with Assembly Bill (AB) 52 (PRC 21074), which requires the consideration of impacts to Tribal Cultural Resources as part of the CEQA process. Under AB 52, the lead agency must notify California Native American tribes who are traditionally or culturally affiliated with the geographic area of the Project that have requested notification. Consultation with interested tribes is currently in progress, and the RCCD will continue to coordinate with tribal representatives to ensure compliance with AB 52 requirements.

The RCCD sent notification letters to the California Native American Tribal representatives of the following Tribes listed by the Native American Heritage Commission (NAHC) who had requested notification pursuant to AB 52 on October 14, 2025, via U.S. Postal Service certified mail and email:

- Agua Caliente Band of Cahuilla Indians
- Cabazon Band of Cahuilla Indians
- Cahuilla Band of Indians
- Gabrieleno Band of Mission Indians – Kizh Nation
- Gabrieleno/Tongva San Gabriel Band of Mission Indians
- Gabrielino/Tongva Indians of California Tribal Council
- Gabrielino/Tongva Nation
- Gabrielino-Tongva Tribe
- Juaneno Band of Mission Indians Acjachemen Nation – Belardes
- La Jolla Band of Luiseno Indians
- Los Coyotes Band of Cahuilla and Cupeño Indians
- Morongo Band of Mission Indians
- Pala Band of Mission Indians
- Pauma Band of Luiseno Indians
- Pechanga Band of Indians
- Quechan Tribe of the Fort Yuma Reservation
- Ramona Band of Cahuilla
- Rincon Band of Luiseno Indians
- San Manuel Band of Mission Indians
- Santa Rosa Band of Cahuilla Indians
- Serrano Nation of Mission Indians
- Soboba Band of Luiseno Indians
- Torres-Martinez Desert Cahuilla Indians

The notification letters included the Project location, a Project description, explanation of AB 52 timing, an invitation to consult, and contact information for the appropriate lead agency representative. To date, the RCCD has received six responses to the notification letters and emails. Table 3.18-1 summarizes the results of the AB 52 process for the Project. The confidential AB 52 consultation results are on file with the RCCD.

Table 3.18-1. AB 52 NAHC-Listed Native American Contacts

Native American Tribal Representatives	Response Received
Cahuilla Band of Indians	1. On October 20, 2025, the Cahuilla Band of Indians responded to the RCCD email and requested all cultural materials associated with the Project. 2. On November 26, 2025, the RCCD emailed the Cultural Resources Assessment.
Pauma Band of Luiseno Indians	1. On November 10, 2025, the Pauma Band of Luiseno Indians responded to the RCCD email and requested to be immediately notified of any inadvertent discoveries or potential impacts to cultural resources, sacred sites, or ancestral remains that may occur during Project activities. 2. On November 26, 2025, the RCCD emailed the Cultural Resources Assessment.
Pechanga Band of Indians	1. On November 14, 2025, the Pechanga Band of Indians responded to the RCCD email and requested AB 52 consultation. 2. On November 26, 2025, the RCCD emailed the Cultural Resources Assessment. [In Progress]
San Manuel Band of Mission Indians	1. On October 29, 2025, the San Manuel Band of Mission Indians responded to the RCCD email and did not have comments.
Agua Caliente Band of Cahuilla Indians	1. On November 13, 2025, Agua Caliente Band of Cahuilla Indians THPO responded to the RCCD email and request AB 52 consultation and requested all cultural materials associated with the Project. 2. On November 26, 2025, the RCCD emailed the Cultural Resources Assessment to the THPO and offered to discuss project details further. [In Progress]
Quechan Tribe of the Fort Yuma Reservation	1. On October 15, 2025, the Quechan Tribe of the Fort Yuma Reservation responded to the RCCD email and did not have comments.

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 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)?

Less Than Significant Impact. As discussed in Section 3.5, Cultural Resources, no historic built environment resources were identified within the Project site according to the California Historical Resources Information System records search. Therefore, the likelihood of encountering historic resources, including subsurface resources, is low.

