City of Moreno Valley

Initial Study:
First Inland Logistics Center II
(Plot Plan PA12-0023)

Prepared for:

City of Moreno Valley
Planning Division
14177 Frederick Street
Moreno Valley, California 92552

Prepared by:

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Tustin, California 92780

DATE: December 3, 2012

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1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 Document Purpose and Scope

The California Environmental Quality Act (CEQA) is a statewide environmental law contained in Public Resources Code §§21000-21177. CEQA applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. The overarching goal of CEQA is to protect the physical environment. To achieve that goal, CEQA requires that public agencies inform themselves of the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts when avoidance or reduction is feasible. It also gives other public agencies and the general public an opportunity to comment on the information.

This Initial Study (IS) assesses the potential for physical environmental impacts to occur associated with implementation of the proposed First Inland Logistics Center II project (the "Project"). The Project proposes the construction and operation of one warehouse building containing 400,130 s.f. of interior floor space on a 17.3-acre property in the City of Moreno Valley, Riverside County, California. The 17.3-acre property is located within the boundaries of the Moreno Valley Industrial Area Plan (MVIAP, Specific Plan 208) at the southwest corner of San Michele Road and Perris Boulevard in the City of Moreno Valley.

As part of the City's permitting and CEQA compliance process, the proposed Project is required to undergo an initial environmental review pursuant to CEQA Guidelines Section 15063. This IS serves as a preliminary analysis prepared by the City of Moreno Valley acting in its capacity as a CEQA Lead Agency to determine the level of environmental review and analysis that will be required for the Project, which could consist of any of the following: environmental impact report (EIR); mitigated negative declaration (MND); negative declaration (ND); addendum to a previously-prepared EIR; or a tiered analysis that relies on the findings and conclusions of a previously-prepared EIR. If the IS concludes, based on substantial evidence in the City's records, that the Project could have significant effects on the environment that were not previously disclosed as part of a prior CEQA document and concludes that significant adverse impacts cannot be avoided, reduced, or mitigated to below established thresholds of significance, the public agency is required to prepare an EIR and balance the project's environmental concerns with other goals and benefits in a statement of overriding considerations.

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

1.2 Potential Environmental Effects

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

- Air Quality
- Greenhouse Gas Emissions
- Noise
- Transportation/Traffic
- Mandatory Findings of Significance

Based on the results of the analysis provided in the Environmental Checklist portion of this IS, the proposed Project has the potential to result in significant effects on the environment for which feasible mitigation measures may or may not be available to reduce all of those effects to below established thresholds of significance. Accordingly, and pursuant to Section 15063(b)(1) of the CEQA Guidelines, an EIR will be prepared for the Project and will focus on the issue areas listed above.

1.3 Organization of this Initial Study

This IS includes the following sections:

Section 1.0, Introduction, provides information about CEQA and the requirements for environmental review and explains that an EIR will be prepared for the Project.

Section 2.0, Project Description and Setting, provides information about the Project's location and planning objectives and also includes a description of the proposed Project's physical features and construction and operational characteristics.

Section 3.0, Environmental Checklist, includes the CEQA Environmental Checklist and evaluates the Project's potential to result in significant adverse effects to the physical environment.

Section 4.0, References, provides reference information for all information sources consulted during the preparation of this IS.

2.0 PROJECT DESCRIPTION AND SETTING

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2.1 Project Overview

The proposed Project involves the construction and operation of one warehouse building on a 17.3-acre property located at the southwest corner of San Michele Road and Perris Boulevard in the City of Moreno Valley, Riverside County, California. Additional details regarding the Project's purpose, objectives, location, environmental setting, and design, operation, and construction characteristics are included in this section, below.

2.2 Project Background

The proposed Project site is located within the geographical limits of the Moreno Valley Industrial Area Plan (Specific Plan (SP) 208). SP 208 was originally referred to as the Oleander Specific Plan when first approved by the City in 1989, but was renamed as the Moreno Valley Industrial Area Plan in 2001 after 40 acres of additional area was added to the Specific Plan boundaries, bringing the total land area within SP 208 to 1,540 acres. SP 208 was again amended in 2002, which consolidated the Business Park, Mixed Use, Light Industry, and Heavy Industry land use designations of the original Specific Plan with a single "Industrial" land use classification in order to increase flexibility in accommodating economic development opportunities (SP 208, 2002). This Industrial classification is applied to the 17.3-acre First Inland Logistics Center II property, which is the subject of this IS.

The Project site was the subject of previous environmental review under CEQA as part of an EIR certified in 1989 for SP 208 (State Clearinghouse Number 1988080813). In 2008, the City of Moreno Valley approved Tentative Parcel Map No. 35859 (PA07-0165) and two Plot Plans (PA07-0166 and PA07-0167) that covered the southern portion of the Project site in addition to additional land area located to the immediate west. For that project, the City prepared a Mitigated Negative Declaration (2008 MND) in compliance with CEQA. The 2008 MND concluded that all significant environmental effects could be mitigated to below established thresholds of significance. That approved project consisted of a 700,000 s.f. warehouse building (west of the currently proposed Project site) and an 180,000 s.f. warehouse building (on the southern portion of the currently proposed Project site).

In 2011, an Addendum to the 2008 MND was prepared, hereinafter referred to as Addendum No. 1. Addendum No. 1 addressed minor design modifications to the approved buildings, parking stalls, and driveways, as well as a proposal to construct an interim truck parking lot with 213 stalls on the southern portion of the currently proposed Project site (at the approximate location of the originally approved 180,000 s.f. building. That project was constructed and the southern portion of the currently proposed Project site is currently developed as an interim truck parking lot, although the original approval of an 180,000 s.f. building remains valid.

In 2012, the City of Moreno Valley approved a site plan (P12-061) to allow the expansion of the interim truck parking lot on the southern portion of the Project site across the northern portion of the Project site. For this project, the City prepared a second Addendum to the 2008 MND, hereinafter referred to as Addendum No. 2. Addendum No. 2 addressed potential environmental effects

associated with the expansion of the interim truck parking lot from approximately 8.5 acres to approximately 17.0 acres to accommodate a maximum of 487 truck parking stalls, a water quality basin, and screen walls along San Michele Road and Perris Boulevard. Addendum No. 2 concluded that expansion of the interim truck parking lot and associated improvements would not result in any new or more severe impacts than previously identified in the 2008 MND, and all potential environmental impacts would be adequately reduced to below established thresholds of significance with mandatory implementation of the mitigation measures identified in the 2008 MND.

This IS evaluates a newly-submitted application for development of the 17.3-acre Project site, as described below in Subsection 2.3. The southern half of the site (approximately 8.4 acres) is developed with the truck trailer parking yard mentioned above. The northern half of the site (approximately 8.9 acres) is undeveloped, but as described above, is entitled to be developed as an interim truck parking lot.

2.3 Project Location

The City of Moreno Valley is located in the northwestern portion of Riverside County, California. The proposed Project site is located in the western portion of the City of Moreno Valley, about 1.85 miles east of Interstate 215 and 4.85 miles south of State Route 60. Figure 2-1, *Regional Map,* depicts the location of the Project site in context to its regional setting. As shown on Figure 2-2, *Vicinity Map*, and Figure 2-3, *USGS Topographic Map*, the Project site includes 17.3 acres located south of San Michele Road, north of Nandina Avenue, west of Perris Boulevard, and about 1,000 feet east of Knox Street. The property lies within Section 31 of Township 3 South, Range 3 West and includes the following Assessor Parcel Numbers: 316-200-001, 316-200-015, 316-200-019, 316-200-035, and a portion of 316-200-034.

2.4 Environmental Setting and Surrounding Land Uses

The proposed Project site is located in the City of Moreno Valley, positioned on a lowland north of the San Jacinto Mountains and south of the San Bernardino Mountains. The topography of the Project site is relatively flat with an approximate elevation of 1,472 feet above mean sea level (amsl). The northern half of the site (approximately 8.9 acres) is undeveloped and is routinely maintained (*e.g.*, disced) to remove vegetation from the site that may pose a wildland fire hazard. The southern half of the site (approximately 8.4 acres) is improved as a parking lot that is used for truck trailer parking, with a driveway access provided from Nandina Avenue and landscaping provided along the site's frontage with Nandina Avenue and Perris Boulevard. Additional landscaping is provided at the boundary between the existing parking lot in the south and the undeveloped portion of the site in the north.

As shown on Figure 2-4, *Aerial Photograph*, and on Figure 2-5, *Surrounding Land Uses*, the Project site is located in a portion of the City of Moreno Valley that is developing as a center for distribution warehousing and light industrial land uses. Currently, the Project site is surrounded by a mixture of warehouse buildings, undeveloped lands, and other land uses located on properties designated and zoned for industrial development by the City of Moreno Valley. Properties located north and south of Nandina Avenue and west of Perris Boulevard are developed or approved for development with

distribution warehouse buildings. Lands located immediately south of Nandina Avenue across from the proposed Project site, in addition to lands located north of San Michele Road immediately across from the proposed Project site, are designated for industrial development pursuant to the City's General Plan and MVIAP, but are not yet entitled for development with specific projects.

Immediately abutting the proposed Project site on the west is property containing a warehouse building occupied by Harbor Freight Tools with associated parking areas and landscaping that was constructed pursuant to approved Plot Plan PA07-0166, beyond which is a warehouse distribution facility currently occupied by Modular Metal Fabrications, Inc. Lands located north of the site consist of undeveloped land, several existing non-conforming single-family residences, and an automobile junk yard with a large warehouse distribution facility currently occupied by O'Reilly Auto Parts. Land immediately east of the Project site includes undeveloped land and two existing warehouse distribution facilities currently occupied by El Dorado Stone and Walgreens. To the south of the proposed Project site are disturbed lands used for truck trailer parking and one non-conforming single-family residence, south of which is a warehouse distribution facility currently occupied by Harman Distribution Center.

There is one school located within one (1) mile of the proposed Project site: El Potrero Elementary School, located approximately 0.7 mile northeast of the site. In addition, the March Air Reserve Base is located approximately 0.9 mile to the west.

2.5 Description of the Proposed Project

The approval of Plot Plan PA12-0023 is requested of the City of Moreno Valley to implement the proposed Project. No other discretionary actions are required on the part of the City to approve the Project; nonetheless, this IS covers any and all other discretionary and administrative approvals that may be required of the City of Moreno Valley or other governmental agencies to fully implement the proposed Project.

As shown on Figure 2-6, *Plot Plan PA12-0023*, the Project Applicant proposes to construct and operate one warehouse building on a 17.3-acre property in accordance with the "Industrial" land use designation applied to the property by the MVIAP. Although the MVIAP designates an "Industrial Support Area" overlay on the southeastern corner of the site, which allows industrial support uses to occur within 300 feet of the Perris Boulevard/Nandina Avenue intersection, the Project Applicant has elected not to include industrial support uses as part of the proposed Project.

The proposed building is designed to contain 400,130 s.f. of interior floor space consisting of 394,130 s.f. of warehouse space and 6,000 s.f. of office and mezzanine space. The proposed warehouse structure would be 40 feet tall, although architectural projections may exceed 40 feet. Exterior materials are planned to include concrete tilt-up panels and glass windows with blue reflective glazing. The color palette for the exterior building facades includes shades of white and gray.

As shown on Figure 2-7, *Plot Plan Detail*, the front door and office would be positioned at the southeast corner of the building, facing the intersection of Perris Boulevard/Nandina Avenue. A total

of 59 loading docks are planned for loading, unloading, and short-term parking of truck trailers. Parking spaces would be provided in surface lots for passenger car parking and truck trailer parking. Two (2) driveway entrances are proposed at San Michele Road and two (2) driveway entrances are proposed at Nandina Avenue. On the 17.3 acre property, 0.3 acres would be dedicated to the City of Moreno Valley for the widening of San Michele Road, resulting in total net parcel acreage of 17.0 acres. Over the 17.0 net acre parcel, the proposed building calculates to a floor area ratio (FAR) of 0.51.

A conceptual landscape plan accompanies the proposed Plot Plan application and is depicted on Figure 2-8, *Conceptual Landscape Plan*. The landscape plan indicates that trees, shrubs, and groundcovers are proposed to be planted along the property's street frontages at Nandina Avenue, Perris Boulevard, and San Michele Road, at building entries and driveways, in and around proposed detention/water quality basins, around the perimeter of the building except for the west-facing façade where the loading dock doors would occur, and in the passenger car parking areas.

Off-site improvements necessary to implement the proposed Project include improvements to Perris Boulevard and San Michele Road along the Project's frontage. Frontage improvements to Perris Boulevard would consist of curb, gutter, and sidewalk improvements. Improvements to San Michele Road would consist of the widening of San Michele Road (to encompass 0.3 acre of the proposed Project site), and the addition of curb, gutter, sidewalk, and pavement along the Project's frontage. Additional off-site improvements may be identified during the course of the environmental analysis and will be documented in the required EIR.

2.6 Existing General Plan Designation and Zoning

A majority of the Project site is designated "Business Park/Light Industrial (BP)" by the City of Moreno Valley General Plan. The BP designation allows for light industrial land uses that can meet high performance standards. Uses typical to a BP designation generally include but are not limited to research and development, light manufacturing, warehousing and distribution, and multi-tenant industrial uses. The General Plan also identifies the southeastern corner of the proposed Project site as part of a "Commercial (C)" land use designation, which coincides with the MVAIP's "Industrial Support Area" overlay.

In addition to the General Plan, the Project site is subject to the MVIAP. The MVIAP includes specific zoning designations and standards for development within its geographical boundaries and applies an "Industrial (I)" designation to the Project site. The Industrial designation permits a wide range of industrial and industrial/business related support uses, including light manufacturing and storage and distribution facilities. The MVIAP designates the southeastern corner of the site with an "Industrial Support Area" overlay, which allows industrial support uses (e.g., food service, gas stations, office supply, etc.) to occur within 300 feet of the Perris Boulevard/Nandina Avenue intersection.

2.7 Discretionary Actions

This IS addresses the potential impacts of the proposed First Inland Logistics Center II project, including all of the associated discretionary actions and approvals required to implement the Project, as well as all subsequent construction and operational activities. As part of the proposed Project, the City of Moreno Valley will consider approval of Plot Plan PA12-0023, as described above in Subsection 2.5. The City of Moreno Valley also will consider the certification of the Environmental Impact Report for the Project (P12-064). Additionally, permits and approvals may be required from other public entities, including but not necessary limited to the Santa Ana Regional Water Quality Control Board, the Riverside County Flood Control and Water Conservation District, and Eastern Municipal Water District.

