

INITIAL STUDY

**PROLOGIS PARK MORENO VALLEY EUCALYPTUS
CITY OF MORENO VALLEY
RIVERSIDE COUNTY, CALIFORNIA**

LSA

January 28, 2008

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PROLOGIS PARK MORENO VALLEY EUCALYPTUS CITY OF MORENO VALLEY RIVERSIDE COUNTY, CALIFORNIA

Prepared for:

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The logo consists of the letters 'L', 'S', and 'A' in a bold, blue, sans-serif font, spaced out horizontally.

January 28, 2008

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1.0 INTRODUCTION AND PURPOSE

This section of the Initial Study describes the purpose of the Initial Study, the intended uses of the Initial Study, documents incorporated by reference, and the process and procedures governing the preparation of the environmental document. Pursuant to Section 15367 of the State of California Environmental Quality Act (CEQA) Guidelines, the City of Moreno Valley (City) is the Lead Agency under CEQA. The City has primary responsibility for compliance with CEQA and consideration of the proposed project.

To assist the reader's review of the document, the following describes the format of this Initial Study.

Section 1.0 Introduction and Purpose provides a discussion of the Initial Study's purpose, focus, legal requirements.

Section 2.0 Project Description provides a detailed description of the proposed project.

Section 3.0 Initial Study Checklist and Responses includes an environmental checklist with an analysis of the potential environmental impacts that would or would not result from project implementation for each environmental issue area. Section 3.0 also includes a list of organizations and persons consulted in preparation of the Initial Study and references cited.

1.1 Purpose

Approval of the proposed project requires discretionary actions by the City. Among them, a General Plan Amendment; a Change of Zone; a Municipal Code Amendment; approval of a tentative parcel map; and approval of a plot plan. The certification of the corresponding Environmental Impact Report (EIR) also requires discretionary action by the City. Because of these discretionary actions to be considered by the City, CEQA requires that the proposed project be reviewed to determine the environmental effects that would result if the project is approved and implemented. The City is the Lead Agency and has the responsibility for preparing and certifying the associated environmental documents prior to consideration of the approval of the proposed project. The City has the authority to make decisions regarding discretionary actions relating to implementation of the proposed project.

This Initial Study has been prepared in accordance with the CEQA, California Public Resources Code Section 21000 et seq.; the *Guidelines for California Environmental Quality Act* (California Code of Regulations, Title 14, Chapter 3); and the rules, regulations, and procedures for implementing the CEQA as adopted by the City. The objective of the Initial Study is to inform City decision-makers, representatives of other affected/responsible agencies, the public, and other interested parties of the potential environmental consequences that may be associated with the approval and implementation of the proposed project.

1.2 Authorization

According to Section 15002 of the *CEQA Guidelines*, the basic purposes of the CEQA are to:

- Inform government decision-makers and the public about the potential significant environmental effects of proposed activities;
- Identify ways that environmental damage can be avoided or significantly reduced;
- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governing agency finds the changes to be feasible; and

- Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

1.3 Intended Use of this Initial Study

The City formally initiated the environmental process for the proposed project with the preparation of this Initial Study. The Initial Study was utilized to screen out those impacts that would be less than significant and did not warrant further environmental review, while identifying those issues that required further analysis in an EIR. The objective of distributing an Initial Study and Notice of Preparation (NOP) is to solicit public comment to identify and determine the full range and scope of issues of concern so that these issues might be fully examined in the EIR.

CEQA¹ permits the incorporation by reference of all or portions of other documents that are generally available to the public. The Initial Study has been prepared utilizing information from City planning and environmental documents, applicant-provided technical studies, and other publicly available data. The documents utilized in the Initial Study and listed in Section 3.0 and are hereby incorporated by reference and are available for review at the City of Moreno Valley Community Development Department.

1.4 Public Review of the Initial Study

The Initial Study and NOP will be distributed to responsible and trustee agencies, other affected agencies, and interested parties. Written comments regarding this Initial Study should be addressed to:

Jeff Bradshaw, Associate Planner
City of Moreno Valley, Community Development Department
14177 Frederick Street
Post Office Box 88005
Moreno Valley, California 92552
Phone: (951) 413-3224
Fax: (951) 413-3210

After the 30-day public review period, consideration of comments raised during the public review period will be taken into account during the preparation of the EIR.

2.0 PROJECT DESCRIPTION

2.1 Project Location

As indicated in Figure 1, the project site is generally located south of State Route 60 (SR-60) and east of Moreno Valley Auto Mall, at Eucalyptus Avenue and between Pettit Street and Quincy Street in the eastern portion of the City of Moreno Valley in the County of Riverside. The project site consists of seven parcels of undeveloped land identified as Assessor's Parcel Numbers (APNs) 488-330-011, 488-330-012, 488-330-013, 488-330-017, 488-330-018, 488-330-020, and 488-330-021 and totaling approximately 121.33 acres.

¹ Section 15150.

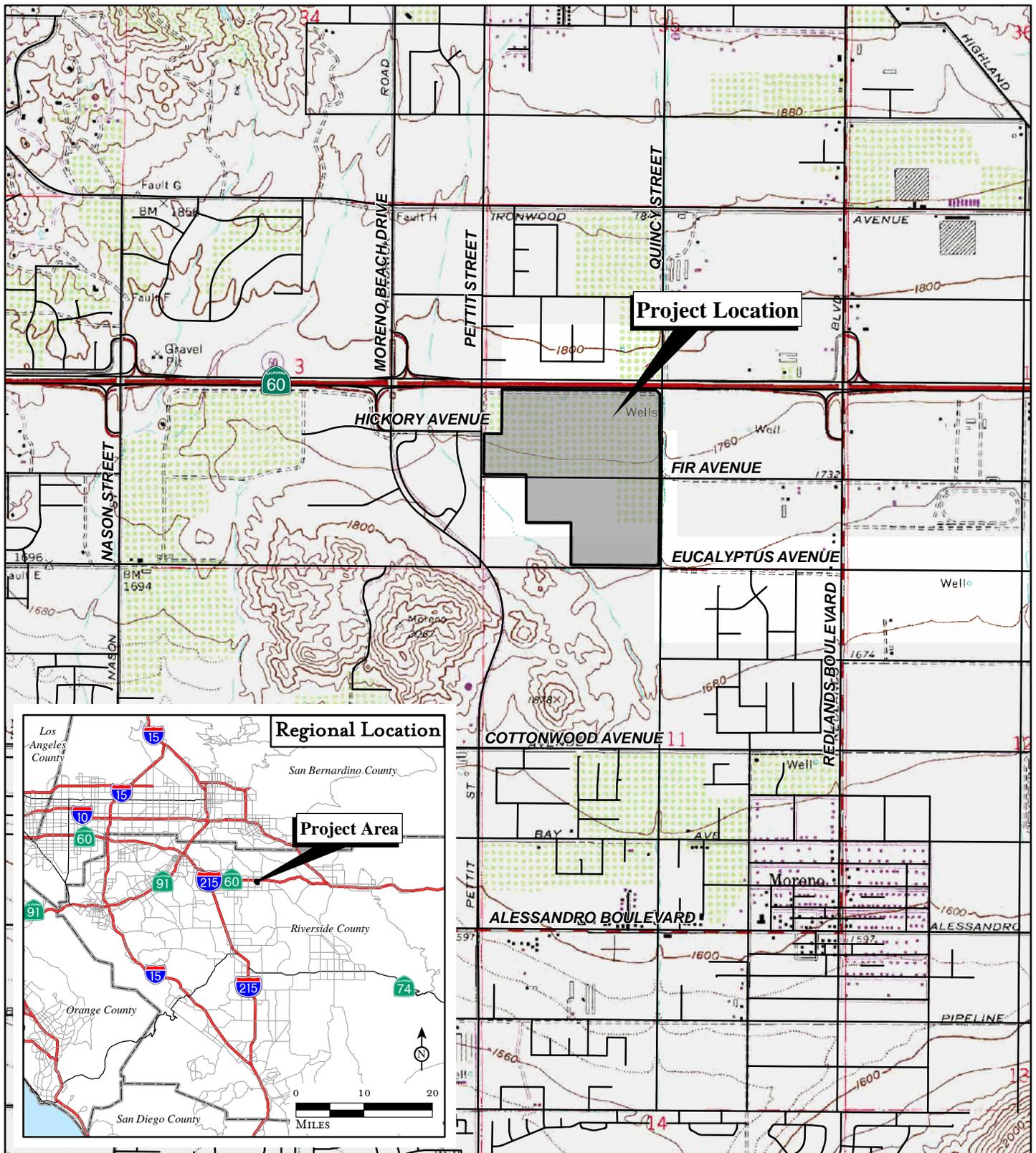
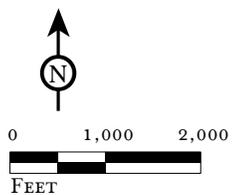


FIGURE 1

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SOURCE: USGS 7.5' Quad:Sunnymead (1980), CA; County of Riverside, 2006

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ProLogis Park Moreno Valley Eucalyptus
Initial Study

Regional and Project Location

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2.2 Required Approvals

The discretionary actions anticipated to be taken by the City as part of the proposed project include:

- **General Plan Amendment.** The proposed project includes an amendment to the Land Use Element to change the General Plan designations for a portion of the project site from Residential 15, Residential 5 and Residential 2 to Business Park. The project also proposes an amendment to the Circulation Element by making changes to the alignment of Encilia Street and the removal of Quincy Street from within the project boundaries.
- **Change of Zone.** The proposed project includes a change to the project site zoning from Business Park (BP), Business Park Mixed-use (BPX), Residential Agriculture 2 (RA2), Residential 5 (R5), and Residential 15 (R15) to Light Industrial (LI).
- **Municipal Code Amendment.** The project includes a Municipal Code Amendment to establish a minimum clearance of 250 feet between adjacent residential zoning districts and any truck court or primary truck circulation driveway in lieu of the buffer established by the Business Park zone.
- **Tentative Parcel Map.** The proposed project includes the assembling of various parcels into six (6) Light Industrial zoned parcels and a lettered lot that would be dedicated to the Riverside County Flood Control District for storm channel improvements.
- **Plot Plan Review.** The proposed project includes the approval of a Master Plot Plan and five Plot Plans for six warehouse distribution buildings.