Additionally, no tribal cultural resources (either listed or eligible for listing) were identified within the Project site based on the California Historical Resources Information System records search, the NAHC Sacred Lands File search, and Native American outreach efforts. Terracon requested a search of the NAHC Sacred Lands File (SLF) to determine the presence of any Native American cultural resources within the Project site. The SLF records search results were negative for known Native American heritage resources within the Project site.

In compliance with AB 52, the RCCD contacted NAHC-listed tribal representatives who requested Project notification. The NAHC identified 47 Native American individuals from tribes traditionally and culturally affiliated with the Project's geographic area; however, no tribal cultural resources were identified during consultation and no mitigation is required

[add discussion of mitigation measures if requested as part of AB 52 consultation]

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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant Impact with Mitigation Incorporated. The Project site has been previously disturbed by the development of its existing use and, in addition, has no record of listing it in any register of historical resources. Nonetheless, the presence of remains or unanticipated cultural resources under the ground surface of the Project site. Implementation of **Mitigation Measures CR-1**,**CR-2, and TCR-1** will ensure that impacts due to discovery of unanticipated cultural resources during excavation will be less than significant with mitigation incorporated.

Mitigation Measures

Mitigation Measure TCR-1:

Retaining a Monitor Prior to Ground Disturbing Activities. The project applicant/lead agency shall retain a third party Monitor. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/ definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the start of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to tribes. Monitor logs will identify and describe any discovered Tribal Cultural Resources (TCRs), including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, Tribal Cultural Resources, or "TCRs"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request.

3.19 Utilities and Service Systems

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the waste water 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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

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?

Less than Significant Impact. As part of the proposed Project, utility service lines, including those for water, wastewater, stormwater drainage, electric power, natural gas, and telecommunications services, will be extended from their current locations within the College campus to the Project site for operation of the proposed LLRC. Given that the activity of connecting utilities from their current locations on campus to the proposed LLRC will require ground disturbance and the use of heavy machinery associated with trenching, the connection of these utility services to the proposed LLRC could potentially result in environmental effects. However, the extension of these utility lines is part of the proposed Project analyzed herein. As such, any potential environmental impacts related to these components of the proposed Project are already accounted for in this IS/MND as part of the impact assessment conducted for the entirety of the proposed Project. No adverse physical effects beyond those already disclosed in this IS/MND will occur as a result of implementation of the proposed Project's utility system connections. Additionally, the Project will constitute a nominal increase in utility usage, which has already been accounted for in growth projections for the RCCD, City, and by each utility provider. No modifications to utility infrastructure will be necessary outside of the Project site. As such, impacts associated with the construction or expansion of utility line connections will be less than significant and no mitigation is required.

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

Less Than Significant Impact. The proposed Project will be served by Eastern Municipal Water District (EMWD), which serves an area of approximately 555 square miles in western Riverside County. EMWD has four sources of water supply: local groundwater, desalinated groundwater, recycled water, and imported water from Metropolitan Water District.

As an urban water supplier, EMWD is required to assess the reliability of its water supply service under the multiple-dry year scenario. Based on historical extraction and estimated population growth rates, the projected water supply and demand for the single- and multiple-year dry year scenarios were calculated for the 2020 Urban Water Management Plan.

EMWD has the ability to meet current and projected water demands through 2045 during historic multiple-dry year periods using imported water from Metropolitan Water District with existing supply resources. However, in the unlikely event of a drought, an earthquake that damages delivery facilities, or a regional power outage, EMWD has prepared a water shortage contingency plan. This plan involves five stages depending on the water supply conditions, with Stage 1 equating to a 10% supply reduction and Stage 5 equating to a 50% or greater supply reduction. Each stage towards Stage 5 includes further restrictions and prohibitions on water use to ensure adequacy of water supply. Based on the future and existing capacity, and water management measures, it is anticipated there are sufficient water supplies to serve the proposed Project. Therefore, impacts associated with water supplies will be less than significant and no mitigation is required.

c) Result in a determination by the waste water 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?