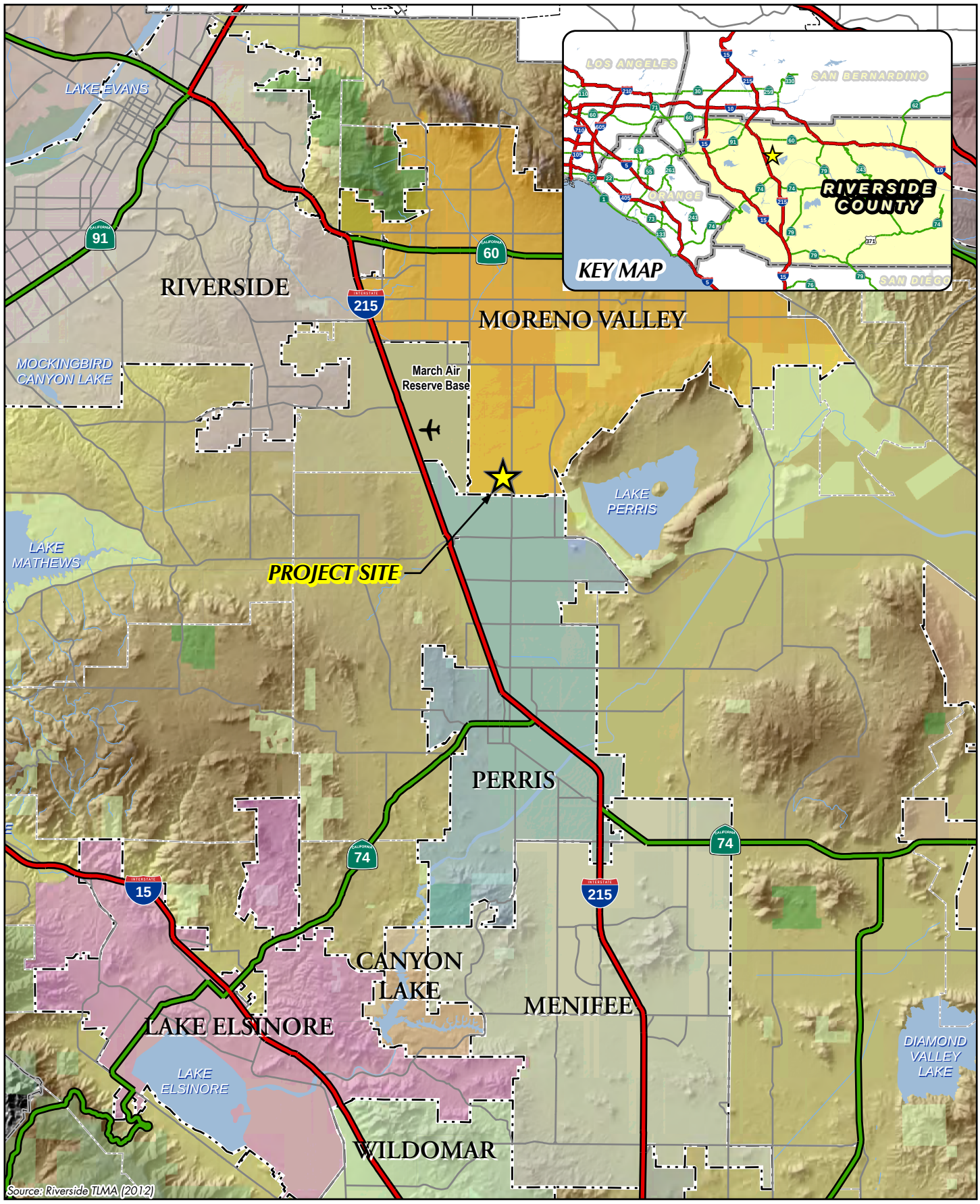


Figure 2-1

REGIONAL MAP

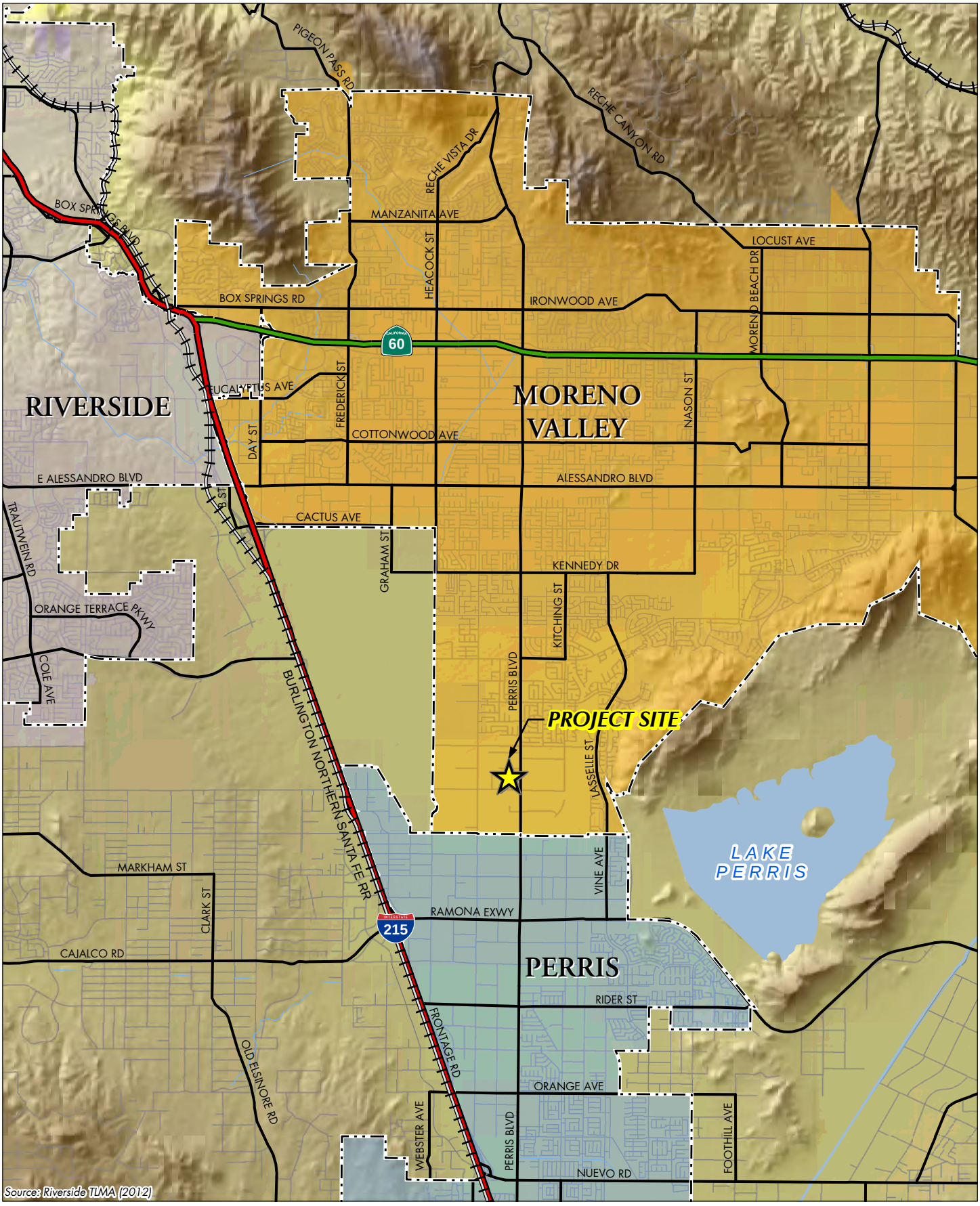


Figure 2-2

VICINITY MAP

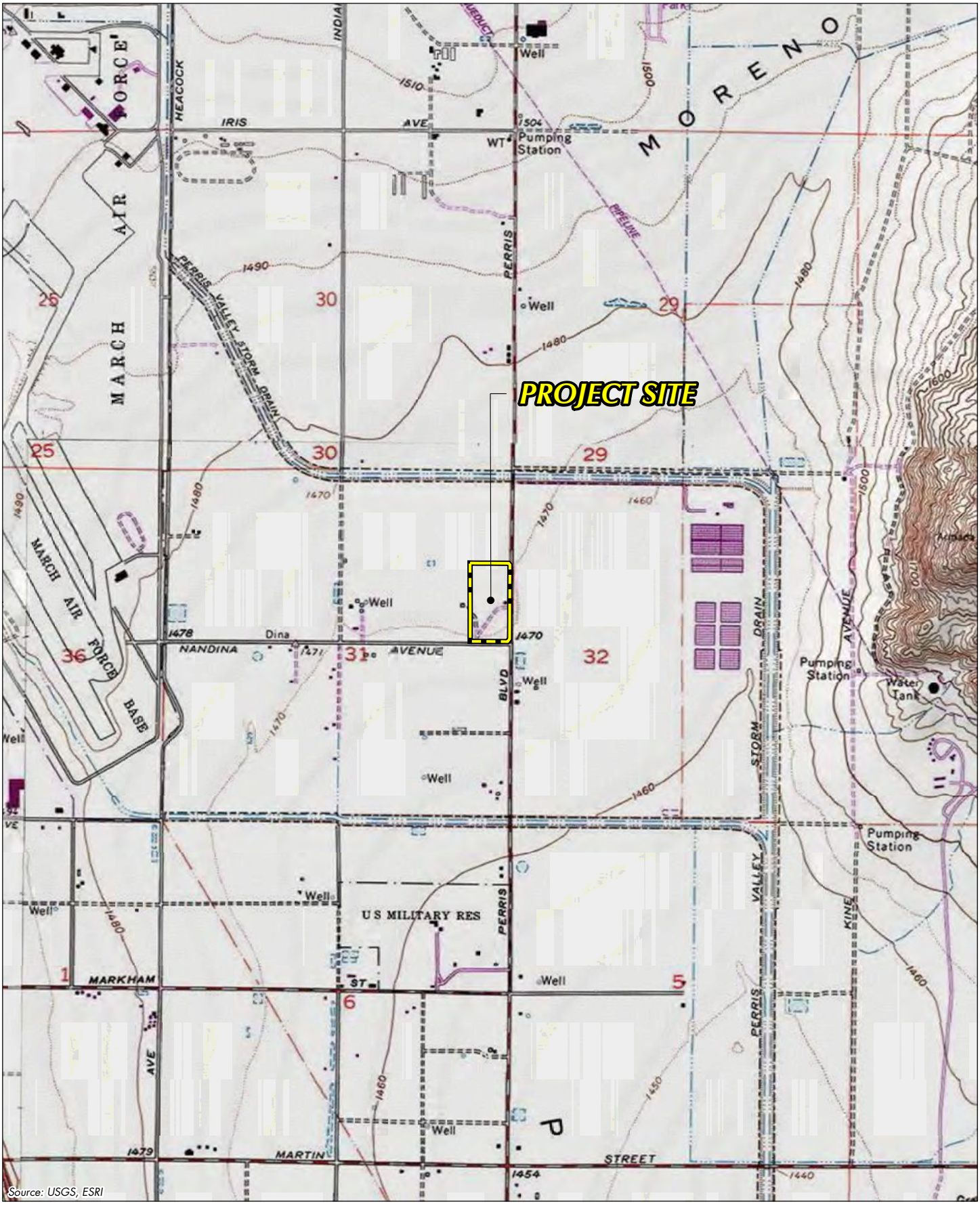


Figure 2-3

USGS TOPOGRAPHIC MAP

Figure 2-4

AERIAL PHOTOGRAPH

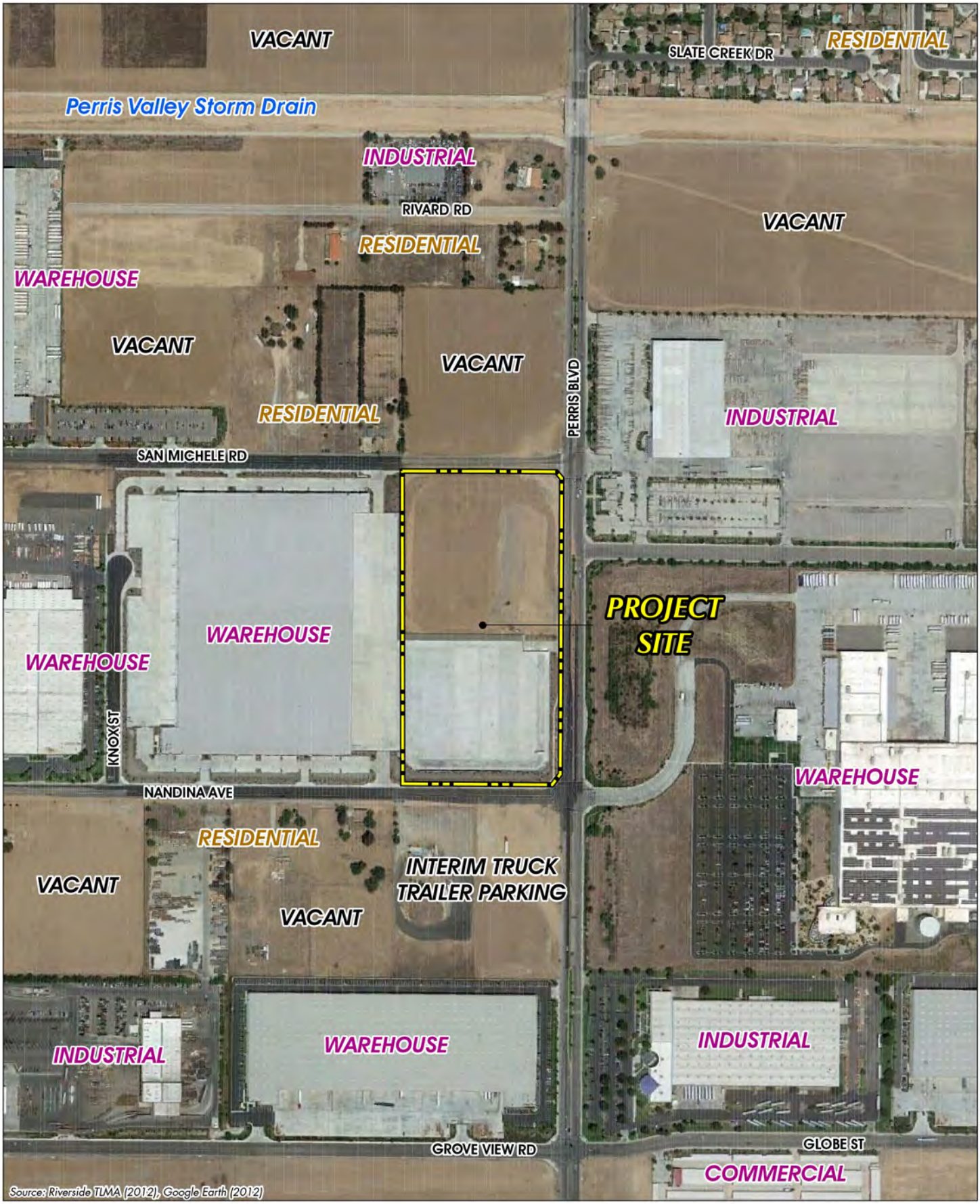
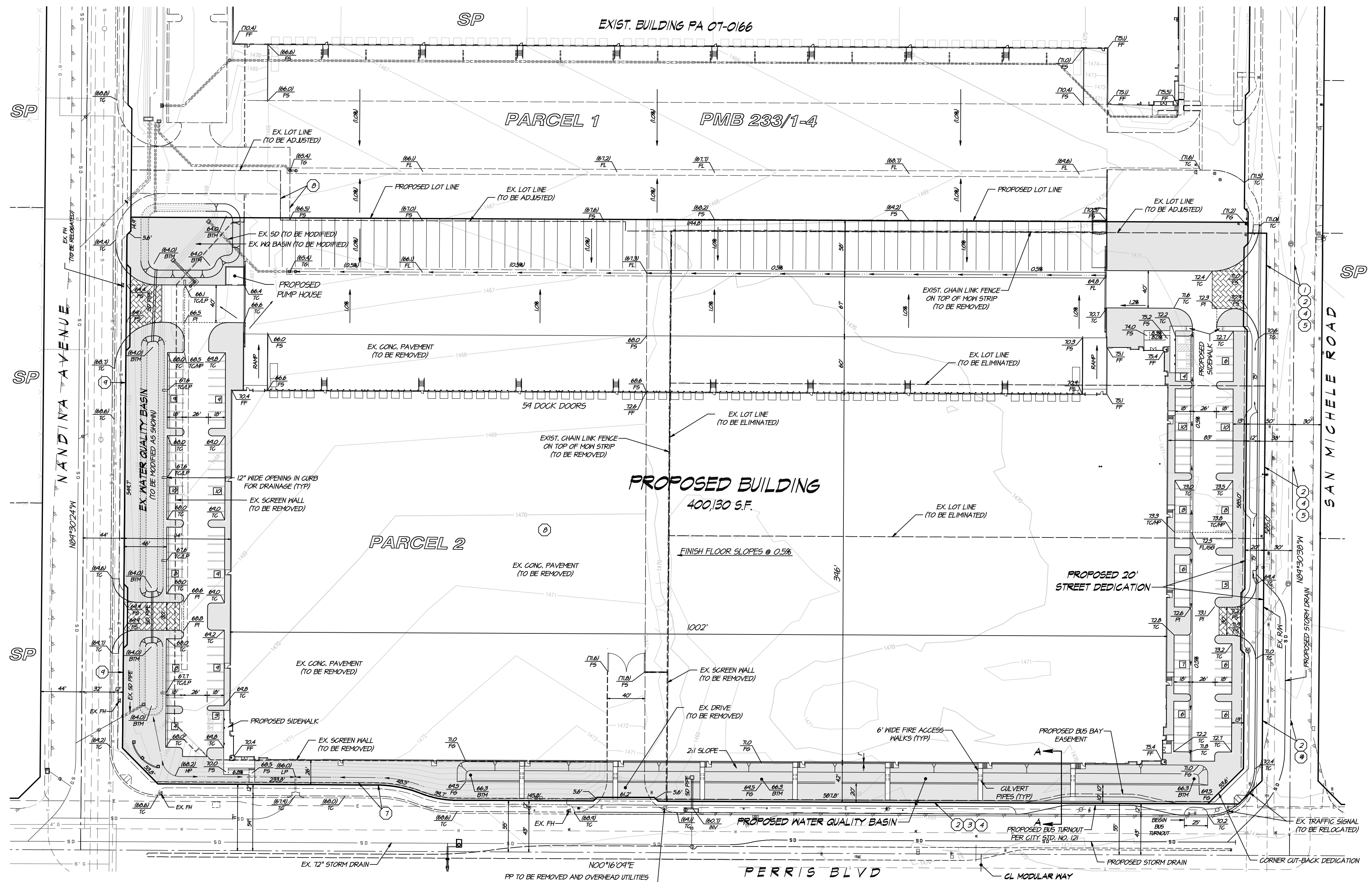
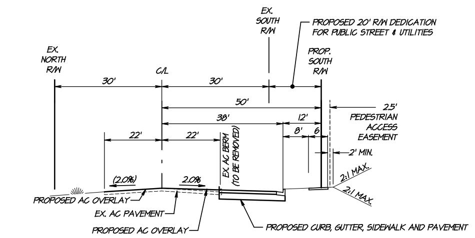