Other non-discretionary actions anticipated to be taken by the City at the Staff level as part of the proposed project include:

- Approval of a Storm Water Pollution Prevention Plan (SWPPP) to mitigate site runoff during construction and a Water Quality Management Plan (WQMP) to mitigate for post-construction runoff flows.

Approvals and permits required by other agencies include:

- A National Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board (RWQCB) to ensure that construction site drainage volumes and velocities are equal to or less than the pre-construction conditions and downstream water quality is not worsened;
- Approval of storm drain design from the Riverside County Flood Control and Water Conservation District;
- A Section 404 Permit from the Army Corps of Engineers (ACOE);
- A Section 401 Water Quality Certification from the RWQCB; and
- A Section 1602 Streambed Alteration Agreement from the California Department of Fish and Game (CDFG).

2.3 Project Description

The ProLogis Park facility proposes 2,244,419 square feet of industrial uses and covers seven undeveloped parcels of land generally located directly south of SR-60 between Pettit Street and Quincy Street. As identified in Table A and illustrated in Figure 2, development in the northern portion of the proposed project site, south of SR-60 and north of Eucalyptus Avenue, includes approximately 1,029,454 square feet of industrial space contained within two buildings. Development in the southern portion of the site, south of Eucalyptus Avenue, includes approximately 1,214,965 square feet of industrial space contained within four buildings.

Table A: Building and Acreage Summary

Building	Gross Acres	Net Acres	Building Area (square feet)
Northern Portion			
Building One	9.75	8.85	168,342
Building Two	43.11	40.33	861,112
Northern Portion Subtotal	52.86	49.18	1,029,454
Southern Portion			
Building Three	9.79	8.53	160,602
Building Four	16.62	15.69	339,223
Building Five	20.16	19.43	390,102
Building Six	21.89	21.05	325,038
Southern Portion Subtotal	68.46	64.70	1,214,965
TOTAL	121.33	113.87	2,244,419

As indicated in Figure 3, current on-site uses consist of dry land agriculture and citrus cultivation. Adjacent land uses include agricultural fields to the south and east, residential uses across SR-60 to the north, undeveloped property to the south and Moreno Valley Auto Mall, and the City of Moreno Valley Fire Department to the west. The project site is separated from residential uses by SR-60 and the Moreno Auto Valley Auto Mall. To the southeast, a Moreno Valley Unified School District high school facility has been proposed and has completed its environmental review. Farther to the east, a logistics facility is currently proposed and is in environmental review.

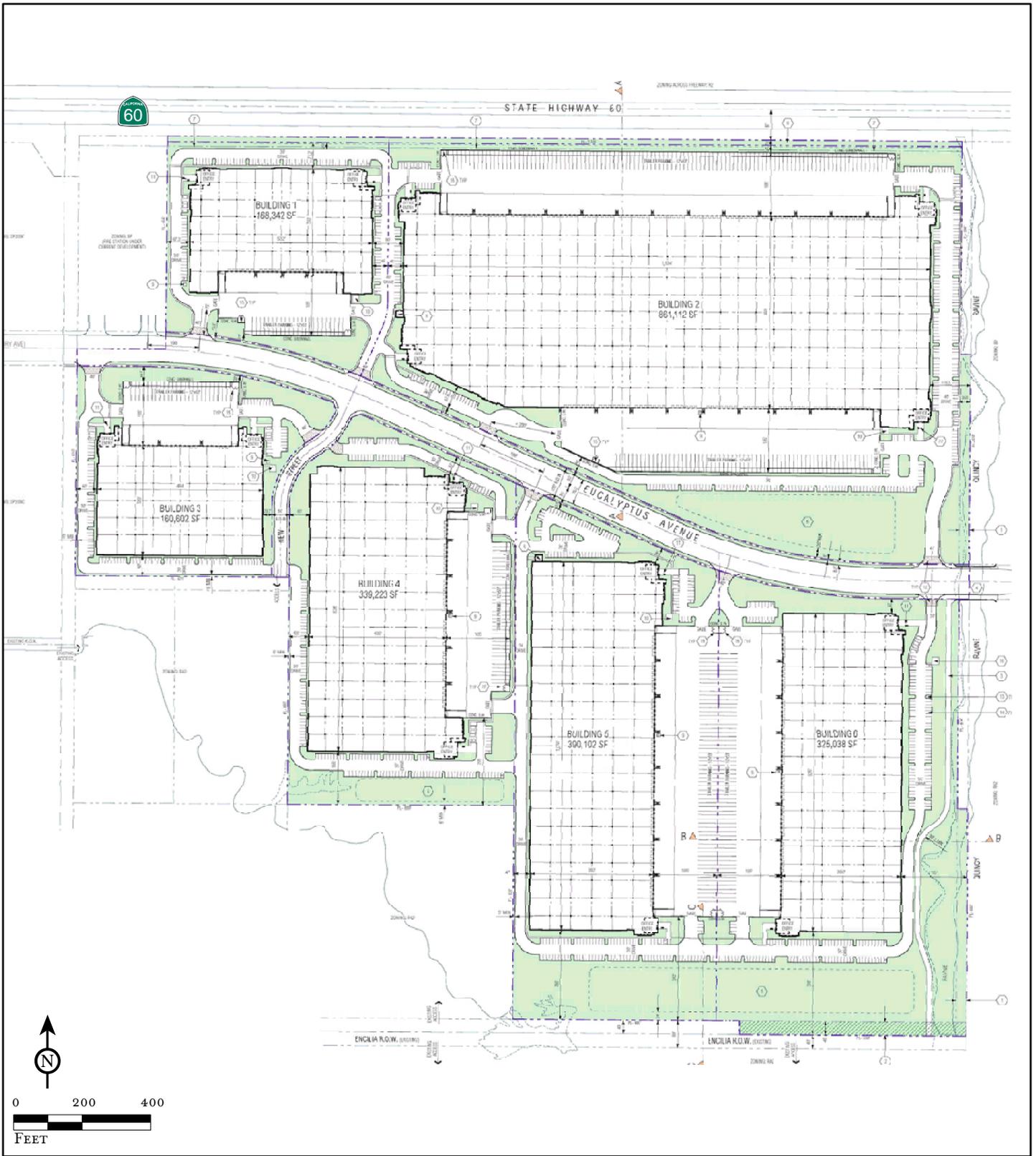
The project site is currently zoned Business Park (BP), Business Park Mixed-use (BPX), Residential 15 (R-15), Residential 5 (R-5), and Residential Agriculture (RA-2). As identified in Table B, a Zone Change would be initiated as part of the proposed project and would result in the following changes:

Table B: Zone Change Summary

Location	Existing Zoning	Proposed Zoning
Northern half of site	Business Park (BP) and Business Park Mixed-Use (BPX)	Light Industrial (LI)
Western portion of site	Residential 15 (R-15)	Light Industrial (LI)
Southeastern portion of site	Residential 15 (R-15) and Residential 5 (R-5)	Light Industrial (LI)
Southern portion of site	Residential Agriculture 2 (RA-2)	Light Industrial (LI)

As illustrated in Figure 4, the Zone Change would result in the conversion of existing zoning into 121.33 acres of Light Industrial zoned land. The proposed Zone Change would convert of residential zoning in the east and south portions of project site to light industrial zoning, resulting in the placement of light industrial uses next to residential uses. Since the placement of light industrial uses next to residential uses could result in potential impacts, the proposed project also proposes a Municipal Code Amendment to Chapter 9.05 *Industrial Districts* of the City's Municipal Code. This Municipal Code Amendment would establish a minimum clearance of 250 feet between the land zoned for residential uses and land zoned for light industrial uses. The purpose for this minimum clearance is to provide a greater buffer between residential and light industrial uses and reduce impacts associated with the zone change. However, because of the potential impacts associated with the General Plan Amendment, Zone Change and Amendment to the Municipal Code, a detailed analysis will be further discussed in the EIR.

It is anticipated that all project traffic will access the project via the SR-60 ramps at Moreno Beach Drive and Redlands Boulevard, with 60 percent of project traffic to/from the west and 40 percent of project traffic to/from the east. Primary access to the site would be provided via driveways on Eucalyptus Avenue within the project site.