Less Than Significant Impact. EMWD manages wastewater for the proposed Project service area. According to EMWD's updated Urban Water Management Plan (EMWD 2020), EMWD maintains a regional recycled water system that provides tertiary-treated recycled water to customers for agricultural, landscape irrigation, environmental, and industrial use. EMWD's recycled water system consists of four regional water reclamation facilities (RWRFs) that treat municipal sewage and produce water for recycling. The four RWRFs, the San Jacinto Valley RWRF, the Moreno Valley RWRF, the Temecula Valley RWRF, and the Perris Valley RWRF, are spread throughout EMWD's service area.

While the majority of the Project's wastewater will be treated at the Moreno Valley RWRF, interconnections between the local collections systems serving each treatment plant allow system operators to route wastewater to other RWRFs for operational flexibility and improved reliability. In 2015, the four RWRFs treated 48,665 acre-feet of wastewater flows; they have a combined capacity of 81,800 acre-feet per year.

The proposed Project will generate the same types of municipal wastewater that are currently generated throughout EMWD's service area. Effluent produced by the proposed Project will not require special treatment prior to entering the municipal sewer system, and no atypical measures will be required to treat the proposed Project's wastewater. Based on the existing capacity, the future anticipated demand for wastewater treatment services will not result in significant impacts to wastewater treatment facilities. Therefore, impacts associated with wastewater treatment capacity will be less than significant and 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?

Less Than Significant Impact. The Riverside County Waste Management Department manages Riverside County's solid waste system through the provision of facilities and programs that meet or exceed applicable local, state, federal, and land use regulations. The department manages several Riverside County Sanitary Landfills: Badlands, Blythe, Desert Center, El Sobrante, Lamb Canyon, Mecca II, and Oasis. Each of these landfills has sufficient capacity to accommodate the Project's minimal solid waste disposal needs and are permitted to receive non-hazardous municipal solid waste. According to the City General Plan EIR (City of Moreno Valley 2006b), solid waste generated within the City planning area is typically deposited in the Riverside County Waste Management Department's Badlands Landfill, a Class III (i.e., municipal waste) landfill located in Moreno Valley. However, other landfills typically utilized by the City include the Lamb Canyon Landfill and the El Sobrante Landfill.

Construction of the proposed Project will include the demolition of the existing sidewalk and some landscaping. Expected waste materials will include concrete and landscape materials. The RCCD will make a good faith effort to recycle as much of the demolition material as feasible. Any number of local landfills typically utilized by the City have sufficient capacity to accommodate this volume of non-hazardous waste. Only minimal waste is anticipated once the proposed LLRC building is built. This waste can easily be folded into the existing MVC's handling of its day-to-day waste stream. Any impacts related to solid waste will be less than significant and no mitigation is required.

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

Less Than Significant Impact. The proposed Project will be required to comply with applicable federal, state, and local agency regulations related to solid waste. Under AB 939, the Integrated Waste Management Act of 1989, local jurisdictions are required to develop source reduction, reuse, recycling, and composting programs to reduce the amount of solid waste entering landfills. Local jurisdictions are mandated to divert at least 50% of their solid waste generation into recycling. The proposed Project will be subject to compliance with AB 939. Therefore, impacts related to compliance with solid waste regulations will be less than significant and no mitigation is required.

3.20 Wildfire

Issues	Potentially Significant Impact	Less Than Significant Impact 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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less-than-Significant Impact. Due to the local and regional connectivity of the Project site, in the unlikely event of an emergency, the Project-adjacent roadway facilities will serve as emergency evacuation routes for first responders and persons at the College (City of Moreno Valley Emergency Operations Plan 2009). The proposed Project will not adversely affect operations on the local or regional circulation system, and as such, will not impact the use of these facilities as emergency response routes. Therefore, impacts associated with an emergency response plan or emergency evacuation plan will be less than significant and no mitigation is 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?