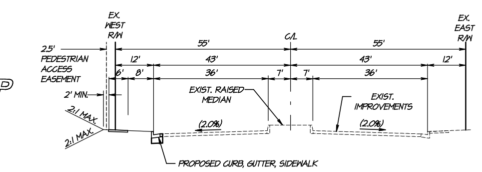
Figure 2-5

SURROUNDING LAND USES

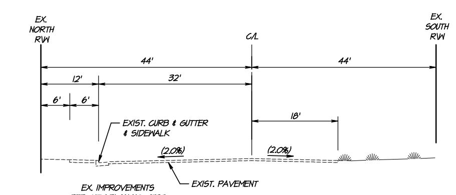




TYPICAL SECTION SAN MICHELE ROAD
NOT TO SCALE
CITY STANDARD NO. 104A T.I.=10



TYPICAL SECTION PERRIS BOULEVARD
NOT TO SCALE
CITY STANDARD NO. 103C T.I.=10



TYPICAL SECTION NANDINA AVENUE
NOT TO SCALE
CITY STANDARD NO. 105A T.I.=9

OWNER:
FIRST INDUSTRIAL, LP
ATTN: LARRY COCHRUN
848 N. SEPULVEDA BOULEVARD; SUITE 750
EL SEGUNDO, CA 90245
TEL: (310) 414-5400
FAX: (310) 414-5462

APPLICANT:
FIRST INDUSTRIAL REALTY TRUST
ATTN: LARRY COCHRUN
848 N. SEPULVEDA BOULEVARD; SUITE 750
EL SEGUNDO, CA 90245
TEL: (310) 414-5400
FAX: (310) 414-5462

ENGINEER:
ALBERT A. WEBB ASSOCIATES
ATTN: ROBERT BERNDT
3788 McCRAY STREET
RIVERSIDE, CA 92506
TEL: (951) 686-1070
FAX: (951) 788-1256

ARCHITECT:
HILL-PINCKERT ARCHITECTS, INC.,
ATTN; HONG JANG
18831 BARDEEN AVE., SUITE #100
IRVINE, CA 92612
TEL: (949) 863-1770
FAX: (949) 863-0851

LAND USE / ZONING:

EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	INDUSTRIAL
EXISTING ZONING:	INDUSTRIAL SP #208
PROPOSED ZONING:	INDUSTRIAL SP #208

SCHOOL DISTRICT:
VAL VERDE UNIFIED SCHOOL DISTRICT

TOPOGRAPHY:
FIELD SURVEY BY: ALBERT A. WEBB ASSOCIATES
APRIL 2012

ACREAGE:
17.3 AC. GROSS (TO EX. ROW)
-0.3 AC. ROAD DEDICATIONS (SAN MICHELE ROAD)
17.0 AC. NET (TO PROP. ROW)

A.P.N.:
316-200-001, 316-200-015,
316-200-019, 316-200-035 &
PORTION OF 316-200-034

PRELIMINARY EARTHWORK
CUT= 13,500 CUBIC YARDS
FILL= 42,000 CUBIC YARDS
28,500 CUBIC YARDS (IMPORT)

SETBACKS:

MINIMUM SITE AREA	5 AC
MINIMUM SITE WIDTH	300'
MINIMUM SITE DEPTH	150'

MINIMUM SETBACKS:

PERRIS BOULEVARD	20'
NANDINA AVENUE	15'
SAN MICHELE ROAD	15'

EASEMENT NOTES:

1. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 16, 1927 IN BOOK 718 OF DEEDS, PAGE 211.
2. AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 12367 ON FILE IN BOOK 56, PAGE 84, OF PARCEL MAPS.
FOR: PUBLIC USE FOR STREET AND PUBLIC UTILITY AND INCIDENTAL PURPOSES.
3. ABUTTER'S RIGHT OF INGRESS AND EGRESS TO OR FROM PERRIS BOULEVARD AS SUCH EXCEPT THE GENERAL EASMENT OF TRAVEL, HAVE BEEN DEDICATED OR RELINQUISHED ON THE MAP OF PARCEL MAP NO. 12367 ON FILE IN BOOK 56, PAGE 84, OF PARCEL MAPS.
4. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 21, 1979 AS INSTRUMENT NO. 25256 OF OFFICIAL RECORDS.
5. AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 17644 ON FILE IN BOOK 113, PAGE 35, OF PARCEL MAPS. FOR: PUBLIC USE FOR STREET AND PUBLIC UTILITY AND INCIDENTAL PURPOSES.
THE EFFECT OF A RESOLUTION, ON SAID MAP, BY THE RIVERSIDE COUNTY BOARD OF SUPERVISORS ACCEPTING SAID OFFER OF DEDICATION FOR THE PURPOSES OF VESTING TITLE IN THE COUNTY OF RIVERSIDE ON BEHALF OF THE PUBLIC, BUT NOT AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM.
6. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE MARCH AIR FORCE BASE DEVELOPMENT PORJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED JUNE 11, 2007 AS INSTRUMENT NO. 2007-0380610 OF OFFICIAL RECORDS.
7. 2.5' PEDESTRIAN ACCESS EASEMENT TO THE CITY OF MORENO VALLEY DEDICATED ON THE MAP OF PARCEL MAP NO. 35854 ON FILE IN BOOK 233, PAGE 1, OF PARCEL MAPS.
8. ACCESS EASEMENT FOR THE BENIFIT OF PARCEL 1 RESERVED ON THE MAP OF PARCEL MAP NO. 35854 ON FILE IN BOOK 233, PAGE 1, OF PARCEL MAPS.
9. ABUTTER'S RIGHTS OF VEHICULAR AND PEDESTRIAN ACCESS RELEASED AND RELINQUISHED ON THE MAP OF PARCEL MAP NO. 35854 ON FILE IN BOOK 233, PAGE 1, OF PARCEL MAPS.

SITE TABULATION:	TOTAL
PROPOSED PARCEL NET AREA	739,850 SF (17.0 AC)
OFFICE/MEZZANINE= TYPE:III-N OCC:B	6,000 SF
WAREHOUSE= TYPE:III-N OCC:S-1	391,080 SF
TOTAL BUILDING AREA	400,130 SF
LOT COVERAGE	54.1%
LANDSCAPING REQUIRED (10%)	73,985 SF
LANDSCAPING PROVIDED	97,580 SF
LANDSCAPE COVERAGE	13.2%
OFFICE PARKING (REQ'D) 0 - 20,000 SF @ 1/250 SF	24 STALLS
WAREHOUSE PARKING (REQ'D) 0 - 20,000 SF @ 1/1,000 SF 20,001 - 40,000 SF @ 1/2,000 SF OVER 40,001 SF @ 1/4,000 SF	 20 STALLS 10 STALLS 88 STALLS
TOTAL REQUIRED PARKING	142 STALLS
HANDICAP PARKING REQUIRED	6 STALLS
AUTO PARKING PROVIDED: STANDARD PER PROP. PLAN COMPACT PER PROP. PLAN HANDICAP	 153 STALLS 0 STALLS (5%) 6 STALLS
TOTAL PARKING	159 STALLS
TRAILER PARKING PROVIDED	63 STALLS
LOADING BAYS	59 BAYS

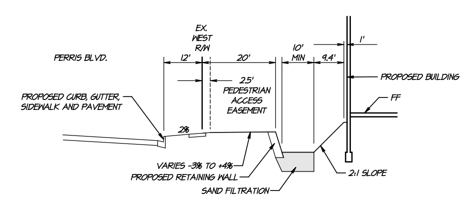
NOTES:

1. 2008 THOMAS BROS. MAP-PAGE 747, GRID 65
2. THIS AREA IS NOT SUBJECT TO GEOLOGIC HAZARDS WITHIN A SPECIAL STUDIES ZONE, BUT IS SUBJECT TO LOW LIQUIFACTION
3. FEMA COMMUNITY PANEL NO. 065074-0020-B ZONE X.
4. CONTOUR INTERVAL, ONE FOOT.
5. THIS AREA IS WITHIN THE MORENO VALLEY INDUSTRIAL SPECIFIC PLAN #208.
6. THIS PROJECT IS WITHIN CITY OF MORENO VALLEY COMMUNITY SERVICES DISTRICT No. 1
7. ALL GATES ARE AT LEAST 24' IN WIDTH, AUTOMATIC WITH THE KNOX RAPID ENTRY SYSTEM.
8. DRIVEWAYS ARE PER CITY STANDARD PLAN NO. 118C.
9. ALL TRASH ENCLOSURES SHALL BE DUAL BIN (TRASH/RECYCLE) PER CITY STD. PLAN 627.
10. DECORATIVE PAVING SHALL BE USED AT ALL NON-DOCK ENTRANCES.
11. CURB AND GUTTER TO BE NOTCHED 12" WIDE (MINIMUM) WHERE NOTED.
12. ALL PARKING STALLS ABUTTING LANDSCAPED AREAS INCLUDE A TWO (2') FOOT OVERHANG AREA (NOT INCLUDED IN LANDSCAPE CALC'S).

LEGEND:

(shaded)	PROPOSED LANDSCAPING
(hatched)	ENHANCED ENTRY PAVEMENT
DI	DROP INLET
EX	EXISTING
FF	FINISH FLOOR
FL	FLOW LINE
FG	FINISH GRADE
FH	FIRE HYDRANT
FS	FINISH SURFACE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
PP	POWER POLE
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
TB	TOP BERM
TC	TOP OF CURB
TG	TOP OF GRATE
TYP	TYPICAL

INGRESS AND EGRESS
SLOPE SYMBOL
ADA PATH OF TRAVEL
FIRE LANE
HANDICAPPED PARKING
BOUNDARY LINE
PROPOSED R/W
EXISTING R/W
EXISTING LOT LINE
RIBBON GUTTER
FLOW ARROW
EXISTING FENCE
EXISTING WATER LINE
EXISTING SEWER LINE
EXISTING GAS LINE
PROPOSED SET BACK LINE



PROJECT DESCRIPTION:
THIS PROJECT PROPOSES A 400,130 SF WAREHOUSE BUILDING ON 17 ACRES. CONSISTING OF 391,080 S.F. WAREHOUSE, 6,000 S.F. OFFICE/MEZZANINE. IT REPLACES THE EXISTING TRAILER PARKING APPROVED UNDER PA 11-0011. THE PROJECT PROPOSES 59 LOADING DOCKS, 2 TRASH COMPACTORS, SURFACE PARKING AREAS AND DRIVE ISLE ROADWAY IMPROVEMENTS, UTILITY INFRASTRUCTURE, LANDSCAPING, WATER QUALITY BASINS AND OTHER SITE IMPROVEMENTS. THIS PROJECT PROPOSES TO MODIFY THE EXISTING WESTERLY PROPERTY LINE AND MERGE 4 EXISTING PARCELS AS WELL AS VACATE RESTRICTED ACCESS ALONG NANDINA AVENUE TO ALLOW FOR 2 PROPOSED DRIVEWAYS.

LEGAL DESCRIPTION:
PORTIONS OF PARCEL 1 AND PARCEL 2 OF PARCEL MAP NO. 35854 AS SHOWN BY MAP ON FILE IN BOOK 233 OF PARCEL MAPS AT PAGES 1 THROUGH 4 AND PARCEL 3 AND PARCEL 4 OF PARCEL MAP NO. 17644 AS SHOWN BY MAP ON FILE IN BOOK 113 AT PAGE 35 AND PARCEL 4 OF PARCEL MAP NO. 12367 AS SHOWN BY MAP ON FILE IN BOOK 56 AT PAGE 84, ALL RECORDS OF RIVERSIDE COUNTY, CA.

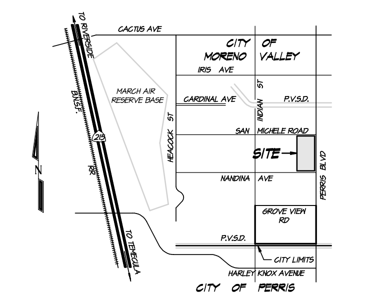
UTILITIES:

WATER & SEWER
EASTERN MUNICIPAL WATER DISTRICT
P.O. BOX 8300
PERRIS, CA 92572
PH: (951) 928-6107
ATTN: JOHN FOSTER

GAS
SOUTHERN CALIFORNIA GAS COMPANY
1981 W. LUGONIA AVE.
REDLANDS, CA 92373
(909) 335-3928

ELECTRIC
MORENO VALLEY UTILITIES
14325 FREDRICK STREET
SUITE 9
MORENO VALLEY, CA 92553

TELEPHONE
VERIZON
150 S. JUANITA STREET
HEMET, CA 92543
PH: (909) 658-7305
ATTN: TOM DRISKALL

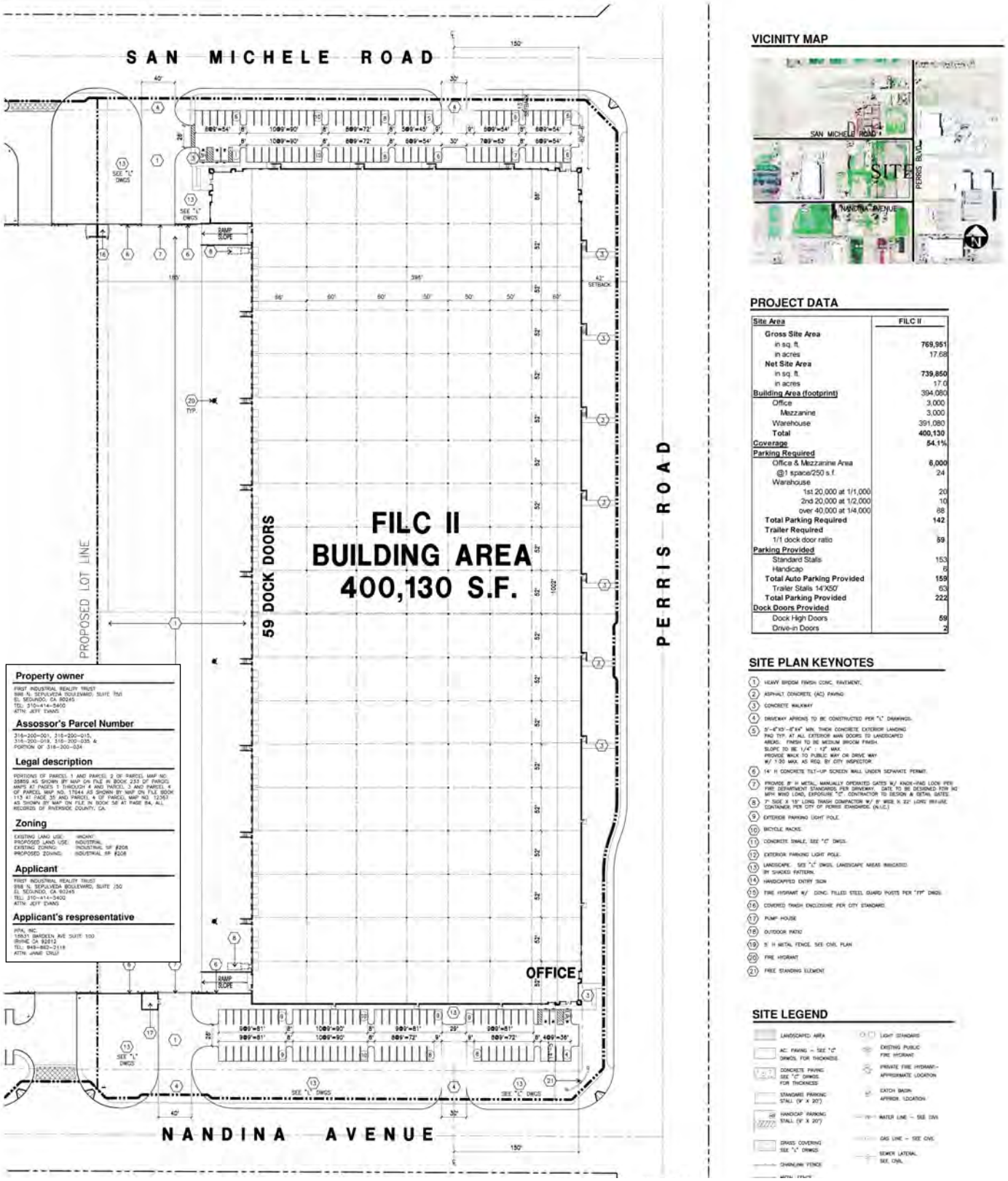


VICINITY MAP
NOT TO SCALE
PROJECT IS LOCATED IN: SECTION 31, T3S, R3W

Source: Albert A. Webb Associates

NOT TO SCALE

Figure 2-6
PLOT PLAN PA12-0023



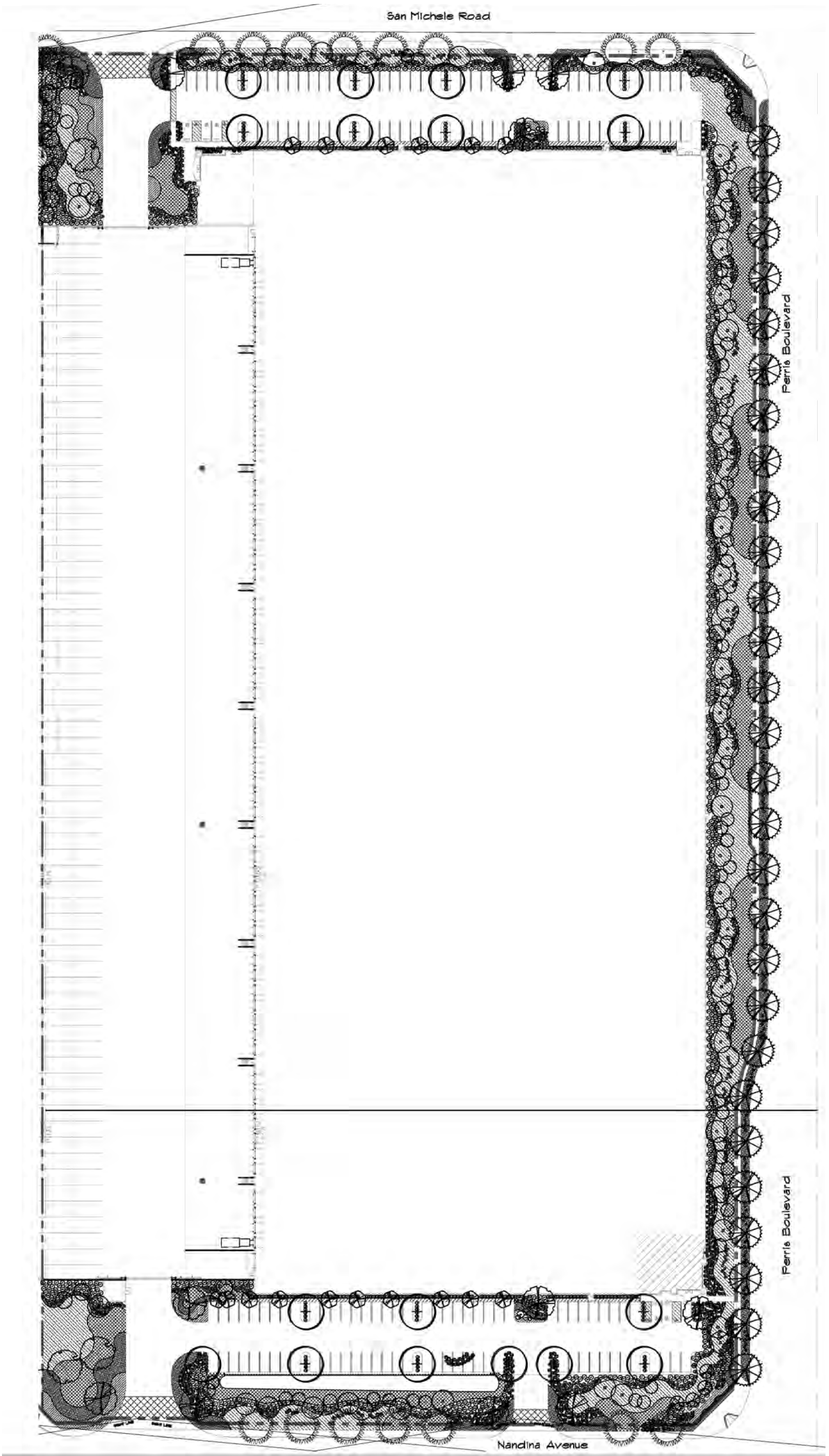
Site Area	FILC II
Gross Site Area	
in sq. ft.	769,951
in acres	17.68
Net Site Area	
in sq. ft.	739,850
in acres	17.0
Building Area (footprint)	394,080
Office	3,000
Mezzanine	3,000
Warehouse	391,080
Total	400,130
Coverage	54.1%
Parking Required	
Office & Mezzanine Area @1 space/250 s.f.	6,000 24
Warehouse	
1st 20,000 at 1/1,000	20
2nd 20,000 at 1/2,000	10
over 40,000 at 1/4,000	88
Total Parking Required	142
Trailer Required	
1/1 dock door ratio	59
Parking Provided	
Standard Stalls	153
Handicap	6
Total Auto Parking Provided	159
Trailer Stalls 14'X50'	63
Total Parking Provided	222
Dock Doors Provided	
Dock High Doors	59
Drive-in Doors	2

Source: Albert A. Webb Associates

NOT TO SCALE

Figure 2-7

PLOT PLAN PA12-0023 DETAIL



PLANTING LEGEND

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Chitalpa tashkentensis Chitalpa	24" Box	17	L	Multi
	Koelreuteria bipinnata Chinese Flame Tree	36" Box	12	M	Multi
	Lagerstroemia i 'Muskogee' Crape Myrtle	24" Box	8	M	Multi
	Liquidambar styraciflua Sweetgum	15 Gal	69	M	Multi
	Liriodendron tulipifera Tulip Tree	24" Box	28	M	
	Pinus eldarica Afghan Pine	24" Box	17	L	
	Platanus acerifolia London Plane	24" Box	16	M	Standard
	Rhus lancea African Sumac	24" Box	43	L	
	Schinus molle California Pepper	24" Box	3	L	
	Tristania conferta Brisbane Box	15 Gal	16	L	
	Phoenix dactylifera Date Palm	15' bt	6	L	Skinned

SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Dietes bicolor Fortnight Lily	5 Gal	328	L	
	Leptospermum s. 'Ruby Glow' New Zealand Tea Tree	5 Gal	34	L	
	Leucophyllum f. 'Green Cloud' Texas Ranger	5 Gal	697	L	
	Perovskia atriplicifolia Russian Sage	5 Gal	6	L	
	Rosmarinus o. 'Tuscan Blue' Rosemary	5 Gal	403	L	
	Salvia greggii Autumn Sage	5 Gal	363	L	
	Senna artemisioides Feathery Cassia	5 Gal	227	L	
	Westingia fruticosa Coast Rosemary	5 Gal	727	L	

ACCENTS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Agave vilmoriniana Agave	15 Gal	2	L	
	Dasylerion wheeleri Desert Spoon	15 Gal	3	L	
	Pennisetum s. 'Cupreum' Purple Fountain Grass	5 Gal	221	L	

GROUNDCOVER					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Acacia redolens 'Low Boy' Acacia	1 Gal	6' O.C.	L	
	Baccharis pilularis Coyote Bush	1 Gal	24" O.C.	L	
	Lantana 'Gold Mound' Gold Mound Lantana	1 Gal	30" O.C.	L	
	Lonicera j. 'Halliana' Hall's Honeysuckle	Flats	12" O.C.	L	
	Myoporum parvifolium Myoporum	1 Gal	36" O.C.	L	

NOTES:

1. ALL TREES WITHIN 5' OF HARDSCAPE SHALL BE IN A SHAWTOWN OR EQUAL ROOTBARRIER.
2. CONTRACTOR TO INSTALL CONCRETE MOW CURB BETWEEN PLANTERS AND TURF AREAS. SEE PLANTING DETAIL SHEET.
3. ALL PLANTER AREAS TO RECEIVE A 2" LAYER OF MEDIUM WALK ON BARK (3/4" -1/2").

THE ROOTBALL OF ANY PLANT SHALL NOT BE PLANTED AN CLOSER THAN 2' FROM ANY HARDSCAPE, BUILDING OR WALL.

Source: Hunter Landscaping

NOT TO SCALE

Figure 2-8

CONCEPTUAL LANDSCAPING PLAN

3.0 ENVIRONMENTAL CHECKLIST AND ANALYSIS

INITIAL STUDY/
ENVIRONMENTAL CHECKLIST FORM
CITY OF MORENO VALLEY

1. **Project Title:** First Inland Logistics Center II (Plot Plan PA12-0023)

2. **Lead Agency Name and Address:** City of Moreno Valley, 14177 Frederick Street, Moreno Valley, CA 92552

3. **Contact Person and Phone Number:** Julia Descoteaux; City of Moreno Valley; P.O. Box 88005; Moreno Valley, CA 92552-0805

4. **Project Location:** The Project site is located in Riverside County, California, in the City of Moreno Valley, south of San Michele Road, west of Perris Boulevard, and north of Nandina Avenue (APNs 316-200-001, 316-200-015, 316-200-019, 316-200-035, and a portion of 316-200-034).

5. **Project Sponsor's Name and Address:** First Industrial Realty Trust, Inc. 898 N. Sepulveda Boulevard, Suite 750; El Segundo, CA 90245

6. **General Plan Designation:** Business Park/Light Industrial (BP) and Commercial (C)

7. **Zoning:** Industrial and Industrial Support Area (Specific Plan 208)

8. **Description of the Project:** Refer to Section 2.0 of this Initial Study.

9. **Surrounding Land Uses and Setting:** The Project site is located in a developing industrial district. The property is currently bordered on the north by undeveloped land and several existing non-conforming residential uses. Land to the east consists of two existing warehouse distribution facilities and undeveloped land. To the south is disturbed land that is used for truck trailer parking, a non-conforming single-family residence, and undeveloped lands. To the west is an existing 691,960 square foot (s.f.) warehouse building with associated parking areas and landscaping.

10. **Other public agencies whose approval is required:** Santa Ana Regional Water Quality Control Board (Construction Activity General Construction Permit; NPDES Permit), Riverside County Flood Control and Water Conservation District (Water Quality Management Permit and storm drain design), and Eastern Municipal Water District (domestic water and sewer system design).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

	Aesthetics	■	Greenhouse Gas Emissions		Population/Housing
	Agricultural Resources		Hazards & Hazardous Materials		Public Services
■	Air Quality		Hydrology/Water Quality		Recreation
	Biological Resources		Land Use/Planning	■	Transportation/Traffic
	Cultural Resources		Mineral Resources		Utilities/Service Systems
	Geology/Soils	■	Noise	■	Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Signature — November 29, 2012 Date

Julia Descoteaux — City of Moreno Valley For

Printed Name

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross-referenced).

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

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

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

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

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

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

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

9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

I. AESTHETICS. Would the project:

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

(Source: City of Moreno Valley General Plan Conservation Element, City of Moreno Valley General Plan Figure 7-2, Major Scenic Resources; On-site Inspection (2012))

The proposed Project site is located within the City of Moreno Valley, which lies within a relatively flat valley floor surrounded by rugged hills and mountains. Scenic vistas within Moreno Valley are defined by the Box Springs Mountains and Reche Canyon area to the north, the "Badlands" to the east, and Mount Russell to the south. According to General Plan Figure 7-2, *Major Scenic Resources*, the Project site, which is located in the southwestern portion of the City, is not in close proximity to these major scenic resources and is not located within an identified view corridor or along an identified scenic route. Therefore, the proposed Project would have a less than significant impact 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?				■

(Source: California Scenic Highway Program (Caltrans), City of Moreno Valley General Plan Conservation Element, City of Moreno Valley General Plan Figure 7-2, Major Scenic Resources, Google Earth; On-site Inspection (2012))

The proposed Project site is not located within or adjacent to a scenic highway corridor and does not contain trees, rock outcroppings, or historic buildings. Furthermore, there are no State-designated or eligible scenic highways within the City of Moreno Valley (Caltrans). The Project site is located approximately 6.0 miles north of Highway 74, which is the only facility within the Project vicinity that is designated as a State-eligible scenic highway. The Project's proposed development features (one building, parking lots, truck yards, landscaping, etc.) would not be discernable from Highway 74 due to intervening development and distance. Because the Project site is not visible from a state scenic highway and contains no scenic resources, the proposed Project would not adversely impact the viewshed within a scenic highway corridor and would not damage important scenic resources within a scenic highway corridor, including trees, rock outcroppings, and historic buildings. No impact would occur.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?			■	

(Source: Project Application Materials, On-site Inspection (2012))

Implementation of the proposed Project would result in the visual conversion of the site from an undeveloped lot and truck trailer parking lot to that of a developed site containing one warehouse building. Under existing conditions, the Project site is surrounded by a mixture of warehouse buildings, undeveloped lands, and other land uses located on properties designated and zoned for industrial development by the City of Moreno Valley. The Project site is located in a portion of the City of Moreno Valley that is developing as a center for distribution warehousing and light industrial land uses. In the vicinity, properties located north and south of Nandina Avenue and west of Perris Boulevard are developed or approved for development with distribution warehouse buildings. Immediately abutting the proposed Project site on the west is property containing a 691,960 s.f. warehouse building with associated parking areas and landscaping that was constructed pursuant to approved Plot Plan PA07-0166, beyond which is a warehouse distribution facility currently occupied by Modular Metal Fabrications, Inc. Land immediately east of the Project site includes undeveloped land and two existing warehouse distribution facilities currently occupied by El Dorado Stone and Walgreens. To the south of the proposed Project site are disturbed lands used for truck trailer parking and one non-conforming single-family residence, south of which is a warehouse distribution facility currently occupied by Harman Distribution Center.

The visual character of the site's surroundings is dominated by warehouse buildings and undeveloped properties designated for future industrial development. Implementation of the proposed Project would implement the City's General Plan and MVIAP as applicable to the property and would not substantially degrade the visual character or quality of the site or the site's surroundings. The proposed building is compatible with the size, scale, height, and aesthetic of other similarly developed properties in the immediate vicinity and landscaping would be installed as required by the City. The temporary visibility of construction equipment and activities would not substantially degrade the visual character of the surrounding area, as construction activities are a common occurrence in the area. The visual character of the site would change, but the change would not be degrading to the existing visual character or quality of the property or its surroundings, resulting in a less than significant impact.

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

(Source: Project Application Materials; Moreno Valley Industrial Area Plan (2002); Moreno Valley Municipal Code)

The Project includes the installation of exterior lighting as ancillary to the proposed warehouse building, which is required to comply

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

with City lighting requirements. The MVIAP includes standards for lighting within the Area Plan as follows: "Exterior light fixtures shall be designed and placed so as not to provide light spillage on adjacent properties or public rights-or-way" (City of Moreno Valley, 2002). In addition, City Ordinance No. 359 addresses light and glare, and requires the following: "No operation, activity, sign or lighting fixture shall create illumination which exceeds 0.5 footcandles minimum maintained on any adjacent property, whether the illumination is direct or indirect light from the source. All lighting shall be designed to project downward and shall not create glare on adjacent properties" (City of Moreno Valley n.d.). The proposed Project is designed to adhere to the requirements of both Ordinance No. 359 and the MVIAP, and demonstration of compliance with these standards is required before the City will issue a building permit. Compliance would ensure that the proposed Project does not produce substantial amounts of light or glare from artificial lighting sources that would adversely affect the day or nighttime views of adjacent properties.

With respect to potential daytime glare impacts, the proposed Project would involve the construction and operation of one building with exterior building surfaces that consist of tilt-up concrete construction and windows with reflective glazing. While glazing has a potential to result in glare effects, such effects would not adversely affect the daytime views of any surrounding properties, including motorists on adjacent roadways because the site would be surrounded along roadway perimeters with screen walls and landscaping. Additionally, areas proposed for glazing would be limited as shown in the Project's application materials. Accordingly, daytime glare impacts would be less than significant.