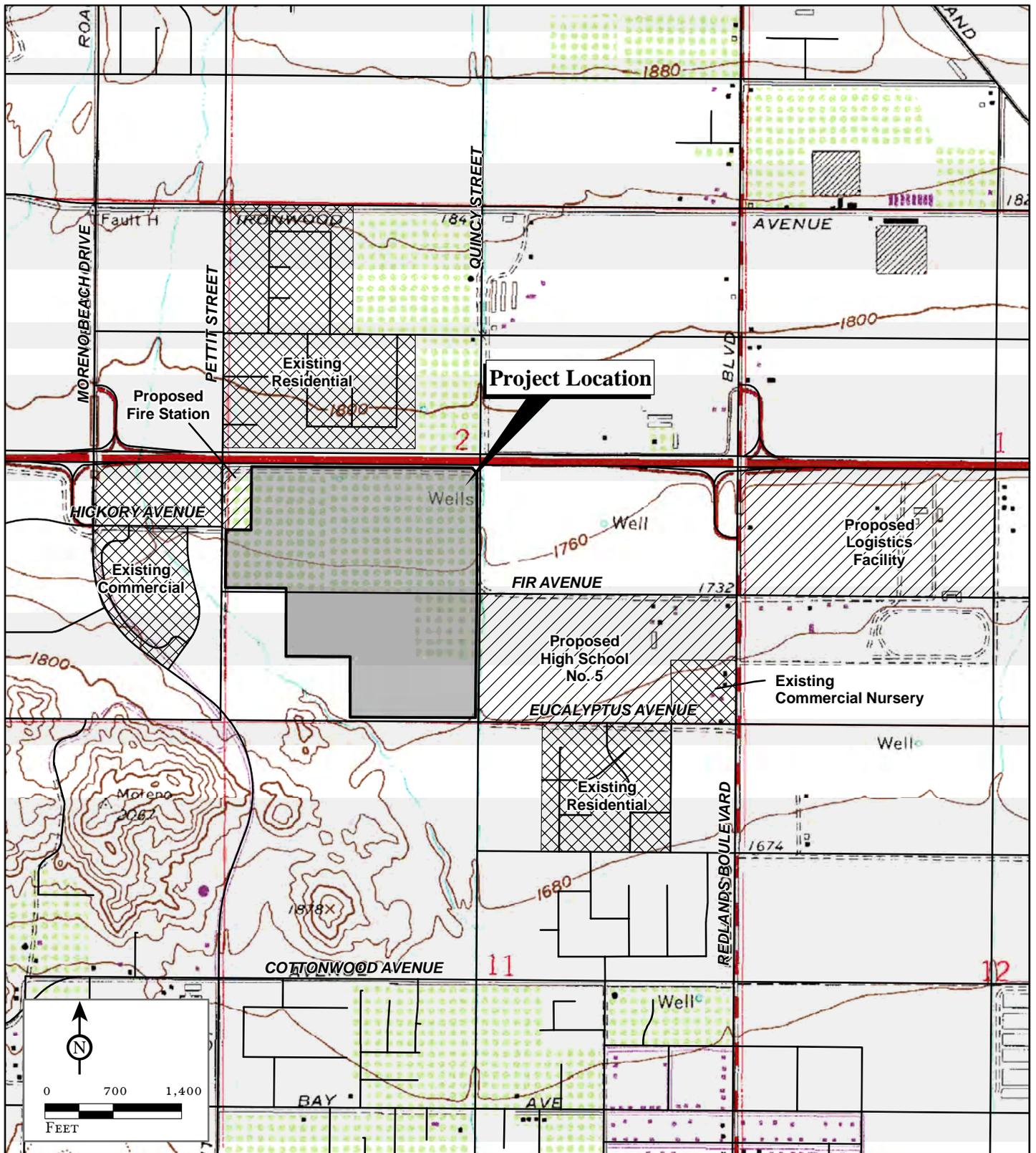
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FIGURE 2

*ProLogis Park Moreno Valley Eucalyptus
Initial Study*

Site Plan

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FIGURE 3

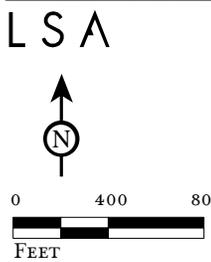
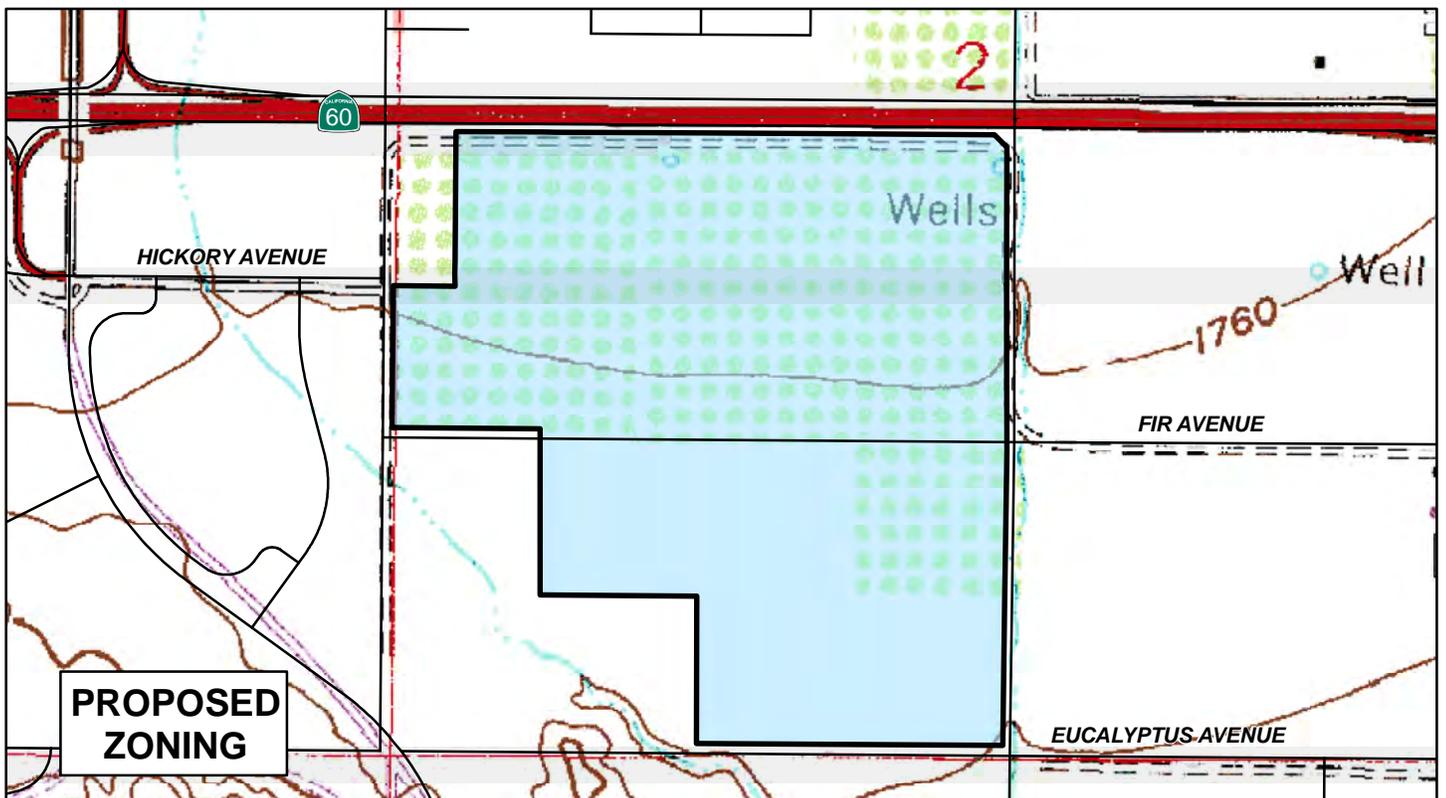
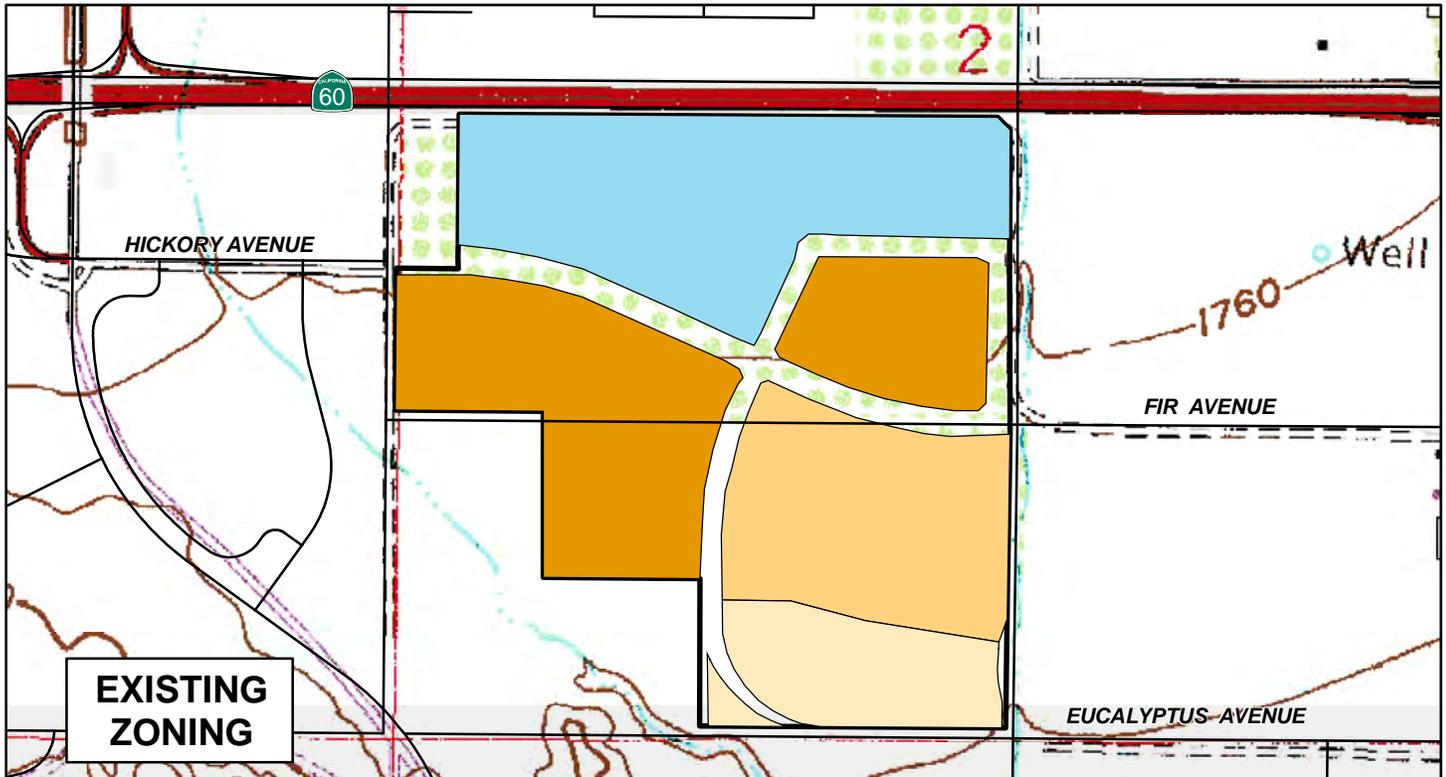
*ProLogis Park Moreno Valley Eucalyptus
Initial Study*

Existing and Proposed Land Uses

SOURCE: USGS 7.5' Quad:Sunny mead (1980), CA; County of Riverside, 2006

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- LSA**
- PROJECT BOUNDARY
- ZONING**
- INDUSTRIAL/BUSINESS PARK
 - MULTI-FAMILY
 - SUBURBAN RESIDENTIAL
 - RESIDENTIAL AGRICULTURAL

FIGURE 4

*ProLogis Park Moreno Valley Eucalyptus
Initial Study*

Existing and Proposed Zoning

SOURCE: USGS 7.5' Quad:Sunnymead (1980), CA; County of Riverside, 2006; City of Moreno Valley, 2007.