Less-than-Significant Impact. The Project site is within a High Fire Area, as identified on Figure 5-2 of Section 5.2.1 of the Moreno Valley Local Hazard Mitigation Plan (LHMP). Numerous access points to the northern boundary of the College exist, and the Project will not adversely affect the use of existing emergency response or evacuation plans. As such, in the event of a wildfire in the areas proximate to the Project site, all occupants at the Project site and College will evacuate the area, as directed by local fire officials. Additionally, Figure 8.1-1 of the Moreno Valley Local Hazard Mitigation Plan (City of Moreno Valley 2022) does identify areas of slope angles greater than 25% north of Moreno Valley College; however, the proposed Project itself is not located within a significant slope area and will not be a cause to exacerbate wildfire risks. The City of Moreno Valley and surrounding area has a history of chronic windstorms (Section 11.1.1); however, the Project will be located within the middle of the existing college campus, on a flat Project site, surrounded by existing development. As such, the proposed Project will not exacerbate wildfire risks due to slope, prevailing winds, and other factors. Therefore, impacts will be less than significant and no mitigation is required.

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?

Less-than-Significant Impact. The Project site currently consists of a paved parking lot and a flat, disturbed area within the existing College campus, with minimal vegetation and no wildland interface. The proposed Project will not require installation or maintenance of infrastructure such as new roads, fuel breaks, or emergency water sources that could exacerbate fire risk. Standard utility connections (e.g., water, sewer, electricity) will be installed within the Project site and existing rights-of-way in compliance with applicable codes and fire safety standards. These components do not introduce significant new ignition sources beyond those typical for a public building. Any temporary environmental impacts from utility installation, such as trenching, are addressed in this IS/MND through best management practices for erosion control, dust suppression, and spill prevention. Therefore, impacts associated with installation or maintenance of associated infrastructure that could exacerbate fire risk will be less than significant and no mitigation is required.

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?

Less-than-Significant Impact. The proposed Project site is located within the existing Moreno Valley College campus, which is a developed and generally flat area with established infrastructure. The site is not within a designated landslide hazard zone and is not adjacent to steep slopes that could present post-fire instability risks (City of Moreno Valley 2022). The Project will not substantially alter existing drainage patterns in a way that will increase the potential for downslope or downstream flooding. Stormwater runoff generated by the new development will be managed through compliance with the City of Moreno Valley's stormwater regulations and the National Pollutant Discharge Elimination System (NPDES) requirements, which include best management practices for erosion control and sedimentation. Given the campus setting, flat topography, and existing stormwater infrastructure, the Project will not expose people or structures to significant risks related to flooding, landslides, or post-fire slope instability. As such, impacts will be less than significant and no mitigation is required.

3.21 Mandatory Findings of Significance

Issues	Potentially Significant Impact	Less Than Significant Impact 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?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

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?

Less Than Significant with Mitigation Incorporated. As discussed previously in Section 3.4, the Project site does not contain suitable habitat for special-status species or federally protected wetlands, and it will not conflict with an adopted Habitat Conservation Plan or Natural Communities Conservation Plan. However, the Project site contains trees, shrubs, and bare ground that could potentially provide suitable habitat for nesting birds. To comply with the Migratory Bird Treaty Act (MBTA) and avoid impacts to nesting birds from implementation of the proposed Project, if construction commences during the nesting bird season (January 1 – September 15) a pre-construction nesting bird survey will be required prior to construction, as detailed in **Mitigation Measure BIO-1**.

As discussed previously in Cultural Resources Section 3.5, the proposed Project is not expected to result in any significant impact on any examples of the major periods of California history or prehistory. No historic cultural or archaeological resources as defined by CEQA were identified in the Cultural Resources Assessment prepared for the proposed Project. While the general area is sensitive for archaeological resources, the lack of resources identified by the record search and the conditions of the site make the likelihood of encountering cultural resources moderate to low. Although the Project site is not anticipated to be sensitive for cultural resources, ground-disturbing activities have the potential to reveal unknown buried deposits. In the unlikely event that unanticipated archaeological resources are discovered during Project construction, impacts to these resources could be potentially significant. Therefore, **Mitigation Measures CR-1** and **CR-2** will be implemented, requiring that a qualified archaeologist is retained to be on-call to respond to inadvertent discoveries during Project construction and that all construction work occurring within 100 feet of any find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Qualification Standards for Archaeology, can evaluate the significance of the find. **Mitigation Measure CR-3** will be implemented to address potential impacts related to Unanticipated Discovery of Human Remains. If human remains are encountered during activities associated with the proposed Project, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). **Mitigation Measure TCR-1** will be implemented to reduce or avoid impacts by requiring tribal cultural monitoring by a third-party and notifying Pauma Band of Luiseno Indians of any inadvertent discoveries or potential impacts to cultural resources, sacred sites, or ancestral remains that may occur during Project activities.