II. AGRICULTURE 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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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?				■

(Source: City of Moreno Valley General Plan Conservation Element, City of Moreno Valley General Plan FEIR Figure 5.8-1, Important Farmlands)

The Project site contains lands classified as "Farmland of Local Importance," and does not contain any soils mapped by the State Department of Conservation as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (as illustrated on City of Moreno Valley General Plan FEIR Exhibit 5.8-1, *Important Farmlands*). There are no General Plan policies requiring conservation of Farmland of Local Importance. As such, a significant impact due to the conversion of important farmland types would not occur with implementation of the Project.

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

(Source: On-site Inspection (2012), City of Moreno Valley GIS Maps OnLine, City of Moreno Valley General Plan Conservation Element, Moreno Valley Industrial Area Plan)

The Project site is not within an agricultural preserve, nor is it subject to a Williamson Act contract (City of Moreno Valley 2006a). Under existing conditions, the Project site is comprised of vacant, undeveloped land. Lands surrounding the proposed Project site are not used for agricultural production and include undeveloped lands, non-conforming single family residential uses, warehouse distribution land uses, and industrial support areas (i.e., truck trailer parking). The Project site is zoned for industrial and industrial-support land uses and the immediate surrounding area is similarly zoned. Because the Project site is not in or adjacent to an agricultural preserve and neither the Project site nor any immediately surrounding property is zoned for agricultural use, the proposed Project would not conflict with an existing agricultural use, zoning, or a Williamson Act contract. No impact would occur.

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

(Source: On-site Inspection (2012), City of Moreno Valley General Plan FEIR Figure 5.8-1, Important Farmlands, Moreno Valley Industrial Area Plan, Google Earth)

The proposed Project site is located in an area that is developed or is planned for development pursuant to the approved MVIAP. In addition, and as noted above under Issue IIb., there are no nearby properties designated or zoned for agricultural use. As such, implementation of the proposed Project would not result in any other changes to the environment that could result in the conversion of farmland to non-agricultural use.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

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?	■			

(Source: South Coast Air Quality Management District CEQA Air Quality Handbook, South Coast Air Quality Management District Air Quality Management Plan, City of Moreno Valley General Plan FEIR, Chapter 5.3 - Air Quality)

The Project site is located in the South Coast Air Basin. Air quality within the South Coast Air Basin is regulated by the South Coast Air Quality Management District (SCAQMD) and standards for air quality are documented in the District's Air Quality Management Plan (AQMP), adopted in 2007. SCAQMD staff is currently developing the 2012 AQMP, but because that document is not yet approved, the 2007 AQMD remains the applicable plan for evaluation. The proposed Project would emit pollutants into the Air Basin during short-term construction and long-term operational activities. The pollutant levels emitted by the Project have the potential to exceed the significance thresholds established by the Air District, thereby potentially conflicting with or obstructing implementation of the District's Air Quality Management Plan. As such, an air quality technical report shall be prepared and the required EIR shall evaluate the proposed Project's potential to conflict with the adopted South Coast Air Quality Management District's Air Quality Management Plan.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	■			

(Source: South Coast Air Quality Management District CEQA Air Quality Handbook, South Coast Air Quality Management District Air Quality Management Plan, City of Moreno Valley General Plan FEIR, Chapter 5.3 - Air Quality)

Air quality within the South Coast Air Basin is regulated by the South Coast Air Quality Management District and standards for air quality are documented in the District's Air Quality Management Plan (adopted in 2007). The introduction of one warehouse building on the Project site has the potential to violate air quality pollution thresholds established by the Air Quality Management Plan. Accordingly, an air quality technical report shall be prepared and the required EIR shall evaluate the proposed Project's potential to violate local air quality standards and/or contribute substantially to an existing or projected air quality violation.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	■			

(Source: South Coast Air Quality Management District CEQA Air Quality Handbook, South Coast Air Quality Management District Air Quality Management Plan, City of Moreno Valley General Plan FEIR, Chapter 5.3 - Air Quality)

The South Coast Air Basin is a non-attainment area for various state and federal air quality standards, including state and federal ozone standards (1-hour and 8-hour) and particulate matter standards (PM_{10} and $PM_{2.5}$). Development of the Project would cumulatively contribute to a net increase of criteria pollutants in the region. Therefore, the required EIR shall address the Project's potential to result in a cumulatively considerable increase of pollutants for which the South Coast Air Basin is in non-attainment.

d) Expose sensitive receptors to substantial pollutant concentrations?	■			

(Source: South Coast Air Quality Management District CEQA Air Quality Handbook, South Coast Air Quality Management District Air Quality Management Plan, City of Moreno Valley General Plan FEIR, Chapter 5.3 - Air Quality, Google Earth)

Sensitive receptors (*i.e.*, non-conforming single-family homes and an elementary school) are located within one (1) mile of the Project site. The Project does not propose any land uses that may be considered point source emitters; however, the Project has the potential to expose sensitive receptors to diesel particulate matter emissions from mobile sources associated with the Project (*i.e.*, diesel trucks). Therefore, a diesel health risk assessment shall be prepared and the required EIR shall evaluate impacts related to the potential exposure of sensitive receptors to diesel particulate emissions.

e) Create objectionable odors affecting a substantial number of people?			■	

(Source: Project Application Materials, Moreno Valley Industrial Area Plan)

Any temporary odor impacts generated during Project-related construction activities, such as asphalt paving and the application of architectural coatings, would be short-term and cease upon completion of the construction phase of the Project. As a result, less than significant odor impacts are expected to affect surrounding sensitive receptors. The tenant of the proposed Project's one warehouse building is not yet known, but may include any of those uses permitted by the Moreno Valley Industrial Area Plan's "Industrial" designation. Some of these types of uses have the potential to generate odor during the course of their operational activities, but based on the building's design, all operational activities except for vehicle movement on the site would occur within the enclosed building. Also, aside from a few non-conforming residential structures, no residences or other sensitive receptors are located within

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

the immediate vicinity of the Project site. Thus, no operational odor impacts would occur that have the potential to affect a substantial number of people.

IV. BIOLOGICAL RESOURCES. Would the project:

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

(Source: City of Moreno Valley General Plan Conservation Element, City of Moreno Valley General Plan FEIR, Chapter 5.9 – Biological Resources, Western Riverside County Multiple Species Habitat Conservation Plan, On-site Inspection (2012), First Industrial, L.P., Daniel's Property Project Biological Technical Report, 2012 Protocol Burrowing Owl Survey – San Michele Property Project, 2012 Special-Status Plant Survey – San Michele Property Project, Mitigated Negative Declaration for Nandina III Distribution Center, Addendum No. 2 to Mitigated Negative Declaration for Nandina III Distribution Center)

Under existing conditions, approximately 8.4 acres of the site are developed as a parking lot, while the remaining 8.9 acres are undeveloped. Implementation of the proposed Project would result in physical disturbance to the entire 17.3-acre site, including the 8.9 acres that are undeveloped under existing conditions and minor encroachment into adjacent public roadways for utility connections. The natural condition of the Project site has been disturbed by installation of the existing parking lot and on-going maintenance activities associated with routine discing of the undeveloped portion of the site for fire fuel management. According to a biological survey conducted as part of the City of Moreno Valley General Plan FEIR, the Project site is classified as "Fields/Croplands" (City of Moreno Valley 2006b). Fields/Croplands do not contain any substantial native vegetation.

According to a biological survey report conducted by URS Corporation in January 2012 on the undeveloped 8.9-acre portion of the site, the property contains one vegetation community – developed/disturbed land; No native habitat exists on the property; however, the property could provide foraging or nesting habitat for species protected under the Migratory Bird Treaty Act. (URS Corporation, 2012a). A special status wildlife species, California horned lark, a California Species of Special Concern, was observed on the property during biological field surveys (URS Corporation, 2012). In addition, one special status plant species, smooth tarplant, was observed on the subject property during a focused botanical survey conducted in June 2012 (URS Corporation, 2012c). The Project site contains suitable habitat for the western Burrowing Owl, a California Species of Special Concern; however, no burrowing owls or occupied burrows were observed on the property during a habitat assessment and focused burrowing owl survey conducted by URS biologists in June 2012 (URS Corporation, 2012b).

Potential impacts to the California horned lark and avian species protected under the Migratory Bird Treaty Act were previously evaluated in the 2008 MND and Addendum No. 2. Impacts were determined to be less than significant with the implementation of mandatory Conditions of Approval, which require a pre-construction survey on the Project site to determine the presence/absence of protected avian species not more than 30 days prior to future ground disturbing activities. Should protected avian species be detected on the property, the Conditions of Approval prohibit any disturbance to active nests and the implementation of any other protective measures as recommended by the qualified biologist. Similar Conditions of Approval would be carried forward and/or applied to the Project to ensure that potential impacts to the California horned lark and avian species protected under the Migratory Bird Treaty Act would be less than significant.

Although no burrowing owls or occupied burrows were observed on the Project site, the site does contain suitable habitat for the burrowing owl and there is the potential that the species could occupy the Project site prior to the commencement of construction activities. Potential impacts to the burrowing owl were previously evaluated in the 2008 MND and Addendum No. 2. Impacts were determined to be less than significant with the implementation of mandatory Conditions of Approval, which require a pre-construction survey on the Project site that complies with all MSHCP protocols to determine the presence/absence of the burrowing owl on the subject property. The survey is required to occur not more than 30 days prior to future ground disturbing activities. Should burrowing owls and/or occupied nests be detected on the property, the Conditions of Approval prohibit any disturbance to active nests and the implementation of any other protective measures as recommended by the qualified biologist. The Conditions of Approval require that any relocation of burrowing owls from the Project site occur in conformance with accepted protocols. Similar Conditions of Approval would be carried forward and/or applied to the Project to ensure that potential impacts to the burrowing owl would be less than significant.

As discussed above, the Project site supports the smooth tarplant, a special status plant species. Implementation of the Project would remove this species from the Project site. The species is covered under the MSHCP, but will not be considered adequately covered until the species-specific objectives, as outlined in the MSHCP document, are achieved. The species-specific objectives for the

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

smooth tarplant are as follows:

Objective 1: *Include within the MSHCP Conservation Area at least 6,900 acres of suitable habitat (grassland and playas and vernal pools within the San Jacinto River, Mystic Lake and Salt Creek portions of the MSHCP Conservation Area).*

Objective 2: *Include within the MSHCP Conservation Area at least 27 of the known occurrences of this species at Antelope Valley; Temescal Canyon; Lake Elsinore; Murrieta Creek; French Valley; Lakeview Mountains; Lake Skinner; Diamond Valley Lake; Sycamore Canyon Park; Alberhill Creek; Lake Mathews; the Santa Ana River; and the core locations at the San Jacinto Wildlife Area, the middle segment of the San Jacinto River and upper Salt Creek.*

Objective 3: *Surveys for the smooth tarplant will be conducted as part of the project review process for public and private projects within the Criteria Area where suitable habitat is present (see Criteria Area Species Survey Area Map, Figure 6-2 of the MSHCP, Volume I). Smooth tarplant located as a result of survey efforts shall be conserved in accordance with procedures described within Section 6.3.2 of the MSHCP, Volume I.*

The smooth tarplant population occurring on-site (two individuals) are isolated in the northwestern corner of the Project site surrounded by disturbed and developed habitat (URS Corporation, 2012c). The Project site does not contain suitable habitat (i.e., grasslands, playas, and vernal pools) and is not located within the geographic areas listed within Objectives 1 or 2 that are targeted for conservation. Furthermore, the Project site is not located within a Criteria Area consistent with the MSHCP; therefore, there are no avoidance or mitigation requirements applicable to the smooth tarplant population on the Project site pursuant to the MSHCP. Therefore, although the Project would remove two individuals of smooth tarplant on-site, such removal would not have an adverse impact on achieving the MSHCP objectives. Accordingly, Project impacts to this species would not affect the long-term survival of the species, and impacts are less than significant.

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

(Source: City of Moreno Valley General Plan Conservation Element, City of Moreno Valley General Plan FEIR, Chapter 5.9 – Biological Resources, Western Riverside County Multiple Species Habitat Conservation Plan, First Industrial, L.P., Daniel's Property Project Biological Technical Report)

The Project site is identified as "Fields/Croplands" in the General Plan EIR and is identified in a site-specific biological technical report as containing a "developed/disturbed" vegetation community (URS Corporation 2012). There are no drainages or vegetation on the property that meets the definition of riparian habitat or a sensitive natural community. Accordingly, the proposed Project has no potential to result in a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Wildlife Service, and no further analysis is required on this subject.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				■

(Source: City of Moreno Valley General Plan Conservation Element, City of Moreno Valley General Plan FEIR, Chapter 5.9 – Biological Resources, Western Riverside County Multiple Species Habitat Conservation Plan, On-site Inspection (2012), First Industrial, L.P., Daniel's Property Project Biological Technical Report)

According to a site-specific biological technical report prepared by URS Corporation in January 2012, the proposed Project site does not contain any special aquatic resources and none would be impacted by the proposed Project. Accordingly, the proposed Project has no potential to result in a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

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

(Source: City of Moreno Valley General Plan Conservation Element, City of Moreno Valley General Plan FEIR, Chapter 5.9 –

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

Biological Resources, Western Riverside County Multiple Species Habitat Conservation Plan, On-site Inspection (2012), Google Earth)

The Project site is partially developed and is otherwise highly disturbed and does not support a diversity of native wildlife. Developed areas surrounding the proposed Project site block any terrestrial wildlife movement from the north, east or west. Accordingly, the site is not considered to be a wildlife movement corridor. Implementation of mandatory Conditions of Approval discussed above in Item IV(a) would ensure that the Project would result in less than significant impacts to migratory birds, including migratory birds that may use the Project site for nesting.

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

(Source: City of Moreno Valley General Plan Conservation Element, City of Moreno Valley General Plan FEIR, Chapter 5.9 – Biological Resources, Western Riverside County Multiple Species Habitat Conservation Plan, On-site Inspection (2012), First Industrial, L.P., Daniel's Property Project Biological Technical Report)

The Project site does not contain any trees; therefore, the Project would not violate any local tree preservation ordinance. No other local policies or ordinances protecting biological resources are applicable to the site, except for the Western Riverside County Multiple Species Habitat Conservation Plan as discussed below under Item IV(f).

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

(Source: City of Moreno Valley General Plan Conservation Element, City of Moreno Valley General Plan FEIR, Chapter 5.9 – Biological Resources, Western Riverside County Multiple Species Habitat Conservation Plan, First Industrial, L.P., Daniel's Property Project Biological Technical Report)

The subject property is subject to the provisions of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project site is not located within a targeted conservation "cell" of the MSHCP, although the Project site is subject to the survey and conservation requirements of MSHCP Section 6.3.2 (Species Survey Requirements), which require the preparation of a habitat assessment for the burrowing owl. Pursuant to Section 6.3.2 of the MHSCP, a burrowing owl site assessment survey was prepared for the Project site. As discussed above under the analysis for Item IV(a), no burrowing owls or occupied burrows were observed on the Project site. The Project site does, however, contain habitat that could support the burrowing owl and there is the potential the species could occupy the site prior to the commencement of construction activities. Conditions of Approval would be carried forward and/or applied to the Project that impose a requirement to conduct a pre-construction survey no more than 30 days prior to the commencement of future construction activities to locate any burrowing owls that may occur on-site, and further would require relocation of any identified birds in accordance with accepted protocols. The Conditions of Approval also would require avoidance of active nests during the breeding season. The Conditions of Approval would be consistent with the MSHCP's species-specific conservation requirements for the burrowing owl; therefore, the Project is consistent with the MSHCP and impacts would be less than significant.

Additionally, the Project site is located within the Habitat Conservation Plan for the Stephens' Kangaroo Rat, which will require the Project to comply with City of Moreno Valley Municipal Code Title 3, Chapter 8.60, "Threatened and Endangered Species," that requires a per-acre local development mitigation fee pursuant to the City's adopted "The Habitat Conservation Plan for the Stephens' Kangaroo Rat in Western Riverside County, California" and as established pursuant to Fee Resolution 89-92.

V. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				■

(Source: City of Moreno Valley General Plan Conservation Element, City of Moreno Valley General Plan FEIR, Chapter 5.10 – Cultural Resources, Cultural Resources Assessment of Daniel's Property Project)

The Project site contains no structures or sites of historic significance. Because no historic resources exist on the property, no impact would occur. URS Corporation conducted a cultural resource inventory of the undeveloped portions of the Project site in 2012. The inventory included a records search of local, regional, and state cultural resources databases as well as a field survey of the site. No historic resources were recorded on the site during the field survey or the records search. Furthermore, the Project site was not identified as a historic resource as part of the historic resource inventory that was conducted as part of the City of Moreno Valley General Plan FEIR, as depicted on FEIR Exhibit 5.10-1. Therefore, implementation of the proposed Project has no potential to result

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

in a substantial adverse change to any designated historic resource, because no such resources exist on the Project site.

b) Cause a substantial adverse change in the significance of archaeological resources pursuant to Section 15064.5?			■	

(Source: City of Moreno Valley General Plan Conservation Element, City of Moreno Valley General Plan FEIR, Chapter 5.10 – Cultural Resources, Cultural Resources Assessment of Daniel's Property Project; 2008 MND for "Nandina III Distribution Center)

According to the to the Moreno Valley General Plan DEIR, the subject property is not a part of any known village complex and a majority of archaeological locations in the City of Moreno Valley are milling stations where bedrock metates (more or less flat grinding surfaces), commonly referred to as 'slicks,' and bedrock mortars are found. These locations "are generally situated around valley edges where suitable rock outcrops occur" (Moreno Valley 2006 5.10-6). The Project site is not located on a valley edge and does not contain any rock outcrops. Additionally, URS Corporation conducted a cultural resources inventory of the undeveloped portion of the proposed Project site in 2012 that included a records search at the Eastern Information Center at the University of California, Riverside and a pedestrian survey of the site. According to the archival research, no known cultural resources had been previously identified within the Project site, and no archaeological resources have previously been identified within the ½ mile of the Project site. Additionally, the 2008 MND and its Addendum No. 1 and Addendum No. 2 prepared to evaluate the development of an interim parking lot on the property indicated that the potential for uncovering resources is low. No resources were recovered during site preparation activities during construction of the parking lot. As such, no known significant archaeological resources are present on the property. Nonetheless, during site excavation and/or grading activities that will occur during Project construction activities, there is a potential, however unlikely, to uncover archaeological resources that may be buried beneath the surface of the site if ground disturbance extends into previously undisturbed soils. Conditions of Approval would be imposed on the Project that would require any suspected archaeological resources discovered during ground-disturbing activities to be evaluated by a qualified archaeologist. Ground-disturbing activities would be required to cease within the immediate vicinity of any suspected archaeological resources until the qualified archaeologist determines the significance of the suspected archaeological resource and protective measures are implemented as recommended by the qualified archaeologist. Mandatory compliance with the Conditions of Approval would ensure that potential impacts to previously undiscovered archaeological resources would be less than significant.

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

(Source: City of Moreno Valley General Plan Conservation Element, City of Moreno Valley General Plan FEIR, Chapter 5.10 – Cultural Resources, Cultural Resources Assessment of Daniel's Property Project)

The Project site does not contain any known unique geologic features. In addition, the proposed Project site is identified by the City's General Plan FEIR as having a "low" potential to contain unique paleontological resources, as shown on FEIR Exhibit 5.10-3. The 2008 MND prepared for the southern portion of the Project site that is now a parking lot also identified no potential to impact a paleontological resource or unique geologic feature. No paleontological resources were encountered during construction activities for the existing on-site parking lot. Depth of grading for the proposed Project would be approximately five feet or less, which also substantially limits the potential for subsurface resource discovery. For these reasons, the proposed Project has no potential to destroy unique paleontological resources or geologic features. No impact would occur.

d) Disturb any human remains, including those interred outside of formal cemeteries?			■	

(Source: Cultural Resources Assessment of Daniel's Property Project, 2008 MND for "Nandina III Distribution Center)

During archaeological field investigations of the Project site, no evidence of human remains, including those interred outside of formal cemeteries, were observed. Additionally, no human remains were uncovered during construction of the parking lot in the southern portion of the Project site. Nevertheless, the potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction. In the event that human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. Mandatory compliance with these provisions of California state law would ensure that impacts to human remains, if unearthed during construction activities, would be appropriately treated and ensure that potential impacts are less than significant.

VI. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to 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				■

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				

(Source: City of Moreno Valley General Plan Safety Element, City of Moreno Valley General Plan FEIR, Chapter 5.6 – Geology and Soils, California Department of Conservation "Alquist-Priolo Earthquake Fault Zone Maps," United States Geological Survey Earthquake Hazards Program, Google Earth, Supplementary Geotechnical Investigation Proposed Building 4 - Nandina III and IV)

No known earthquake faults are located on the Project site (United States Geological Survey 2010, California Department of Conservation 2010), and the nearest mapped fault is located approximately 5.9 miles to the east of the site as depicted on Figure 5.6-2 of the City of Moreno Valley General Plan FEIR. According to site-specific geotechnical evaluations conducted in January 2012 by Southern California Geotechnical, Inc., the proposed Project site is not located within an Alquist Priolo fault zone. Because there are no faults located on the Project site, there is no potential that the Project could expose people or structures to adverse effects related to ground rupture.

(ii) Strong seismic ground shaking?			■	

(Source: City of Moreno Valley General Plan Safety Element, City of Moreno Valley General Plan FEIR, Chapter 5.6 – Geology and Soils, Supplementary Geotechnical Investigation Proposed Building 4 - Nandina III and IV)

The Project site is located in a seismically active area of Southern California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. This risk is not considered substantially different than that of other similar properties in the Southern California area. As a mandatory condition of Project approval, the Project would be required to construct proposed structures in accordance with the California Building Standards Code (CBSC), also known as California Code of Regulations (CCR), Title 24 and the City Building Code. The CBSC and City Building Code are designed to preclude significant adverse effects associated with strong seismic ground shaking. With mandatory compliance with standard design and construction measures, potential adverse impacts would be reduced to less than significant and the Project would not expose people or structures to substantial adverse effects, including loss, injury or death, involving seismic ground shaking.

(iii) Seismic-related ground failure, including liquefaction?			■	

(Source: City of Moreno Valley General Plan Safety Element Figure 6-3, Geologic Faults & Liquefaction, City of Moreno Valley General Plan FEIR, Chapter 5.6 – Geology and Soils, Supplementary Geotechnical Investigation Proposed Building 4 - Nandina III and IV)

According to the City of Moreno Valley General Plan, the Project site is not located within a "Potential Liquefaction" zone (refer to Figure 6-3, *Geologic Faults & Liquefaction*). In addition, a geotechnical report prepared for the subject property in January 2012 by Southern California Geotechnical, Inc. concludes that the risk of liquefaction at the Project site is low due to the subsurface conditions that include medium dense well-graded granular soils and a lack of shallow groundwater table. Furthermore, the site would be designed in accordance with the latest applicable seismic safety guidelines, including the requirements of the CBSC, which is anticipated to reduce the risk of seismic-related ground failure to less than significant levels. As such, development of the Project site would result in less than significant risks related to seismic-related ground failure, including liquefaction.

(iv) Landslides?				■

(Source: On-site Inspection (2012), Project Application Materials, City of Moreno Valley General Plan Safety Element, City of Moreno Valley General Plan FEIR, Chapter 5.6 – Geology and Soils, Supplementary Geotechnical Investigation Proposed Building 4 - Nandina III and IV)

The Project site is relatively flat, as is the surrounding area. There are no hillsides or steep slopes on the site or in the vicinity of the Project site. Accordingly, the Project site is located within an area with no potential for landslides, and development on the subject property would not be exposed to any risk of landslide.

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

(Source: Project Application Materials, Supplementary Geotechnical Investigation Proposed Building 4 - Nandina III and IV)

Development of the Project site would disturb the site during grading and construction and expose the underlying soils, which would increase erosion susceptibility. In the long-term, development of the subject property would introduce additional impervious surfaces and landscaping on the Project site, thereby reducing the potential for erosion and loss of topsoil. The Project's required adherence to standard regulatory requirements would lessen any potential erosion impact to below a level of significance. These include, but are not limited to, requirements imposed by the City of Moreno Valley's National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit (State Water Resources Control Board Order No. 99-08-DWQ), which requires the preparation of a Project-specific Water Quality Management Plan (WQMP) and the implementation of Best Management Practices (BMPs) to

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

minimize the soil erosion and sedimentation in stormwater runoff leaving the Project site.				
(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?			■	
(Source: Project Application Materials, City of Moreno Valley General Plan Safety Element, City of Moreno Valley General Plan FEIR, Chapter 5.6 – Geology and Soils, Supplementary Geotechnical Investigation Proposed Building 4 - Nandina III and IV) According to the City of Moreno Valley General Plan, the Project site is not located in an area subject to landslide, lateral spreading, subsidence or liquefaction hazards. However, the supplemental geotechnical report for the Project site determined that near-surface soils generally consist of medium dense to dense native alluvial soils, with the upper 3 to 5± feet generally possessing unfavorable consolidation and collapse characteristics as well as relatively low moisture contents. However, the proposed Project would be subject to the recommendations of the supplemental geotechnical report, as well as future geotechnical recommendations associated with future grading and building permits, which would ensure that any potentially unstable soils present on the Project site are appropriately remediated through site design considerations. Accordingly, the proposed Project would be subjected to less than significant risks related to unstable geologic units and/or soils.				
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			■	
(Source: Project Application Materials, City of Moreno Valley General Plan Safety Element, City of Moreno Valley General Plan FEIR, Chapter 5.6 – Geology and Soils, Supplementary Geotechnical Investigation Proposed Building 4 - Nandina III and IV) The geotechnical report for the Project site by Southern California Geotechnical Inc. in January 2012 determined that most soils within the subject property consist of sands and silty sands that are non-expansive. However, soils with increased clay content are located at depths below five feet, and could be encountered during required remedial grading activities. The proposed Project would be subject to the recommendations of the geotechnical report, as well as future geotechnical recommendations associated with future grading and building permits, which would ensure that any potentially expansive soils encountered during remedial grading on the Project site are appropriately remediated through site design considerations. Accordingly, the proposed Project would be subjected to less than significant risks related to expansive soils.				
(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?				■
(Source: Project Application Materials) Sewer service is available to the Project site under pre-development conditions. The Project would connect to existing sewer conveyance infrastructure located in Nandina Avenue. The Project would not install septic tanks or alternative wastewater disposal systems on the Project site. Accordingly, no impact would occur.				
VII. GREENHOUSE GAS EMISSIONS. Would this project?				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	■			
(Source: Project Application Materials, California Assembly Bill 32 (2006)) Project-related construction and operational activities would result in the short- and long-term emissions of carbon dioxide (CO2), nitrogen dioxide (NO2), and methane (CH4), all of which are classified as "greenhouse gases" (GHGs) that have the potential to contribute to Global Climate Change. Emissions reductions could occur with the implementation of Project design features and/or mitigation measures to reduce the level of GHG emissions. Although the South Coast Air Quality Management District has not formally adopted thresholds of significance for GHG emissions, California Assembly Bill 32 (AB 32, 2006) establishes goals for the statewide reduction of GHG emissions. Due to the Project's potential to emit GHGs, a Project-specific GHG emissions report shall be prepared for the Project. The results of the GHG emissions report shall be documented in the required EIR. The EIR also shall evaluate the Project for consistency with AB 32.				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	■			
(Source: Project Application Materials, California Assembly Bill 32 (2006)) As noted above under the discussion of Item VII(a), a Project-specific GHG emissions report shall be prepared to determine whether the Project would be consistent with the GHG reduction goals established by AB 32. The required EIR shall document the findings				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

of the Project-specific GHG emissions report and shall evaluate the Project for consistency with applicable plans, policies, and regulations adopted for the purpose of reducing GHG emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project?

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

(Source: Project Application Materials, Moreno Valley Industrial Area Plan, Phase 1 Environmental Assessment, Phase I Environmental Assessment of Eight Parcels Located at Nandina Avenue and Perris Boulevard in Moreno Valley, California, 2008 MND for Nandina III Distribution Center)

A Phase 1 Environmental Site Assessment (ESA) was prepared for the undeveloped portion of the Project site by URS Corporation in 2012. The portion of the site that is a parking lot was evaluated in a Phase I ESA by ENSR Corporation in 2007. No evidence of hazardous materials, hazardous waste, underground storage tanks (USTs), or above-ground storage tanks (ASTs) was observed onsite during the site reconnaissance. No transformers or other potentially PCB-containing equipment was observed onsite during the site reconnaissance. According to a review of available historical data, it appears that the undeveloped portion of the subject property was vacant land from at least 1938 to the present. Additionally, the site is not listed in any regulatory database for hazardous materials sites. Although the March Air Reserve Base (MARB), one mile west of the proposed Project site as having the potential for groundwater contamination associated with its past use, the Phase I ESA reports conclude that due to the orientation of groundwater flows in the area and distance to the MARB, the potential for groundwater contamination at the proposed Project site is considered low. No other contaminated sites within the vicinity have the potential to create a significant hazard to future site workers. Accordingly, a significant impact associated with contamination on or affecting the proposed Project site would not occur.

The specific business or tenant that will occupy the Project site's proposed building is not known at this time. The Project site is located within the Moreno Valley Industrial Area Plan, and the Plan designates the site for "Industrial" land uses. Based on the list of land uses permitted in the Industrial zone by the Moreno Valley Area Plan, it is possible that hazardous materials could be used during the course of daily operations. Examples of types of businesses that could occupy the proposed buildings on-site include warehouses, distribution businesses, and manufacturing industries. Hazardous materials used by the future tenant of the Project may include chemical reagents, solvents, fuels, paints, and cleansers. Potential on-site uses also could generate hazardous byproducts that eventually must be handled and disposed of as hazardous materials. If businesses that use or store hazardous materials occupy the Project, the business owner and operator would be required to comply with all applicable federal, state, and local regulations to ensure proper use, storage, and disposal of hazardous substances. With mandatory regulatory compliance, the Project would not pose a significant hazard to any nearby use and any impacts would be less than significant.

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?			■	

(Source: Project Application Materials, Moreno Valley Industrial Area Plan)

See response to Item VIII(a), above.

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

(Source: Project Application Materials, Google Earth)

The nearest school site, El Potrero Elementary School, is located approximately 0.7-mile northeast of the site. There are no school sites planned within one quarter mile of the site as part of the General Plan or MVIAP. Accordingly, the proposed Project has no potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

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

(Source: Project Application Materials, California Department of Toxic Substances Control "Envirostor" Database)

According to the California Department of Toxic Substances Control's "EnviroStor" database, the proposed Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact would occur.