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Utilities including communications, electrical, and natural gas (if required), water, and sewer would be routed from existing lines in Redlands Boulevard and routed along the right-of-way of the proposed Eucalyptus Avenue. Police services would be provided by the Riverside County Sheriff's Department through a contract between the City and Riverside County. In a similar manner, fire services would be provided by the Riverside County Fire Department.

Electrical services would be provided by Moreno Valley Municipal Utility (MVMU) through a connection to the existing 12-kilovolt (Kv) facility located at the southwest corner of Redlands Boulevard and Dracaea Avenue. An electrical service line would be brought onto the project site via an underground conduit system. Communication services would be provided by Verizon and Time Warner Communications and communication service lines are also anticipated to be routed onto the project site via an underground system.

Water and sewer services would be provided by the Eastern Municipal Water District (EMWD). Water would be routed to the proposed project via a connection to the existing water main line in Redlands Boulevard. The water main line would be extended west beginning at the intersection of the existing Redlands Boulevard and Fir Avenue (future Eucalyptus Avenue) intersection and ending at the intersection of the Hickory Avenue (future Eucalyptus Avenue) and Pettit Drive. Wastewater generated by the proposed project is anticipated to be routed via a connection to the existing sewer line in Redlands Boulevard. The sewer main line would be extended east beginning on the new portion of Eucalyptus Avenue (between Buildings 1 and 3) and continuing on Eucalyptus Avenue until extending south along Building 6. Continuing south along Building 6, the sewer main line would cross underneath the existing Quincy Street Channel before connecting to an existing sewer main line on Encilia Street.

Storm drainage facilities would include a master plan storm facility that would collect stormwater generated on site. As part of the proposed project, water quality basins would be developed along the southern portions of Building 1, Building 2, Building 4, and Building 5 to assist in the filtration of stormwater generated by the proposed project.

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3.0 INITIAL STUDY/ENVIRONMENTAL CHECKLIST FORM

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

3.2 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 John C. Terrell Date 1/25/08
 Printed Name JOHN C. TERRELL Planning Official
 Title

3.3 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 Section 17, “Earlier Analysis,” may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
 - (a) Earlier Analysis Used. Identify and state where they are available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Potentially Significant Impact unless Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	✓			
<i>Potentially Significant Impact.</i> According to the Moreno Valley General Plan EIR, scenic views within the City include Box Springs Mountains and Reche Canyon area to the north, the “Badlands” to the east, and the Mount Russell area to the south. The proposed project consists of warehouses located adjacent to SR-60 on existing agricultural lands. The proposed project has the potential to affect a scenic vista identified by the City’s General Plan; therefore, the EIR will address impacts the project may have on scenic vistas.				
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
<i>No Impact.</i> The proposed project is not located along a state scenic highway, nor are any state scenic highways located in the project vicinity. ¹ In addition, the proposed site does not contain any trees, rock outcroppings, historic buildings of significance, or other feature that has been identified as a scenic resource by either the City or State. As no impact to an identified scenic resource within a state scenic highway would result from development of the proposed on-site uses, no impact associated with this issue would occur. No further discussion of this issue in the EIR is necessary.				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	✓			
<i>Potentially Significant Impact.</i> Existing on-site visual conditions are characterized as undeveloped land with existing agricultural uses. Although no structures current exist on site, development of the proposed on-site use would alter the existing visual character of the site. The area in which the project site is located is identified by the City as a scenic vista; therefore, this issue will be discussed in the EIR.				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	
<i>Less Than Significant Impact.</i> The proposed project site is located in an undeveloped area with existing agriculture. Development of the proposed industrial uses would necessitate the installation of outdoor lighting necessary for the maintenance of public safety and security, as well as lights from project-related traffic. Outdoor lighting for the proposed project would be required to comply with lighting standards contained within the City’s Municipal Code Lighting standards. ² Compliance with the site lighting standards contained in the City’s Municipal Code 9.08.100 would reduce light impacts on neighboring properties to a less than significant level. Because all lighting installed for the proposed project would comply with development code standards, impacts associated with light or glare are less than significant and no mitigation is required. No further discussion of this issue is required in the EIR.				
2. 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?	✓			
<i>Potentially Significant Impact.</i> Important farmland maps are compiled by the California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP), pursuant to the provisions of Section 65570 of the California Government Code. These maps utilize data from the United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) soil survey, and current land use information using eight mapping categories and represent an inventory of agricultural resources within Riverside County. The maps depict currently urbanized lands and a qualitative sequence of agricultural designations. Maps and statistics are produced biannually using a				

¹ Caltrans California Scenic Highway Program, <http://www.dot.ca.gov/hq/LandArch/scenic/cahisys.htm>, website accessed November 9, 2007.

² Lighting Section 9.08.100. City of Moreno Valley Municipal Code, August 2007.

	Potentially Significant Impact	Potentially Significant Impact unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>process that integrates aerial photo interpretation, field mapping, a computerized mapping system, and public review. Mapping of County farmland categories is conducted every two years.</p> <p>Based on the FMMP, the project site has three different agricultural designations. The northern portion of the project site, consisting of 82.5 acres, is designated “Prime Farmland.” On the southwestern portion of the site, 36.4 acres are designated “Farmland of Local Importance.” Less than one acre in the western portion of the site is designated “Urban and Built-Up Land.”</p> <p>The conversion of agricultural land to non-agricultural uses is a result of various economic and demographic factors. To assess potential impacts that may result from the conversion of agricultural land, the Department of Conservation, Division of Land Resource Protection, has developed the Land Evaluation and Site Assessment (LESA) model. The LESA model is a method to rate the relative quality of land resources and potential impacts to agricultural resources. It utilizes six different factors (two based on soil resource quality, and four based on adjacent resources) to develop a weighted score that determines the significance of impacts onto agricultural resources. The LESA model is intended to provide lead agencies with a methodology to identify potentially significant impacts that may result from agricultural land conversions. Due to the potentially significant impact upon the conversion of the agricultural land to urban use the LESA model will be implemented and addressed within the EIR.</p>				
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>				✓
<p><i>No Impact.</i> The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, enables local government to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agriculture or related open space use. In return, landowners receive property tax assessments much lower than normal because they are based upon farming and open space uses as opposed to full market value. The purpose of the Williamson Act is to encourage property owners to continue to farm their land and to prevent the premature conversion of farmland to urban uses. The project site is not located within a Williamson Act contract area;¹ therefore, no impact would result from the proposed development and no additional discussion in the EIR is required.</p>				
<p>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?</p>	✓			
<p><i>Potentially Significant Impact.</i> Implementation of the proposed project would result in the conversion of agricultural land to a non-agricultural use. To quantify potential impacts a project may have on agricultural resources, the California Department of Conservation (DOC) has developed the LESA model to rate the relative quality of land resources and potential impacts to agricultural resources. The conversion of agricultural land to a non-agricultural use would result in a potentially significant impact. Details of the LESA model methodology and results will be further investigated in the EIR.</p>				
<p>3. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
<p>a) Conflict with or obstruct implementation of the applicable air quality plan?</p>	✓			
<p><i>Potentially Significant Impact.</i> The current regional air quality plan is the 2007 Air Quality Management Plan (AQMP) adopted by the SCAQMD on June 1, 2007. The 2007 AQMP employs the most up-to-date science and analytical tools and incorporates a comprehensive strategy aimed at controlling pollution from all sources, including stationary sources, on-road and off-road mobile sources, and area sources. The 2007 AQMP also updates the attainment demonstration for the standards for ozone and PM₁₀, and proposes attainment demonstration with a more focused control of sulfur oxides, directly-emitted PM 2.5, nitrogen oxides, and volatile organic compounds by 2015.</p> <p>The proposed project entails the construction and operation of an approximately 2,244,419-square foot industrial development. The AQMP incorporates local General Plan land use assumptions and regional growth projections developed by SCAG to estimate stationary and mobile source emissions associated with projected population and planned land uses. If a new land use is consistent with the local General Plan and the regional growth projections adopted in the AQMP, then the added emissions generated by the new project have been evaluated, are contained in</p>				

¹ Williamson Act GIS Coverage, Riverside County, 2006.