[add mitigation measures from AB 52 if requested]

Mitigation Measure GEO-1 will be implemented should paleontological resources be encountered during Project subsurface construction activities, and all ground-disturbing activities within 25 feet shall be redirected. A qualified paleontologist will be contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. If the paleontological resources are found to be significant and Project activities cannot avoid them, measures such as monitoring, recording the fossil locality, data recovery and analysis, a final report, and accessioning the fossil material and technical report to a paleontological repository will be required. If paleontological materials are recovered, this report also shall be submitted to a paleontological repository such as the University of California Museum of Paleontology, along with significant paleontological materials.

With implementation of regulatory compliance measures, the potential for the proposed Project to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory will be less than significant with mitigation incorporated.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

Less Than Significant Impact with Mitigation Incorporated. When evaluating cumulative impacts, it is important to remain consistent with Section 15064(h) of the CEQA Guidelines, which states that an EIR must be prepared if the cumulative impact may be significant and the project's incremental effect, though individually limited, is cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

Alternatively, a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable through mitigation measures set forth in an MND or if the project will comply with the requirements in a previously approved plan or mitigation program (including, but not limited to, water quality control plan, air quality attainment or maintenance plan, integrated waste management plan, habitat conservation plan, natural community conservation plan, plans or regulations for the reduction of greenhouse gas emissions) that provides specific requirements that will avoid or substantially lessen the cumulative problem within the geographic area in which the project is located.

The Project will potentially result in impacts to biological resources, cultural resources, noise, and TCRs that could be potentially significant without the incorporation of mitigation. Thus, when coupled with biological resources, cultural resources, noise, and TCRs, impacts related to the implementation of other related projects throughout the broader Project Area, the Project will potentially result in cumulative-level impacts if these significant impacts are left unmitigated.

However, with the incorporation of mitigation identified herein, the Project's impacts will be reduced to less-than-significant levels and will not considerably contribute to cumulative impacts in the greater Project region. In addition, other related projects will presumably be bound by their applicable lead agency to (1) comply with the applicable federal, state, and local regulatory requirements; and (2) incorporate all feasible mitigation measures, consistent with CEQA, to further ensure that their potentially cumulative impacts will be reduced to less-than-significant levels.

Although cumulative impacts are always possible, the Project, by incorporating all mitigation measures outlined herein, will reduce its contribution to any such cumulative impacts to less than cumulatively considerable; therefore, the Project will result in individually limited, but not cumulatively considerable, impacts.

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

Less Than Significant Impact with Mitigation Incorporated. As evaluated throughout this document, with incorporation of mitigation, environmental impacts associated with the Project will be less than significant. Thus, the Project will not directly or indirectly cause substantial adverse effects on human beings. Impacts will be less than significant with incorporation of mitigation.

4.0 References and Preparers

4.1 References Cited

California Department of Conservation. (n.d.). *California Important Farmland Finder (CIFF) information and functionality*. Farmland Mapping and Monitoring Program. Retrieved from https://www.conservation.ca.gov/dlrp/fmmp/Documents/CIFF_Information.pdf

California Department of Conservation (DOC). 2025. *California Williamson Act Enrollment Finder*. Division of Land Resource Protection. https://maps.conservation.ca.gov/dlrp/WilliamsonAct/App/

California Department of Fish and Wildlife (CDFW). 2025. Natural Areas Small - California Essential Habitat Connectivity. https://data-cdfw.opendata.arcgis.com/datasets/CDFW::natural-areas-small-california-essential-habitat-connectivity-cehc-ds1073/explore?location=33.916510%2C-117.567376%2C16.10

Caltrans (California Department of Transportation). 2013a. Technical Noise Supplement to the Traffic Noise Analysis Protocol. https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tens-sep2013-a11y.pdf.