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

(Source: Riverside County Airport Land Use Commission Compatibility Plan "March Air Reserve Base," City of Moreno Valley General Plan Safety Element Figure 6-5, Air Crash Hazards, City of Moreno Valley General Plan FEIR, Chapter 5.5 – Hazards, March ARB Air Installation Compatible Use Zone Study)

The Project site is located 0.85 mile east of the March Air Reserve Base. Pursuant to the March Air Reserve Base Compatible Use Zone Study commissioned by the United States Air Force and as depicted on Figure 6-5, *Air Crash Hazards*, of the Moreno Valley General Plan, the Project site is not located within a zone subject to hazards related to air crashes. According to the Riverside County Airport Land Use Commission's Airport Compatibility Plan, the Project site is located within Compatibility Zone D, which indicates that the Project site is subject to noise and risks associated with aircraft operations, but the impacts are sufficiently minimal that land use restrictions are generally unnecessary. Accordingly, implementation of the proposed Project would not result in a safety hazard for people residing or working in the Project area, and impacts would be less than significant.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				■

(Source: City of Moreno Valley General Plan Safety Element, City of Moreno Valley General Plan FEIR, Chapter 5.5 – Hazards, Google Earth)

Although the Project site is located near the March Air Reserve Base, this airfield is not a private airfield and there are no other private airfields or airstrips in the vicinity of the Project site. A significant impact associated with private airstrips would not occur.

g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?			■	

(Source: Project Application Materials, City of Moreno Valley General Plan Safety Element, City of Moreno Valley General Plan FEIR, Chapter 5.5 – Hazards)

The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction and long-term operation, the proposed Project would be required to maintain adequate emergency access for emergency vehicles as required by the City. Because the Project would not interfere with an adopted emergency response or evacuation plan, impacts are evaluated as less than significant.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				■

(Source: Project Application Materials, City of Moreno Valley General Plan Safety Element, City of Moreno Valley General Plan FEIR Figure 5.5-2, Floodplains and High Fire Hazard Areas)

Pursuant to Figure 5.5-2, *Floodplains and High Fire Hazard Areas*, of the City of Moreno Valley FEIR, the proposed Project is not located within a high wildfire hazard area. The proposed Project site is located in an area that has been largely developed, with an existing industrial warehouse building located west of the site, industrial warehouse uses located east of the site, and disturbed lands and single family residences located to the south and north of the site. Properties adjacent to the Project site have either been developed or are planned for development. No wildlands are located on or adjacent to the Project site. Accordingly, the proposed Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?			■	

(Source: Project Application Materials, City of Moreno Valley General Plan FEIR, Chapter 5.7 – Hydrology/Water Quality, Preliminary Water Quality Management Plan)

Water runoff from developed areas of the Project site may contain urban pollutants such as petroleum products, fertilizers, pesticides, soils, etc., which can degrade water quality if discharged from the site. The Project's Preliminary Water Quality Management Plan (WQMP) is prepared in accordance with City requirements to identify pollutants of concern and identify means to reduce their discharge from the site (i.e., Best Management Practices, BMPs). Required adherence to the Project-specific WQMP will reduce the amount of pollutants in stormwater runoff, as well as non-storm water discharges. Furthermore, the Project will be required to comply with the Santa Ana River Basin Water Quality Control Program and the City of Moreno Valley's National Pollutant

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

Discharge Elimination System (NPDES) Municipal Stormwater Permit requirements (which requires the preparation of Stormwater Pollution Prevention Program (SWPPP) to control sediment/siltation runoff) to minimize the discharge of pollutants in storm water during short-term construction and long-term operational activities. Mandatory compliance with the Project's WQMP, in addition to compliance with NPDES Permit requirements, would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged into receiving waters. Therefore, implementation of the proposed Project would not violate any water quality standards or waste discharge requirements, and impacts would be less than significant.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			■	

(Source: Project Application Materials, City of Moreno Valley General Plan FEIR, Groundwater Basins)

As depicted on Figure 5.7-2, *Groundwater Basins*, in the City of Moreno Valley General Plan FEIR, the Project site is located within the Perris North Groundwater Basin. There are currently few domestic uses for groundwater within the City, due to salinity/water quality issues, and the City primarily relies on imported water from the Eastern Municipal Water District for its domestic water supply. The Project does not propose the installation of any water wells that would directly extract groundwater; however, the change in pervious surfaces to impervious surfaces that would occur with development of the site could reduce the amount of water percolating down into the underground aquifer that underlies the Project site and a majority of the City. However, and as noted in the City's General Plan EIR (Page 5.7-12), "the impact of an incremental reduction in groundwater would not be significant as domestic water supplies are not reliant on groundwater as a primary source." With buildout of the Project, the local groundwater levels would not be affected. Therefore, impacts to groundwater supplies and recharge would be less than significant.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			■	

(Source: Project Applications Materials, Preliminary Drainage Study)

The Project would involve demolition activities and mass grading of the site, which would alter the existing drainage pattern. Any alteration in drainage pattern has the potential to result in erosion and siltation both on-site during construction and off-site upon build-out of the Project. Construction-related grading activities involving soil disturbance would ultimately expose surficial soils for a period of time with the potential for on-site erosion during a rainstorm event. In the long term, development of the property would introduce impervious surfaces and landscaping, thereby increasing the rate and volume of stormwater runoff and potentially resulting in off-site erosion downstream. Conversely, the conversion of pervious to impervious surfaces would also reduce the potential for on-site erosion and loss of topsoil in the long term. To fully and more accurately determine the extent of potential erosion or siltation on- or off-site, a site-specific hydrology study was prepared for the Project site. The hydrology study evaluated the difference between existing and post-development drainage conditions, and determined that with buildout of the proposed Project there would be no substantial alteration to the existing drainage pattern of the site and there would not be any significant increases in erosion or siltation on- or off-site. Impacts would be less than significant.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?			■	

(Source: Project Application Materials, Preliminary Drainage Study)

As described above under Item VIII(c), proposed demolition and earthwork activities on the Project site would not substantially alter the existing drainage patterns of the site. A site-specific hydrology study was prepared for the Project to evaluate the difference between existing and post-development drainage conditions and to identify design specifications of the Project's storm drain system for collecting, treating and conveying Project related stormwater prior to discharge. Although the Project has the potential to contribute to additional surface runoff, the site-specific hydrology study concludes that actual flooding on- or off-site would not occur due to the proposed construction of on-site detention basins and storm drain facilities because these proposed facilities would attenuate the rate and volume of storm water discharge to be similar to the rate and volume that occurs under existing conditions. As a result, implementation of the proposed Project would not increase the potential for flooding on- or off-site. Impacts would be less than significant.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			■	

(Source: Project Application Materials, Preliminary Water Quality Management Plan, Preliminary Drainage Study)

As discussed above under the analysis of Issue IX(d), the proposed Project is designed to ensure that post-development runoff rates and volumes closely resemble those that occur under existing conditions. Further, existing off-site storm water drainage facilities that receive storm water runoff from the Project site have adequate capacity to convey storm water runoff discharged from the site (upon the construction of proposed on-site detention basins that are designed to reduce the rate and volume of runoff discharged from the site). Because the existing storm drain facilities have sufficient capacity to convey runoff from the Project site under existing conditions, and because the rate and volume of runoff would not substantially increase with buildout of the proposed Project, the Project would not create or contribute runoff which would exceed the capacity of any existing or planned storm water drainage system. As discussed above under the analysis of Issue IX(a), the proposed Project would be required to comply with the Project's WQMP, which identifies BMPs to be incorporated into the Project to ensure that long-term operation of the proposed Project does not result in substantial amounts of polluted runoff. In addition, the Project will be required to comply with the requirements of the City of Moreno Valley's NPDES permit, which would reduce the amount of sediment in runoff discharged from the site during grading and construction activities. Accordingly, the proposed Project would not create or contribute substantial additional sources of polluted runoff. Impacts would be less than significant.

f) Otherwise substantially degrade water quality?				■

(Source: Project Application Materials)

There are no conditions associated with the proposed Project beyond what is described above that could result in the substantial degradation of water quality. Accordingly, no additional analysis of this subject is required beyond what is described above.

g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				■

(Source: Project Application Materials)

The proposed Project does not include housing. Therefore, there is no potential for housing to be located within a 100-year flood hazard zone and no significant impacts would occur as a result of implementation of the proposed Project.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				■

(Source: Project Application Materials, City of Moreno Valley General Plan FEIR Figure 5.5-2, Floodplains and High Fire Hazards, City of Moreno Valley General Plan Figure 6-4, *Flood Hazards)*

According to Figure 5.5-2, *Floodplains and High Fire Hazards*, of the Moreno Valley General Plan FEIR, and City of Moreno Valley General Plan Figure 6-4, *Flood Hazards,* the proposed Project site is not located within or adjacent to a 100-year floodplain. Accordingly, the proposed Project has no potential to place structures within a 100-year flood hazard area that could impede or redirect flood flows. Accordingly, a significant flood hazard would not occur with implementation of the proposed Project.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			■	

(Source: Project Application Materials, City of Moreno Valley General Plan Safety Element, Figure 6-4, Flood Hazards, Google Earth)

The nearest dam to the Project site, Lake Perris, is located approximately 1.75 miles southeast of the subject property. According to Figure 5.5-2, *Floodplains and High Fire Hazards*, of the Moreno Valley General Plan FEIR, and City of Moreno Valley General Plan Figure 6-4, *Flood Hazards,* the Project site and surrounding areas are not subject to dam inundation hazards. Furthermore, the Perris Valley Channel, which is located 0.25-mile north of the Project site, is not considered to be a levee, and there are no other levees in the Project area. Portions of the project site are located within a 500-year floodplain; therefore, there is a small potential for flooding to occur. The Project would be constructed in accord with all applicable building code requirements, compliance with which would avoid any significant injuries or the loss of life or property. Accordingly, less than significant impacts would occur and no further evaluation of this issue is required.

j) Inundation by seiche, tsunami, or mudflow?				■

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

(Source: Project Application Materials, City of Moreno Valley General Plan Safety Element, Figure 6-4, Flood Hazards, Google Earth)

The Pacific Ocean is located more than 38 miles from the Project site; consequently, there is no potential for tsunamis to impact the Project. In addition, no steep hillsides subject to mudflow are located on or near the Project site. The nearest large body of surface water to the site is Lake Perris, located approximately 1.75 miles southeast of the Project site. Due to the distance of Lake Perris from the Project site and the topographic characteristics of the area, a seiche in Lake Perris would have no impact on the Project site. Although the Perris Valley Channel is located 0.25 mile north of the proposed Project site, it is not an enclosed or semi-enclosed basin that would be conducive to reverberation and creation of a seiche. Therefore, impacts associated with seiches, mudflows, and/or tsunamis could not occur, and no further analysis is required on this subject.

X. **LAND USE AND PLANNING**. Would the project:

a) Physically divide an established community?				■

(Source: Project Application Materials, On-site Inspection (2012), Google Earth)

The Project site consists of an existing truck trailer parking lot and undeveloped land under existing conditions. Development of one warehouse building on the Project site would not physically disrupt or divide the arrangement of an established community. The proposed Project site is located in a developing area of the City that is designated for industrial development and the property is proposed to be developed with a warehouse building in accordance with its assigned General Plan and zoning designations. Properties adjacent to the Project site have either been developed or are planned for development with industrial land uses. The Project site does not provide access to established communities and would not isolate any established communities or residences from neighboring communities. No impact would occur and no further analysis of this subject is required.

b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			■	

(Source: Project Materials, City of Moreno Valley General Plan Land Use Map, City of Moreno Valley General Plan Community Development Element, Moreno Valley Industrial Area Plan)

The Project proposes to develop a logistics center warehouse building on the subject property, which would be consistent with the Business Park/Light Industrial (BP) land use designation applied to the site by the General Plan and the Industrial (I) zoning designation applied to the site by the Moreno Valley Industrial Area Plan. As part of its review of Project applications, the City of Moreno Valley will ensure consistency with applicable policies of the General Plan and the Moreno Valley Industrial Area Plan, and will ensure conformance with the City's Municipal Code requirements. As such, the Project would not conflict with applicable local land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect, and impacts would be less than significant.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				■

(Source: City of Moreno Valley General Plan Conservation Element, City of Moreno Valley General Plan FEIR, Chapter 5.9 – Biological Resources, Western Riverside County Multiple Species Habitat Conservation Plan)

As described above under the response to Item IV(f), the proposed Project is subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), which is the habitat conservation plan applicable to the City of Moreno Valley and the proposed Project site. The proposed Project is not located within any MSHCP designated Criteria Cells or Cell Groups, and the proposed Project site does not contain any riparian/riverine areas or vernal pools. Pursuant to MSHCP Section 6.3.2, *Additional Survey Needs and Procedure*, the proposed Project is subject to surveys for burrowing owl. As discussed above under the analysis for Item IV(a), no burrowing owls or occupied burrows were observed on the Project site during a focused survey conducted on the subject property in June 2012, and Conditions of Approval would be carried forward and/or applied to the Project to ensure that the Project would comply with the MSHCP's species-specific survey and conservation requirements for the burrowing owl. From a land use and planning prospective, the Project would not conflict with the MSHCP because the property is not designated for conservation and would comply with all species survey requirements.

XI. MINERAL RESOURCES. Would the project:

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

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

(Source: City of Moreno Valley General Plan Conservation Element, City of Moreno Valley General Plan FEIR, Chapter 5.14 – Mineral Resources)

The Project site is not located within an area known to be underlain by regionally- or locally-important mineral resources, or within an area that has the potential to be underlain by regionally- or locally-important mineral resources, as disclosed by the City's General Plan and the associated General Plan FEIR. Accordingly, implementation of the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State of California. In addition, the City's General Plan does not identify any locally-important mineral resource recovery sites on-site or within close proximity to the Project site. Accordingly, no further analysis of these subjects 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?				■

(Source: City of Moreno Valley General Plan Conservation Element, City of Moreno Valley General Plan FEIR, Chapter 5.14 – Mineral Resources)

Please refer to the response to Item XI(a), above.

XII. NOISE. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	■			

(Source: Project Application Materials, City of Moreno Valley General Plan Safety Element, City of Moreno Valley Municipal Code, Chapter 11.80 – Noise Regulation)

Project-related construction activities, as well as long-term operational activities (including on-site logistics center warehouse operations and the projected increases in vehicular travel along area roadways), may expose persons in the vicinity of the Project site to noise levels in excess of standards established by the City's General Plan and Chapter 11.80, *Noise Regulation*, of the City's Municipal Code. An acoustical analysis shall be prepared and the required EIR shall analyze the potential for the Project to expose people, on- or off-site, to noise levels in excess of established noise standards.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	■			

(Source: Project Application Materials)

Construction activities on the Project site may produce groundborne vibration or groundborne noise levels during earthwork/grading and/or during the operation of heavy machinery. The acoustical study prepared for the Project shall analyze the potential of the Project to expose persons to excessive groundborne vibration. Long-term operation of the Project is not anticipated to result in perceptible levels of groundborne vibration or groundborne noise; regardless, the Project's acoustical study shall also evaluate the Project's potential to generate groundborne vibration and noise in the long-term. The results of the acoustical study shall be summarized and incorporated into the required EIR's impact analysis.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	■			

(Source: Project Application Materials, City of Moreno Valley General Plan Safety Element, City of Moreno Valley Municipal Code, Chapter 11.80 – Noise Regulation)

Build-out of the Project would generate a permanent increase in traffic that has the potential to cause an increase in ambient noise levels associated with vehicular travel. Operation of a logistics center warehouse building on the Project site also has the potential to result in a permanent increase in ambient noise levels. A site-specific acoustical study shall be prepared for the Project to identify potential increases in ambient noise and to analyze the potential for Project-related noise levels to contribute an ambient noise level that would be considered substantial and permanent compared to existing conditions. The results of the acoustical study shall be summarized and incorporated into the required EIR.

d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	■			

(Source: Project Application Materials, City of Moreno Valley General Plan Safety Element, City of Moreno Valley Municipal Code,

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

Chapter 11.80 – Noise Regulation)

During construction of the proposed Project, there could be a temporary or periodic increase in ambient noise levels in the Project vicinity above existing levels without the Project due to the temporary construction traffic and the temporary and periodic operation of construction equipment and heavy machinery. In addition, operation of a logistics center warehouse building on the Project site also has the potential to result in temporary or periodic increases in ambient noise levels associated with future site activities. A site-specific acoustical study shall be prepared for the Project to identify the potential for temporary or periodic increases in ambient noise levels that would be considered substantial compared to existing conditions. The results of the acoustical study shall be summarized and incorporated into the required EIR.

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

(Source: City of Moreno Valley General Plan Safety Element, City of Moreno Valley General Plan FEIR, Figure 5.4-1, March Air Reserve Base Noise Impact Area)

According to Figure 5.4-1, *March Reserve Air Base Noise Impact Area*, the Project site is located outside of a 60dBA CNEL noise contour and would not be subjected to excessive noise levels due to operations at the air base. Due to the Project's distance from the March Air Reserve Base (0.9 mile), the nature of future land uses on the site (i.e., industrial), and because the Project site is located well outside of the 60 dBA CNEL noise contour, impacts associated with airport-related noise would be less than significant.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			■	

(Source: City of Moreno Valley General Plan Safety Element, Google Earth)

Although the Project site is adjacent to the March Air Reserve Base, this airfield is not a private airfield and there are no other private airfields or airstrips in the vicinity of the Project site. Therefore, the proposed Project would not expose people to excessive noise levels associated with operations at a private airstrip.

XIII. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			■	

(Source: Project Application Materials, City of Moreno Valley General Plan Land Use Map, City of Moreno Valley General Plan FEIR, Chapter 5.12 – Population and Housing, Moreno Valley Industrial Area Plan)

The proposed Project would develop the subject property with one warehouse building in accordance with the Business Park/Light Industrial land uses designation applied to the site by the City of Moreno Valley General Plan and the Moreno Valley Industrial Area Plan. Accordingly, the Project would not result in growth that was not already anticipated by the City of Moreno Valley General Plan and evaluated in the City of Moreno Valley General Plan FEIR. The Project site is served by existing public roadways and utility infrastructure is already installed beneath public rights of way that abut the property. As such, implementation of the Project would not result in direct or indirect growth in the area, and impacts are evaluated as less than significant.