	Potentially Significant Impact	Potentially Significant Impact unless Mitigation Incorporated	Less Than Significant Impact	No Impact
AQMP, and would not conflict with or obstruct implementation of the regional AQMP. The existing General Plan designates the project site for business park uses, while the southern portion is designated for residential uses in the General Plan. Because the project would amend the General Plan on which AQMP assumptions were based, a potentially significant impact would occur. Therefore, this issue will further be addressed in the EIR.				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	✓			
<i>Potentially Significant Impact.</i> On-site grading and construction activities would result in localized increased levels of emissions and particulates. After construction, operation of the project would generate increased vehicle trips in the project area leading to increased emissions and air pollutants. Additionally, the consumption of electricity and natural gas by the proposed on-site uses would generate air emissions. The EIR will evaluate the significance of short-term (construction) and long-term (operational) emissions and particulates generated by the proposed project and will provide appropriate mitigation to reduce the significant air quality impacts.				
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)?	✓			
<i>Potentially Significant Impact.</i> As indicated above, air pollutant emissions will be generated during the construction and operation of the proposed on-site use. These emissions would be analyzed within the context of other cumulative impacts from other projects in the vicinity. The EIR will evaluate the significance of emissions and particulates generated by cumulative projects and proposed appropriate mitigation measures to reduce significant air quality impacts.				
d) Expose sensitive receptors to substantial pollutant concentrations?	✓			
<i>Potentially Significant Impact.</i> Grading and construction activities on-site would likely generate temporary increased levels of particulates and emissions from construction equipment. Subsequent to construction, an increase in air emissions would occur as a result of increased traffic volumes associated with operation of the proposed on-site uses. The EIR will evaluate the significance of emissions and particulates generated by the proposal and provide appropriate mitigation measures to reduce significant air quality impacts.				
e) Create objectionable odors affecting a substantial number of people?			✓	
<i>Less Than Significant Impact.</i> During construction, diesel-powered vehicles and equipment in use on the site would create odors. Additionally, the application of architectural coatings and installation of asphalt may generate odors. These odors are temporary and not likely to be noticeable beyond the project boundaries. Standard SCAQMD requirements regarding the application of architectural coatings and the installation of asphalt surfaces are sufficient to reduce temporary odor impacts to a less than significant level. For these reasons, impacts from objectionable odors generated by the proposed project are considered less than significant. No further analysis of this issue in the EIR is required.				
4. 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?	✓			
<i>Potentially Significant Impact.</i> Sensitive biological resources may occur on the project site. A biological resources report will be prepared to evaluate on-site biological resources. Further analysis will be provided in the EIR.				
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?	✓			
<i>Potentially Significant Impact.</i> A biological resources report will be prepared to assess the impacts on any riparian habitat or other on any other sensitive natural community. Because there is potential for a sensitive natural community to exist on the project site, this issue will be discussed in further detail in the EIR.				

	Potentially Significant Impact	Potentially Significant Impact unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	✓			
<i>Potentially Significant Impact.</i> A biological resources report to assess effects on federally protected wetlands will be prepared for the proposed project. Because there is potential for wetlands to be present due to the three existing drainages on site, this issue will be discussed in further detail in the EIR.				
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?	✓			
<i>Potentially Significant Impact.</i> A biological resources report will be prepared to assess the impacts relating to wildlife movement and nursery sites. Therefore, this issue will be discussed in further detail in the EIR.				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	✓			
<i>Potentially Significant Impact.</i> A biological resource report that will assess impacts on local policies or ordinances protecting biological resources will be prepared for the proposed project. This issue will be discussed in further detail in the EIR.				
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?	✓			
<i>Potentially Significant Impact.</i> A biological resources report will be prepared to assess the impacts on any adopted Habitat Conservation Plans, Natural Conservation Community plan, or other approved local, regional, or state habitat conservation plan including consistency with the MSHCP. Results of the assessment will be incorporated in the EIR.				
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				✓
<i>No Impact.</i> The proposed project site is currently undeveloped with orange groves on the northwestern, northeastern, and southeastern portions of the site, and has been heavily disturbed by repeated discing for cultivation. No structures or historical resources have been identified on site. ¹ The development of the project site with industrial uses would not result in impacts to any historical resources. No further discussion of this issue in the EIR is required.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	✓			
<i>Potentially Significant Impact.</i> The proposed project site is located within an area identified as a “prehistoric Moreno Hills complex site.” Construction may uncover previously undetected sub-surface archaeological resources, resulting in a potentially significant impact. This issue will be discussed in further detail in the EIR.				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	✓			
<i>Potentially Significant Impact.</i> Riverside County has been inventoried for geologic formations known to potentially contain paleontological resources, which are the fossilized biotic remains of ancient environments and are valued for the information they yield about the history of the earth and its past ecological settings. Based on the General Plan EIR, the site is located in an area of the City which has a low potential for paleontological resources. ² However, construction may uncover previously undetected sub-surface paleontological resources, resulting in a potentially significant impact. Therefore, this issue will be discussed in further detail in the EIR.				

¹ Figure 5.10-1 Locations of Listed Historic Resource Inventory Structures, City of Moreno Valley General Plan Final Program EIR, July 2006.

² Figure 5.10-3 Paleontological Resource Sensitive Areas, City of Moreno Valley General Plan Final Program EIR, July 2006.

	Potentially Significant Impact	Potentially Significant Impact unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of formal cemeteries?			✓	
<p><i>Less Than Significant Impact.</i> No evidence is in place to suggest the project site has been used for human burials.¹ The California Health and Safety Code states that if human remains are discovered on site, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition.² Disposition of the human remains should occur in the manner provided in § 5097.98 of the Public Resources Code. If the Coroner determines that the remains are not subject to his or her authority and if the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. As adherence to State regulations is required for all development, no mitigation is required in the unlikely event that human remains were discovered on the site. Therefore, impacts associated with the discovery of human remains would be less than significant. No further discussion of this issue in the EIR is warranted.</p>				
6. 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 based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓
<p><i>No Impact.</i> The proposed project site is not located within the boundaries of an earthquake fault zone for fault-rupture hazard as defined by the Alquist-Priolo Earthquake Fault Zoning Act. The nearest faults are the Claremont Fault, San Jacinto Zone, and the San Jacinto Fault Zone,³ located approximately 1.7 miles from the project site. As such, the potential for fault ground rupture at the site is considered low; therefore, no impact related to this issue would occur, no further discussion of this issue in the EIR is necessary, and no mitigation is required.</p>				
(ii) Strong seismic ground shaking?			✓	
<p><i>Less Than Significant Impact.</i> Like all of southern California, the project site is located in a seismically active area and is subject to ground shaking resulting from activity on local and regional faults. The maximum event on the San Jacinto Fault zone affecting the project site would measure magnitude 7.2.⁴ The maximum credible earthquake (MCE) is generally less than or equal to design levels as defined by the Uniform Building Code (UBC). The California Building Code (California Code of Regulations, Title 24) established engineering standards appropriate for the seismic zone in which development may occur. Adherence to the UBC and the California Building Code standards would ensure potential ground shaking impacts are reduced to a less than significant level and therefore no mitigation is required. No further discussion of this issue in the EIR is necessary.</p>				
(iii) Seismic-related ground failure, including liquefaction?			✓	
<p><i>Less Than Significant Impact.</i> Liquefaction is a phenomenon that occurs when strong earthquake shaking causes soils to collapse from a sudden loss of cohesion and undergo a transformation from a solid to a liquefied state. Factors influencing a site's potential for liquefaction include area seismicity, the type and characteristics of on-site soils, and the level of groundwater. Liquefaction typically occurs in areas where groundwater is shallower than approximately 30 feet, and where there is the presence of loose, sandy soils. According to the City's General Plan, liquefaction is not considered to be a local hazard since groundwater levels in Moreno Valley are far below the surface.⁵ The proposed project site is not located in an area identified as being prone to liquefaction. The potential for earthquake-induced liquefaction within the proposed project is considered very low.⁶ Because liquefaction at the project site is considered to be very low, a less than significant impact related to liquefaction would occur. No further discussion of this issue in the EIR is necessary and no mitigation measures are required.</p>				

¹ Chapter 5.10 Cultural Resources, City of Moreno Valley General Plan Final EIR, July 2006.

² Division 7, Dead Bodies; Chapter 2, General Provisions, § 7050.5, California Health and Safety Code.

³ California Geological Survey, 2002 and 2005.

⁴ Table 5.6-1 Potential Earthquake Scenarios for Moreno Valley, Moreno Valley General Plan Final Program EIR, July 2006.

⁵ Chapter 6 Safety, City of Moreno Valley General Plan, July 11, 2006.

⁶ Figure 5.6-2 Seismic Hazards, Moreno Valley General Plan Final Program EIR, July 2006.