Caltrans (California Department of Transportation). 2013b. Transportation and Construction Vibration Guidance Manual. https://www.contracosta.ca.gov/DocumentCenter/View/34120/Caltrans-2013-construction-vibration-PDF.

California Department of Transportation (Caltrans). 2025. "California Scenic Highway Mapping System." http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm. Accessed December 2025.

City of Moreno Valley. 2006. *City of Moreno Valley General Plan*. July 11, 2006.

City of Moreno Valley. 2020. Transportation Impact Analysis Preparation Guide for Vehicle Miles Traveled and Level of Service Assessment. https://www.moval.org/departments/public-works/transportation/TIA-Guidelines.pdf

City of Moreno Valley. 2021. *Municipal Code Amendment – Chapter 9.01-9.10 Final Draft*. Retrieved from https://moreno-valley.ca.us/cdd/pdfs/projects/mv2040/MuniCodeAmendment.pdf

City of Moreno Valley. 2022. *City of Moreno Valley Standard Plans — 2022 Edition* (updated March 2025). Retrieved from https://www.moreno-valley.ca.us/departments/public-works/standards/2022-Std-Plans-03-2025.pdf

City of Moreno Valley. 2025a. *Ordinance No. 1023: An ordinance of the City Council of the City of Moreno Valley, California, amending Section 9.08.270 Security Plan and On-Site Security Requirements) Of Chapter 9.08 (General Development Standards) Of Title 9 (Planning and Zoning) Of The Moreno Valley Municipal Code Requiring Detailed Security Plans for Certain Commercial Centers And Multifamily Projects*. Retrieved from https://pub-morenovalley.escribemeetings.com/filestream.ashx?DocumentId=4131

City of Moreno Valley. 2025b. *Chapter 11.80.030 Prohibited Acts*. Municipal Code. https://ecode360.com/43236391#43236396

City of Moreno Valley. 2025b. "Zoning Map." December 1, 2025. https://moval.gov/cdd/pdfs/2040GP-Update/Zoning.pdf

City of Moreno Valley Department of Community Development. 2016. *Ordinance No. 915: An ordinance of the City Council of the City of Moreno Valley, California, amending Title 8 by repealing and replacing specified chapters and adopting the 2016 California Building Standards Code* (PDF). Retrieved from https://moreno-valley.ca.us/cdd/pdfs/s-ordinance915.pdf

Riverside County Mapping Portal. 2025. Airport Land Use maps https://gisopendata-countyofriverside.opendata.arcgis.com/datasets/CountyofRiverside::airport-influence-areas/explore?location=33.887450%2C-117.202702%2C18.36. Accessed November 25, 2025.

South Coast Air Quality Management District (SCAQMD). 2022. 2022 Air Quality Management Plan. Adopted December 2, 2022. https://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2022-air-quality-management-plan/final-2022-aqmp/final-2022-aqmp.pdf

4.2 List of Preparers

Riverside Community College District

Mehran Mohtasham, Director of Capital Planning, Facilities, Planning and Development

Mike Clark, Consultant for Facilities Planning & Development

Carey Demas, Consultant for Facilities Planning & Development

Terracon

Kayti Christianson, Project Manager

Sami Noaman, Principal and Senior Consultant

Chuck Cleeves, Project Manager II

Chelsea Robbins, Senior Staff Scientist

Rachel Spellenberg, Senior Staff Scientist

Baylie Zemke, Hazardous Materials Specialist

BCR Consulting

David Brunzell, Principal Investigator/Archaeologist

Integrated Engineering Group

George Ghossain, Principal Engineer

MD Acoustics

Claire Pincock, Senior Acoustical Consultant

Mark Carlisle, Acoustical Consultant

Tyler Klassen, Air Quality Specialist

Appendix A
Air Quality, Greenhouse Gas, and Energy Impact Study

Appendix B
Habitat Assessment Report

Appendix C
Cultural Resources Assessment

Appendix D
Geotechnical Engineering Report

Appendix E
Noise and Vibration Impact Study

Appendix F
Phase I Environmental Site Assessment

Appendix G
Traffic Studies (Trip Generation and VMT Screening Assessments)