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

(Source: On-site Inspection (2012))

Under existing conditions, the southern portion of the Project site is developed as a truck trailer parking lot and the northern portion of the site is vacant. The property contains no residential structures. Accordingly, implementation of the Project would not displace substantial numbers of housing and would not necessitate the construction of replacement housing elsewhere. No impact would occur and no further analysis of this issue is required.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				■

(Source: On-site Inspection (2012))

As described above under response to Item XII(b), the proposed Project site does not contain any residential structures; therefore, no

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

people live on the subject property under existing conditions. Accordingly, implementation of the proposed Project would not displace substantial numbers of people and would not necessitate the construction of replacement housing elsewhere. No impact would occur and additional analysis of this issue is not warranted.

XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?			■	

(Source: Project Application Materials, City of Moreno Valley General Plan Safety Element, City of Moreno Valley General Plan FEIR, Chapter 5.13-Public Services and Utilities, Riverside County Fire Protection Master Plan, Riverside County Fire Department GIS)

The proposed Project would be primarily served by the College Park Fire Station (Station No. 91), an existing station located approximately 2.3 roadway miles northeast of the proposed Project site. The Project site also could be served by the Kennedy Park Fire Station (Station No. 65), an existing station located approximately 2.8 roadway miles north of the Project. The proposed Project would be required to provide a minimum of fire safety and support fire suppression activities, including type of building construction, fire sprinklers, a fire hydrant system and paved access to the proposed Project area. Furthermore, the proposed Project is required to comply with the provisions of the City of Moreno Valley's Development Impact Fee Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding of public facilities, including fire protection facilities. Mandatory compliance with the Development Impact Fee Ordinance would be required prior to the issuance of building permits. Based on the foregoing, the proposed Project would receive adequate fire protection service, and would not result in the need for new or physically altered fire protection facilities. Impacts to fire protection facilities are therefore evaluated as less than significant and no further analysis of this issue area is warranted.

b) Police protection?			■	

(Source: Project Application Materials, Moreno Valley General Plan Safety Element, City of Moreno Valley General Plan FEIR, Chapter 5.13-Public Services and Utilities, City of Moreno Valley Municipal Code, Chapter 3.42, Commercial and Development Impact Fees (Ordinance No. 695))

The development of the subject property with one warehouse building would introduce a new structure and employees to the Project site. This would result in an incremental increase in demand for police protection services, but is not anticipated to require or result in the construction of new or physically altered police facilities. Prior to the issuance of building permits, the Project Applicant shall comply with the provisions of the City of Moreno Valley's Development Impact Fee Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding of public facilities, including police facilities. Based on the foregoing, the proposed Project would receive adequate police protection service, and would not result in the need for new or physically altered police protection facilities. Impacts to police protection facilities are therefore evaluated as less than significant and no further analysis of this issue area is warranted.

c) Schools?			■	

(Source: Project Application Materials, California Senate Bill 50 (Greene), California Government Code Section 65995, City of Moreno Valley General Plan FEIR, Chapter 5.1, Land Use)

The Project would not create a direct demand for public school services, as the subject property would be developed solely with one warehouse building and would not generate any school-aged children requiring public education. The addition of employment uses on the Project site would assist in the achievement of the City's goal to provide a better jobs/housing balance within the City and the larger western Riverside County region (City of Moreno Valley 2006b). Thus, the Project is not expected to draw new residents to the region and would therefore not indirectly generate additional school-aged students requiring public education. Because the project would not directly generate students and is not expected to indirectly draw students to the area, the proposed Project would not result in the need to construct new or physically altered public school facilities. Although the Project would not create a demand for additional public school services, the Project Applicant would be required to contribute development impact fees to the Val Verde Unified School District, in compliance with California Senate Bill 50 (Greene). Mandatory payment of school fees would be required prior to the issuance of building permits. Project-related impacts to public schools are evaluated as less than significant and no additional analysis of this issue is required.

d) Parks?				■

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

(Source: Project Application Materials)

As discussed under Items XV(a) and XV(b) below, the proposed Project would not create a demand for public park facilities and would not result in the need to modify existing or construct new park facilities. Accordingly, implementation of the Project would not adversely affect any park facility and impacts are regarded as less than significant.

e) Other public facilities?			■	

(Source: Project Application Materials)

The proposed Project is not expected to result in a demand for other public facilities/services, including libraries, community recreation centers, and animal shelters. As such, implementation of the Project would not adversely affect other public facilities or require the construction of new or modified facilities. No further analysis of this issue area is required.

XV. RECREATION.

a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				■

(Source: Project Application Materials)

The Project proposes to develop the site with one warehouse building. The Project does not propose any type of residential use or other land use that may generate a population that would increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity. Accordingly, implementation of the Project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park, and no further analysis of this subject 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?				■

(Source: Project Application Materials)

The proposed Project would develop the site with one warehouse building. The Project does not propose to construct any new on- or off-site recreation facilities. The Project would not expand any existing off-site recreational facilities. Therefore, adverse environmental impacts related to the construction or expansion of recreational facilities would not occur with implementation of the Project. Additional analysis of this issue is not required.

XVI. TRANSPORTATION/TRAFFIC. Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	■			

(Source: Project Application Materials)

The proposed Project would contribute vehicular traffic to the local roadway network and has the potential to adversely affect the performance of the local circulation system, on a direct and/or cumulative level. A site-specific traffic study shall be prepared to quantify the vehicular traffic that would be generated by the proposed Project and model the affect of Project-related traffic on the local circulation system, taking all modes of transportation into account. The required EIR shall disclose the findings of the site-specific traffic study and evaluate the Project's potential to conflict with applicable plans, ordinances, and policies that establish a minimum level of performance for the local circulation system.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	■			

(Source: Project Application Materials, Riverside County Congestion Management Plan)

Traffic generated by the Project has the potential to impact the Riverside County Congestion Management Plan (CMP) roadway network. Potential affects to the CMP roadway system shall be quantified in a site-specific traffic study, and the results of this study

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

shall be used in the required EIR to determine the Project's consistency with the Riverside County CMP, including applicable level of service standards and travel demand/congestion management measures.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				■

(Source: Project Application Materials, March Air Reserve Base Air Installation Compatible Use Zone Study)

The proposed Project would involve the construction of one warehouse building that would be approximately 40 feet tall. The height of the proposed structure would be less than the maximum 150 feet height limit established for the Project Area by the March Air Reserve Base Air Installation Compatible Use Zone Study. In addition, the proposed Project would not include an air travel component (*i.e.*, helipad) and products transported to and from the Project site would not be done so by air. Accordingly, the Project would not have any effect on air traffic patterns, including an increase in traffic levels or a change in flight path location that results in substantial safety risks. As such, no impact would occur and additional analysis of this issue is not required.

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

(Source: Project Application Materials)

Based on a review of the Project's application materials submitted to the City, no unsafe design features are proposed as part of the Project. Regardless, the Project's required EIR shall document the conditions of the existing and planned circulation system in the Project area and determine if the addition of Project traffic would adversely affect any off-site roadway segment or intersection which may be unsafe, or may become unsafe with the addition of Project traffic.

e) Result in inadequate emergency access?			■	

(Source: Project Application Materials)

Buildout of the Project would result in the construction of one warehouse building on the Project site, which would increase the need for emergency access to and from the site. During the course of the City of Moreno Valley's required review of the Project's proposed Plot Plan, the Project's design would be reviewed to ensure that adequate access to and from the site is provided for emergency vehicles. Furthermore, the City of Moreno Valley would require that the Project provide adequate paved access to and from the site as a condition of Project approval. With required adherence to City requirements for emergency vehicle access, impacts would be less than significant.

f) Conflict with adopted policies or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			■	

(Source: Project Application Materials, Moreno Valley General Plan Figure 9-4, *Bikeway Plan)*

According to General Plan Figure 9-4, *Bikeway Plan*, the proposed Project site does not abut any roadways that are planned for any bicycle facilities. Bicycle parking would be provided on the site in accordance with City Municipal Code requirements for bicycle parking facilities. Sidewalk easements would be offered to the City of Moreno Valley along San Michele Road and Perris Boulevard to implement the City's pedestrian circulation network. An existing bus stop is located adjacent to the Project site along Perris Boulevard and the Project Applicant will be required to coordinate with Riverside Transit Authority accordingly. There is no potential that the Project could conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. As such, a less than significant impact would occur and additional analysis of this issue is not required.

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			■	

(Source: Project Application Materials)

Wastewater service is provided to the Project site by Eastern Municipal Water District (EMWD). EMWD is required to operate all of its treatment facilities in accordance with the waste treatment and discharge standards and requirements set forth by the Regional Water Quality Control Board (RWQCB). The proposed Project would not install or utilize septic systems or alternative wastewater treatment systems; therefore, the Project would have no potential to result in exceedances of the applicable wastewater treatment requirements established by the RWQCB. Accordingly, impacts would be less than significant.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			■	

(Source: Project Application Materials)

Domestic water and wastewater services are provided to the Project site by EMWD. The proposed Project would require the installation of onsite water and wastewater conveyance lines to serve the proposed warehouse building and connect to existing, off-site facilities in the abutting public roadways. Except for small encroachments into adjacent public rights of way of developed/paved streets to connect to existing lines, no physical disturbance for the construction of water or wastewater facilities would be required to service the Project. As such, no significant impacts particular to the construction of water or wastewater facilities would occur that would not otherwise occur from grading and development on the Project site, which will be evaluated by the topics identified for analysis in the required EIR.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			■	

(Source: Project Application Materials)

The proposed Project would require the construction of a stormwater drainage conveyance system on the Project site to serve the proposed warehouse building, parking areas, and other site features. The Project's proposed drainage system consists of underground storm drain pipes and detention/ water quality basins to be installed on the property, which are designed to collect and treat stormwater runoff and discharge treated flows into the regional drainage system. Existing basins located on the property adjacent to Nandina Avenue associated with the existing trailer parking yard would be reconfigured. A new basin would be installed adjacent to Perris Boulevard. In addition to on-site facilities, regional storm drain improvements are proposed in San Michele Road (along the northern Project site border) and in Perris Boulevard from San Michele Road south to the connection with the existing line. Both San Michele Road and Perris Boulevard are developed/paved streets under existing conditions and the construction of proposed regional storm drain improvements beneath the public rights of way of developed/paved streets would not result in a new physical disturbance. As such, no significant impacts particular to the construction of storm water drainage facilities would occur that would not otherwise occur from grading and development on the Project site, which will be evaluated by the topics identified for analysis in the required EIR.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			■	

(Source: Project Application Materials, EMWD 2010 Urban Water Management Plan)

The operation of one warehouse building on the Project site would result in an increase in demand for potable water resources from the local water purveyor, EMWD. However, the proposed Project is fully consistent with the assumptions made in EMWD's 2010 Urban Water Management Plan. EMWD's 2010 Urban Water Management Plan concludes that the EMWD has sufficient water supplies available to serve planned land uses within its service area through at least 2035. Additionally, the proposed Project would not be subject to the provisions of Senate Bill 610 (Costa) (California Public Resources Code Section 21151.9 and Water Code Section 10910 et seq.) because the proposed Project does not involve an "industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 s.f. of floor area." The proposed Project also would not be subject to the provisions of Senate Bill 221 (Kuehl) (California Government Code Section 66473.7) because the proposed Project does not involve a subdivision of land or a development agreement. Accordingly, the proposed Project does not require a Water Supply Assessment pursuant to Senate Bill 610, nor does the Project require a Water Supply Verification pursuant to Senate Bill 221. Because sufficient water supplies are available to service the proposed Project as documented in EMWD's Urban Water Management Plan, impacts would be less than significant.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			■	

(Source: Project Application Materials)

The one warehouse building proposed by the Project would generate wastewater that would be conveyed to the Perris Valley Regional Water Reclamation facility, which is owned and operated by EMWD. Under existing conditions, the Perris Valley Regional Water Reclamation facility has a daily treatment capacity of 15 million gallons per day. Following completion of an on-going expansion project, the treatment capacity of this plant will increase to 22 million gallons per day. Based on EMWD's standard

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

wastewater demand generation rate of 1,700 gallons per day per acre of industrial land uses, the proposed Project is estimated to demand approximately 29,410 gallons of wastewater service per day[1]. This generally corresponds to approximately two-tenths of one percent (0.20 percent) of the existing treatment capacity and approximately 0.13 percent of future treatment capacity (following completion of the expansion project) at the Perris Valley Regional Water Reclamation Facility. Due to the relatively small amount of wastewater that would be generated by proposed Project and the amount of available capacity at this facility, it is determined that the Perris Valley Regional Water Reclamation Facility would have sufficient capacity to treat wastewater generated by the Project. As such, implementation of the Project results in a determination that adequate capacity is available to serve the Project's projected wastewater demand in addition to EMWD's existing commitments. Impacts would be less than significant. No further discussion in the EIR is necessary.

f)) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			■	

(Source: Project Application Materials, Countywide Disposal Tonnage Tracking System, Solid Waste Information System, City of Moreno Valley Ordinance No. 706 (Recycling and Diversion of Construction Waste))

Implementation of the proposed Project would generate solid waste requiring off-site disposal during short-term construction and long-term operational activities. During the construction phase, approximately 24,000 tons of concrete asphalt debris would be generated during the demolition of the existing parking lot on the southern portion of the subject property; however, all concrete asphalt debris would be crushed and re-utilized on-site during construction activities for the proposed Project. Approximately 868.3 tons[2] of waste would be generated during building construction, installation of subsurface/utility improvements, and installation of landscaping. The Project would be required to comply with City of Moreno Valley Ordinance No. 706, which requires a minimum of 50 percent of all construction waste and debris to be recycled. As such, the Project is estimated to generate approximately 434.2 tons of waste during construction, which corresponds to an average of 2.7 tons per day over the construction phase of the Project (8 months or 160 working days). Long-term operation of the Project is estimated to generate approximately 2.8 tons of solid waste per day.[3] Additionally, the Project would be required to comply with mandatory waste reduction requirements as described below in Item XVII(g). Solid waste generated by the proposed Project would be disposed at the El Sobrante Landfill, the Badlands Sanitary Landfill, and/or the Lamb Canyon Sanitary Landfill. Each of these landfills receive well below their maximum permitted daily disposal volume and have the potential for future expansion, and none of these regional landfill facilities are expected to reach their total maximum permitted disposal capacities during the Project's construction or operational periods. The landfills have sufficient capacity to accept solid waste generated by the Project's construction and operational phases; therefore, impacts would be less than significant.

g) Comply with federal, state, and local statues and regulations related to solid waste?			■	

(Source: Project Application Materials)

The Project would be required to comply with the City of Moreno Valley's waste reduction programs, including recycling and other diversion programs to divert the amount of solid waste deposited in landfills. As such, the Project applicant or master developer would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Cal Pub Res. Code § 42911), the Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. The implementation of these programs would reduce the amount of solid waste generated by the Project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. The Project would comply with all applicable solid waste statutes and regulations; as such, impacts would be less than significant.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a			■	

[1]Source: Eastern Municipal Water District. *Sanitary Sewer System Planning & Design*. September 1, 2006.
[2] Based on a construction solid waste generation rate of 4.34 pounds per square foot. Source U.S. Environmental Protection Agency (2009), *Estimating 2003 Building-Related Construction and Demolition Materials Amounts.*
[3] Based on light industrial/warehouse operational solid waste generation rate of 1.42 pounds per 100 square feet. Source: CalRecycle; http://www.calrecycle.ca.gov/WasteChar/WasteGenRates/default.htm.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				
(Source: Project Application Materials, First Industrial, L.P., Daniel's Property Project Biological Technical Report, Cultural Resources Assessment, 2012 Protocol Burrowing Owl Survey – San Michele Property Project, 2012 Special-Status Plant Survey – San Michele Property Project, Mitigated Negative Declaration for Nandina III Distribution Center, Addendum No. 2 to Mitigated Negative Declaration for Nandina III Distribution Center) The proposed Project would alter the site's existing land uses from an existing parking lot and vacant lot to a developed property with one warehouse building. Conditions of Approval would be carried forward and/or applied to the Project to ensure that proposed near-term construction activities and long-term operational activities would not substantially threaten to eliminate or restrict the range of sensitive animal species with a potential to occur on-site (namely, burrowing owl) and/or reduce habitat for sensitive plant or animal species, 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)?	■			
(Source: Project Application Materials) The proposed Project has the potential to result in cumulatively considerable impacts, particularly with respect to the following issue areas: air quality, greenhouse gas emissions, noise, and transportation/traffic. The required EIR shall evaluate the Project's potential to result in cumulatively significant impacts.				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	■			
(Source: Project Application Materials) The potential for the proposed Project to directly or indirectly affect human beings will be evaluated in the required EIR particularly with respect to the following issue areas: air quality, greenhouse gas emissions, and noise.				

4.0 REFERENCES

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