	Potentially Significant Impact	Potentially Significant Impact unless Mitigation Incorporated	Less Than Significant Impact	No Impact
(iv) Landslides?				✓
<p><i>No Impact.</i> Landslides are rock, earth, or debris flows on slopes as a result of gravity. They occur on any terrain given the right conditions of soil, moisture, and the angle of slope and are triggered by rains, floods, earthquakes, and other natural causes as well as human-made causes, such as grading, terrain cutting and filling, excessive development.¹ The topography of the site is generally flat and the elevation on the site is approximately 1,706 feet above mean sea level² and does not present any significant topographical features that would result in any landslide occurrences. No landslide impact would result from the development of the proposed on-site uses and no mitigation is required.</p>				
(b) Result in substantial soil erosion or the loss of topsoil?			✓	
<p><i>Less Than Significant Impact.</i> On-site soils include Gullied land (GzG), Hanford coarse sandy loam, 2 to 8 percent slopes (HcC), Pachappa fine sandy loam, 2 to 8 percent slopes, eroded (PaC2), San Emigdio fine sandy loam, 2 to 8 percent slopes, eroded (SeC2), San Emigdio loam, 0 to 2 percent slopes (SgA), and San Emigdio loam, 2 to 8 percent slopes (SgC).³ GzG soils occupy less than 1 percent (0.1%) of the project site and are located on the southwestern portion of the site. HcC soils are located on the western portion of the site. PaC2 soils occupy a small portion of the western edge of the site. SeC2 soils cover a portion of the southeastern area. SgA soils cover large portions within the northeastern, middle, and southeastern sections of the site, while SgC soils can be found on the northwestern portion of the site. The erosion hazard for SgA soils is slight, while HcC has a slight to moderate erosion hazard. PaC2, SeC2 and SgC soils all have a moderate erosion hazard.⁴ Development would require the movement of on-site soils. Prior to the issuance of grading permits, the project proponent would be required to prepare and submit detailed grading plans for the project site. These plans must be prepared in conformance with applicable standards of the City's Grading Ordinance.</p> <p>Development of the site would involve more than one acre; therefore, the proposed project is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit. A Storm Water Pollution Prevention Plan (SWPPP) would also be required to address erosion and discharge impacts associated with the proposed on-site grading. In addition to preparation of an SWPPP, new development projects submitted to the City would be required to submit a project-specific Water Quality Management Plan (WQMP). The WQMP would identify measures to treat and/or limit the entry of contaminants into the storm drain system. The WQMP is required to be incorporated by reference or attached to the project's SWPPP as the Post-Construction Management Plan.</p> <p>As soils covering the majority of the project site have a slight erosion hazard potential and because the project would be required to adhere to the City's Grading Ordinance, obtain an NPDES Permit, and prepare an SWPPP, construction and operational, impacts associated with soil erosion hazards are less than significant.</p>				
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓	
<p><i>Less Than Significant Impact.</i> Please refer to Checklist Responses 6a-iii and 6a-iv.</p>				
(d) Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓	
<p><i>Less Than Significant Impact.</i> Expansive soils generally have a significant amount of clay particles, which can give up water (shrink) or take on water (swell). The change in volume exerts stress on buildings and other loads placed on these soils. The extent of shrink/swell is influenced by the amount and kind of clay in the soil. The occurrence of these soils is often associated with geologic units having marginal stability. The distribution of expansive soils can be widely dispersed, and they can occur in hillside areas as well as low-lying alluvial basins.</p> <p>As discussed in response 6b) above, soils on site consist of Gullied land (GzG), Hanford coarse sandy loam, 2 to 8 percent slopes (HcC), Pachappa fine sandy loam, 2 to 8 percent slopes, eroded (PaC2), San Emigdio fine sandy loam,</p>				

¹ American Planning Association Research, <http://www.planning.org/landslides/docs/whatare.html>, October 2007.

² *Biological Assessment of Eucalyptus Site, Moreno Valley*, Helix Environmental Planning, Inc. December 24, 2003.

³ SSURGO/Soil Data Mart, 2003.

⁴ *Soil Survey Western Riverside County Area*, United States Department of Agriculture, Soil Conservation Service, November 1971.

	Potentially Significant Impact	Potentially Significant Impact unless Mitigation Incorporated	Less Than Significant Impact	No Impact
2 to 8 percent slopes, eroded (SeC2), San Emigdio loam, 0 to 2 percent slopes (SgA), and San Emigdio loam, 2 to 8 percent slopes (SgC). ¹ Each of these soil types has a low shrink-swell potential, with the exception of PaC2, which has a moderate shrink potential. ² Additionally, development of the proposed project site would be required to adhere to UBC and City design and engineering standards. Impacts associated with this issue would be considered less than significant. Further discussion of this issue in the EIR is not necessary and no mitigation is required.				
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓
<i>No Impact.</i> The proposed project would connect to the existing sanitary sewer system. Because septic or alternative waste disposal systems would not be utilized, no impact related to this issue would occur and no further discussion of this issue in the EIR is necessary.				
7. 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?			✓	
<i>Less Than Significant Impact.</i> The proposed project would result in the construction of industrial uses. Potentially hazardous materials such as fuel, paint products, lubricants, solvents, and cleaning products may be used and/or stored on site during the construction and/or occupancy of the proposed industrial facilities. The transport, use, and storage of hazardous materials during the construction and operation of the site would be conducted in accordance with all applicable state and federal laws. Compliance with all applicable laws and regulations would reduce the potential impact associated with the routine transport, use, storage, or disposal of hazardous materials to a less than significant level.				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?			✓	
<i>Less Than Significant Impact.</i> Exposure to hazardous materials during the construction and operation of the proposed on-site uses would result from (1) the improper handling or use of hazardous substances; (2) transportation accident; or (3) an unforeseen event (e.g., fire, flood, or earthquake). The severity of any such exposure is dependent upon the type, amount, and characteristic of the hazardous material involved; the timing, location, and nature of the event; and the sensitivity of the individual or environment affected.				
The transport, storage, and handling of hazardous material is governed by existing local, State, and Federal regulations, including applicable sections of the California Code of Regulations. In Moreno Valley, the Riverside County Community Health Agency, Department of Environmental Health is the local agency that has been certified by the California Environmental Protection Agency (CalEPA) to implement and ensure compliance with six State environmental and emergency programs. These programs include Hazardous Materials Business Plan/Emergency Response Plan, Hazardous Waste/Tiered Permitting, Underground Storage Tanks, Aboveground Storage Tanks, California Accidental Release Program, and the Uniform Fire Code Hazardous Materials Management Plan and Hazardous Material Inventory Statements. The Riverside County Community Health Agency, Department of Environmental Health, as the local agency charged with implementing these programs, will provide permitting, inspections, and enforcement with the required regulations. Hazardous wastes produced on site are subject to requirements associated with accumulation time limits, proper storage locations and containers, and proper labeling. Additionally, for removal of hazardous waste from the site, hazardous waste generators are required to use a certified hazardous waste transportation company, which must ship hazardous waste to a permitted facility for treatment, storage, recycling, or disposal.				
As with any operation in which hazardous materials are utilized, any on-site activity involving hazardous substances must adhere to applicable local, State, and Federal safety standards, ordinances, or regulations. Businesses engaged in				

¹ Soil Survey Geographic database (SSURGO)/Soil Data Mart, November 23, 1998.

² Soil Survey Western Riverside County Area, United States Department of Agriculture, Soil Conservation Service, November 1971.

	Potentially Significant Impact	Potentially Significant Impact unless Mitigation Incorporated	Less Than Significant Impact	No Impact
the use, storage, or transport of hazardous substances are monitored by various local (e.g., Riverside County Fire Department) and State (e.g., Department of Toxic Substance Control) entities. Compliance with applicable regulations will ensure impacts associated with the use, transport, storage, and sale of hazardous materials will be less than significant.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	✓			
<i>Potentially Significant Impact.</i> The nearest existing school to the project site is Valley View High school, which is located at 13135 Nason Street, approximately 1.30 miles west of the project site. There are three proposed schools located to the east of the project site. Elementary School No. 24 is located approximately 0.60 mile west of the project site north of Eucalyptus Avenue and east of Redlands Boulevard. Middle School No. 7 is located approximately 0.49 mile to the west, adjacent to and south of the proposed Elementary School No. 24 and adjacent to Redlands Boulevard. High School No. 5 is located adjacent to the project site, approximately 0.25 mile west of Quincy Channel, south of Fir Avenue, and north of Eucalyptus Avenue. Due to the proximity of the proposed schools, the potential exists for hazardous emissions to have an impact at these locations and further review is required in the EIR.				
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?	✓			
<i>Potentially Significant Impact.</i> The Department of Toxic Substance Control (DTSC) that designate the sites for the Hazardous Waste and Substance Site (Cortese) List does not indicate any underground storage tanks, hazardous waste generators, landfills, or other potentially hazardous materials located on the site. ¹ The project site and adjacent sites were not listed in any of the databases searched, including the Cortese list; however, the City's General Plan EIR indicates that hazardous waste handlers are currently adjacent to and on the site. ² Because of past and present agricultural activity, which may include pesticides, and because of the adjacent auto mall, a potentially significant impact would occur. A Phase I hazardous material assessment report will assess this issue for the proposed project and findings will be included in the EIR.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
<i>No Impact.</i> The nearest airport, March Reserve Base Airport, is located approximately 5.5 miles southwest of the proposed project site. The proposed project is not located within the located within the March Reserve Base Airport Specific Plan. ³ As no airport exists within the City of Moreno Valley, the development of the proposed project uses would not result in a safety hazard to persons residing or working in the project area. No additional analysis of this issue in the EIR is necessary.				
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?				✓
<i>No Impact.</i> The project is not located within the vicinity of a private airstrip or heliport. Consequently, no impacts associated with this issue would occur. No further discussion of this issue in the EIR is necessary.				
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	
<i>Less Than Significant Impact.</i> The proposed project would be required to design, construct, and maintain structures, roadways, and facilities in accordance with applicable standards associated with vehicular access, resulting in the provision of adequate vehicular access that would provide for adequate emergency access and evacuation. Construction activities that may temporarily restrict vehicular traffic would be required to implement adequate and				

¹ Department of Toxic Substance Control, Hazardous Waste and Substance Site (Cortese) List, http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm, site accessed October 31, 2007.

² Figure 5.5-1 Hazardous Materials Sites, City of Moreno Valley General Plan Final Program EIR, July 2006.

³ March Air Reserve Compatibility Plan, December 29, 2004. [http://www.rcaluc.org/filemanager/plan/old/March%20Air%20Reserve%20Base%20\(MARB\).pdf](http://www.rcaluc.org/filemanager/plan/old/March%20Air%20Reserve%20Base%20(MARB).pdf). Accessed November 1, 2007.

	Potentially Significant Impact	Potentially Significant Impact unless Mitigation Incorporated	Less Than Significant Impact	No Impact
appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures. Adherence to these measures would reduce potential impacts related to this issue to a less than significant level, and no further discussion of this issue in the EIR is required.				
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?			✓	
<i>Less Than Significant Impact.</i> The project site is not located within a Fire Hazard Area or within an area susceptible to wildfires identified by the City of Moreno Valley. ¹ Areas surrounding the project site consist of urban, built, and open space. Because of lack of abundant vegetation and the extensive amount of development within the vicinity of the project site, on-site and adjacent areas do not have the capability to support a wildfire. Because of the low probability that the project site would be subject or susceptible to wildland fires, no significant impact related to this issue would occur. No further discussion of wildland fires in the EIR is needed and no mitigation measures are required.				
8. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	✓			
<i>Potentially Significant Impact.</i> The proposed project has the potential to cause changes in the quality of surface water. During construction, the proposed project would require grading and excavation activities, which may increase the potential of eroded soils and other pollutants to enter the storm drain system. A Water Quality Management Plan (WQMP) and drainage plan for the proposed project will be prepared and will analyze any water quality impacts resulting from development of the project site. This issue will be discussed in further detail in the EIR.				
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)?	✓			
<i>Potentially Significant Impact.</i> A technical study for the proposed project to analyze effects on groundwater and groundwater recharge will be prepared. In addition, a Water Supply Assessment (WSA) will be prepared for the proposed project. A detailed analysis regarding this issue will be discussed in the EIR.				
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-site or off-site?	✓			
<i>Potentially Significant Impact.</i> Please refer to the Response in Checklist question 8(a).				
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-site or off site?	✓			
<i>Potentially Significant Impact.</i> Please refer to the Response to Checklist Question 8(a).				
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?	✓			
<i>Potentially Significant Impact.</i> Development of the project site would result in an increase in the amount of impervious surfaces in the form of roadways, parking lots, and buildings. Conditions resulting from this change could degrade existing water quality due to increased runoff volumes and velocity; reduced infiltration; increase flow frequency, duration, and peak; and faster time to reach peak flow. Therefore, this topic will be further addressed in the EIR.				
f) Otherwise substantially degrade water quality?	✓			
<i>Potentially Significant Impact.</i> The proposed project has the potential to cause changes in the quality of surface water.				

¹ Figure 5.5-2 Floodplains and Fire Hazard Areas, City of Moreno Valley General Plan Final Program EIR, July 2006.

	Potentially Significant Impact	Potentially Significant Impact unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Construction of the proposed project would require grading and excavation activities, which may allow eroded soils and other pollutants to enter drainage systems. This topic will be further addressed in the EIR.				
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?				✓
<i>No Impact.</i> The project does not include a residential component; therefore, it would not place housing within a 100-year flood hazard area, as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map. No impact related to this issue is anticipated to occur with the implementation of the proposed project. No further discussion of this issue in the EIR is needed and no mitigation is required.				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	✓			
<i>Potentially Significant Impact.</i> The project site is not located within an identified 100-year flood hazard area; ¹ however, the entire site is within the 500-year inundated area. Although the 500-year flood zone area is not subject to any standards, it should be identified. The 500-year inundated area is classified by the Q3 Flood Data as an area inundated by 0.2 percent annual chance flooding; or an area inundated by 1 percent annual chance flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile. Because the entire project site would be located within the 500-year flood zone, this issue would have a potentially significant impact. This issue will be further analyzed in the EIR.				
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?				✓
<i>No Impact.</i> The nearest dam to the project site is the Pigeon Pass Dam located approximately 5.5 miles northwest of the project site. ² The project site is not identified as being located within the City's mapped inundation area; therefore, the proposed project would not result in the exposure of people or structures to risk of loss, injury, or death involving flooding as a result of failure of either the Poorman Reservoir (Pigeon Pass Dam) or Lake Perris. No impacts related to this issue would occur. No further discussion of this issue in the EIR is necessary and no mitigation is required.				
j) Expose people or structures to inundation by seiche, tsunami, or mudflow?			✓	
<i>Less Than Significant Impact.</i> A tsunami is a series of waves generated in a body of water by a pulsating or abrupt disturbance that vertically displaces water. Inundation of the proposed project's site by a tsunami is highly unlikely as the project site is approximately 48.0 miles northeast of the Pacific Ocean. Seiches are oscillations in enclosed bodies of water that are caused by a number of factors, most often wind or seismic activity. The nearest water tank is approximately 0.60 mile southeast from the proposed project location. The nearest water feature is Lake Perris approximately 4.5 miles south of the project site. Although the proposed project site is located near a water tank and near Lake Perris, seiche-related flooding is not anticipated to occur on site ³ because the proposed site is located at higher elevation. For these reasons, a less than significant impact associated with this issue would occur. No further discussion of this issue in the EIR is necessary and no mitigation is required.				
9. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				✓
<i>No Impact.</i> As previously stated, the project site is currently undeveloped with orange groves on the northwestern, northeastern, and southeastern portion of the project site. There are no structures existing on site. Adjacent land uses include vacant land to the south and east, residential uses across State Route 60 to the north, undeveloped property to the south and Moreno Valley Auto Mall to the west. The project site is separated from residential uses by State Route 60 and the Moreno Auto Valley Auto Mall. The site would not be located within or divide an existing neighborhood, nor would it introduce a barrier between residential uses. No impact related to this issue would occur and no further				

¹ FEMA Q3 Flood (GIS) Data, Federal Emergency Management Agency, 1996.

² Figure 5.5-2 Floodplains and Fire Hazard Areas, City of Moreno Valley General Plan Final Program EIR. July 2006.

³ Figure 5.5-2 Floodplains and Fire Hazard Areas, City of Moreno Valley General Plan Final Program EIR. July 2006.

	Potentially Significant Impact	Potentially Significant Impact unless Mitigation Incorporated	Less Than Significant Impact	No Impact
discussion of this issue in the EIR 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?	✓			
<p><i>Potentially Significant Impact.</i> The proposed project would require a General Plan Amendment and a Zone Change. The northern portion of the project site is currently designated for business park uses in the General Plan while the southern portion of the project site is designated for residential uses. The proposed project would require an amendment to change these land use designations from business park and residential to light industrial uses. The project also proposes an amendment to the Circulation Element by making changes to the alignment of Encilia Street and the removal of Quincy Street from within the project boundaries. Although the approval of a General Plan Amendment would ensure consistency with the proposed project, further analysis detailing the General Plan Amendment and its impacts on surrounding land uses will be provided in the EIR.</p> <p>As illustrated in previously referenced Figure 3, the project site is currently zoned Business Park (BP), Business Park Mixed-use (BPX), Residential 15 (R15), Residential 5 (R5), and Residential Agriculture (RA2). As shown in previously referenced Table B, as part of the proposed project, a Zone Change would be initiated and would result in all of the existing zoning changing to Light Industrial (LI).</p> <p>The proposed Zone Change would convert of residential zoning in the east and south portions of project site to light industrial zoning, resulting in the placement of light industrial uses next to residential uses. Since the placement of light industrial uses next to residential uses could result in potential impacts, the proposed project also proposes a Municipal Code Amendment to Chapter 9.05 <i>Industrial Districts</i> of the City’s Municipal Code. This Municipal Code Amendment would establish a minimum clearance of 250 feet between the land zoned for residential uses and land zoned for light industrial uses. The purpose for this minimum clearance is to provide a greater buffer between residential and light industrial uses and reduce impacts associated with the zone change. However, because of the potential impacts associated with the General Plan Amendment, Zone Change and Amendment to the Municipal Code, a detailed analysis will be further discussed in the EIR.</p> <p>Due to the nature of the proposed project, other plans that may be applicable to the proposed project such as the March Air Reserve Base Airport Comprehensive Land Use Plan (CLUP) and the Southern California Association of Governments Regional Comprehensive Plan, will be analyzed in the EIR as part of a land use plan consistency analysis.</p>				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	✓			
<i>Potentially Significant Impact.</i> Please refer to Checklist Response IV f.				
10. 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?				✓
<i>No Impact.</i> There are no identified Mineral Resource Zones (MRZ) located with the General Plan Study Area. ¹ The project site has been historically and is currently being utilized for agricultural production and does not harbor any known mineral resource. Implementation of the proposed project would not result in the loss of availability of a known mineral resource. No impact related to this issue would occur; therefore, no further discussion of this issue in the EIR is warranted and no mitigation is required.				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			✓	
<i>Less Than Significant Impact.</i> Please refer to response to Checklist Response 10 (a).				

¹ Section 5.14 Mineral Resources, City of Moreno Valley General Plan EIR, July 2006.

	Potentially Significant Impact	Potentially Significant Impact unless Mitigation Incorporated	Less Than Significant Impact	No Impact
11. 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?	✓			
<i>Potentially Significant Impact.</i> Noise increases from the proposed project would be generated on a short-term and long-term basis. Short-term noise levels are associated with excavation, grading, import of fill materials, and building construction. Short-term noise levels would be higher than existing ambient noise levels in the project area, but would cease upon project completion. Long-term noise levels would be associated with stationary sources from the proposed industrial uses and on-site vehicular noise from truck movement and loading/unloading activities. Noise impacts created by the proposed project and surrounding conditions, including existing noise from State Route 60, will be identified in a technical noise study prepared for the proposed project and discussed in the EIR.				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	✓			
<i>Potentially Significant Impact.</i> The construction of the proposed uses at the project site will require the use of earthmoving and construction vehicles. The operation of these vehicles would temporarily increase the potential for groundborne vibration and/or noise. Although vibration or groundborne noise impacts resulting from project construction would be short-term., an assessment of groundborne vibration impacts will be discussed in further detail in the EIR.				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
<i>Potentially Significant Impact.</i> A technical noise analysis will be prepared to assess further noise impacts associated with the proposed project. This analysis will document existing noise levels in the project vicinity and evaluate the noise impacts resulting from construction and occupation of proposed on-site uses. Particular consideration of potential noise impacts on adjacent sensitive land uses will be provided. The analysis will include evaluation of the project impacts on ambient and project noise levels relative to standards set forth in the City Municipal Code. This issue will be addressed in greater detail in the EIR.				
d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
<i>Potentially Significant Impact.</i> Please refer to the Checklist Responses 11a and 11c.				
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?			✓	
<i>Less Than Significant Impact.</i> The nearest airport is the March Air Reserve Base, which is located approximately 5.5 miles southeast of the project site. The proposed project is not identified as being within the noise or safety contours delineated for the March Air Reserve Base Airport. ¹ The proposed project is not located within two miles of a public airport and, therefore, the proposed project would not have the potential to expose people to excessive noise levels from airport operations. A less than significant impact would occur with implementation of the proposed project. No further analysis of this issue is necessary in the EIR.				
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?				✓
<i>No Impact.</i> The proposed project site is not located within the vicinity of a private airstrip; therefore, no impact associated with this issue would occur. No further analysis of this issue is necessary in the EIR.				

¹ Figure 5.4-1 March Reserve Air Base Noise Impact Area, City of Moreno Valley General Plan EIR, July 2006.

	Potentially Significant Impact	Potentially Significant Impact unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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12. 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)?			✓	
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Less Than Significant Impact. The California Department of Finance (DOF) estimates the City’s population at 180,466 persons as of January 1, 2007.¹ As detailed in Table C, the Southern California Association of Governments (SCAG) projections estimate the population of the City, the County of Riverside, and the SCAG region would continue to grow.

Table C: Local and Regional Population, Housing, and Employment Projections

	2010	2015	2020	2025	2030
Population					
City of Moreno Valley	169,895	187,816	205,503	222,451	238,703
Riverside County	2,085,432	2,370,526	2,644,278	2,900,563	3,143,468
SCAG *	19,208,661	20,191,117	21,137,579	22,035,416	22,890,797
Housing					
City of Moreno Valley	47,295	53,364	59,515	65,591	71,619
Riverside County	685,775	796,360	907,932	1,018,239	1,127,780
SCAG	6,072,578	6,463,402	6,865,355	7,263,519	7,660,107
Employment					
City of Moreno valley	46,416	56,143	66,221	76,485	86,993
Riverside County	727,711	839,698	954,499	1,070,761	1,188,976
SCAG	8,729,192	9,198,618	9,659,847	10,100,776	10,527,202

*Includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

Source: *Regional Transportation Plan Growth Forecast*, Southern California Association of Governments, Adopted April 1, 2004.

The SCAG projects the City’s population would grow to 169,895 persons by the year 2010 and 238,703 persons by the year 2030. SCAG projections have already been exceeded by 2007 population projections of the DOF. The proposed project would result in the construction and operation of approximately 2,244,419 square feet of industrial space. The extent to which new jobs created by a project are filled by existing residents is a factor that tends to reduce the growth inducing effect of a project. The construction of the proposed project would create short-term construction jobs. These short-term positions are anticipated to be filled by workers who, for the most part, reside in the project area; therefore, construction of the proposed project would not generate a permanent increase in population within the project area. Utilizing 1 employee per 581 square feet of warehousing space, the proposed project is expected to employ 3,863 people.² As most of the new employment opportunities are anticipated to be filled by existing local area residents, a large influx of new residents to the City is not anticipated. Additionally, the project would not directly affect population growth as compared with new residential development, because it is not creating homes. While the proposed project would generate employment opportunities, the jobs created are not expected to induce substantial growth in the City or region over and above the growth anticipated by the City’s General Plan and the SCAG’s regional growth forecasts. Infrastructure, including roads, sewers, water, and electricity, already exists around the project site. These impacts are considered

b) Displace substantial numbers of existing housing, necessitating the				✓
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¹ E-5 Population and Housing Estimates, for Cities, Counties, and the State, 2001 -2007, with 2000 Benchmark, State of California Department of Finance, <http://www.dof.ca.gov/HTML/DEMOGRAP/ReportsPapers/Estimates/E5/E5-06/documents/E-5a>, website accessed October 31, 2007.

² *Table IIB Average Employees Per Acre, Employment Density Study Summary Report*, Southern California Association Governments prepared by The Natelson Company, Inc. October 21, 2001.

	Potentially Significant Impact	Potentially Significant Impact unless Mitigation Incorporated	Less Than Significant Impact	No Impact
construction of replacement housing elsewhere?				
<p><i>No Impact.</i> The proposed project site consists of undeveloped land with existing orange groves on the northwestern, southeastern, and northeastern portions of the site. Although the project site is located within an area designated for business park and residential uses, there are no residential structures located within the project limits. Therefore, no displacement of housing or residents would occur and construction of replacement housing is not required. No impact associated with this issue would occur and no further discussion of this issue in the EIR is required.</p>				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓
<p><i>No Impact.</i> Please refer to the Response to Checklist Question 12.b. No further discussion of this issue in the EIR is required.</p>				
<p>13. 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:</p>				
a) Fire protection?			✓	
<p><i>Less Than Significant Impact.</i> The City of Moreno Valley contracts with the Riverside County Fire Department to provide fire protection, fire prevention, and emergency services to its residents. The fire station nearest the project site is Station No. 58, located at intersection of Bay Avenue and Moreno Beach Drive, 1.2 miles south of the proposed project site. The proximity of Station No. 58 to the project site is sufficient to meet the City's General Plan performance standard requiring a response time of five minutes or less.¹ As with any new development, the proposed project would increase the need for fire protection services within the City. While the proposed project would increase the need for fire protection, it would not require the construction of new fire facilities to maintain acceptable service ratios, response times, or other performance objectives. The proposed project would be required to adhere to all standards and conditions required by the City and the Riverside Fire County Department including, but not limited to, restrictions on project design and the imposition of construction standards. Adherence to these standards would reduce potential impacts related to the provision of fire protection services and the need for the construction of new facilities which would result in adverse physical impacts to a less than significant level. No mitigation is required. No discussion of fire services is necessary in the EIR.</p>				
b) Police protection?			✓	
<p><i>Less Than Significant Impact.</i> The City of Moreno Valley contracts police services from the Riverside County Sheriff's Department. The Moreno Valley Police Department (MVPD) operates out of the Central Police Station, located at 22850 Calle San Juan de Los Lagos. The Department has 143 authorized sworn personnel and 45.5 authorized civilian personnel.² As with any new development, the proposed project would increase the need for police protection services within the City. The proposed project would be required to adhere to all standards and conditions required by the City and the MVPD, including the payment of fees. Adherence to conditions and standards identified by the City and the MVPD are required of all development within the City. While the proposed project would increase the need for police protection, it would not require the construction of new facilities to maintain acceptable service ratios, response times, or other performance objectives. The proposed project would result in a less than significant impact, and no additional mitigation is required. With adherence to City and MVPD requirements, no need for the construction of police facilities which would result adverse physical impacts would occur. Therefore, no discussion of police services in the EIR is necessary.</p>				
c) Schools?			✓	
<p><i>Less Than Significant Impact.</i> The proposed project site is located within the Moreno Valley Unified School District. The nearest elementary school is Moreno Elementary located at 26700 Cottonwood Avenue, approximately 1.5 miles west of the project site. The nearest middle school is Mountain View Middle School located at 13130 Morrison Street, approximately 1.6 of a miles west of the project site. The nearest high school is Valley View High School</p>				

¹ Section 5.13 Public Services and Utilities, The City of Moreno Valley General Plan Final EIR, July 2006.

² Section 5.13 Public Services and Utilities, The City of Moreno Valley General Plan Final EIR, July 2006.

	Potentially Significant Impact	Potentially Significant Impact unless Mitigation Incorporated	Less Than Significant Impact	No Impact
located at 13135 Nason Street, approximately 1.2 miles west of the project site. The proposed project does not include the construction of residential dwelling units. There is a potential for the employees to move within the vicinity of the project; however, it is not anticipated that the growth would significantly impact on existing school services or facilities.				
Per California Government Code (§ 65995[h]), “The payment or satisfaction of a fee, charge, or other requirement levied or imposed ... are hereby deemed to be full and complete mitigation of the impacts ... on the provision of adequate school facilities.” Moreno Valley Unified School District requires the payment of 42 cents per square foot of industrial development. With the payment of required fees and with no additional students generated from the proposed project, no significant impacts related to the provision of school services would occur. Upon payment of required fees, a less than significant impact to school services and/or facilities would occur. In the absence of a significant impact, the construction of new facilities that would result in a significant environmental impact would not occur. No further discussion of this issue in an EIR is required.				
d) Parks?			✓	
<i>Less Than Significant Impact.</i> Please refer to Checklist Responses 14a-b.				
e) Other public facilities?			✓	
<i>Less Than Significant Impact.</i> The proposed project is an industrial project and, as a result, would not cause in an increase in population resulting in a significant impact on other public facilities such as libraries and hospital services. The local library serving the City is the Moreno Valley Public Library located at 25480 Alessandro Boulevard approximately 2.90 miles southwest. The nearest off-site health service facility is the Moreno Valley Community Hospital located at 27300 Iris Avenue in the City of Moreno Valley approximately 2.90 miles south of the project site. The proposed project does not include a residential component and would not contribute to a direct increase in population. As there is no direct increase in population resulting from the proposed project, no new significant demand on library or medical facilities would occur. In the absence of a significant impact, the construction of new facilities that would result in a significant environmental impact would not occur.				
All on-site access, parking areas, utilities, and structures would be maintained by the project applicant or operator of the proposed facility. Maintenance of public facilities and infrastructure would not be significantly altered by the development of the proposed project. The proposed project would not add any significant new public facilities that would require maintenance. In addition, the project proponent would be required to pay all developmental fees required by the City of Moreno Valley. Additionally, as with any industrial operation, the proposed project would be required provide revenue to the City in the form of fees, property taxes, etc. It is anticipated that the payment of such monies would offset any increased maintenance burden associated the development of project site; therefore, potential impacts associated with this issue are anticipated to be less than significant. No further discussion of this issue in an EIR is required.				
14. RECREATION. Would the project:				
a) 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?			✓	
<i>Less Than Significant Impact.</i> The proposed project does not include a residential component. The proposed project is unlikely to significantly increase local or regional populations; therefore, the proposed project would not cause a significant increase in the use of existing neighborhood or regional parks or other recreational facilities in the area. Impacts associated with this issue are considered less than significant and no further discussion of this issue is needed in the EIR.				
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓	
<i>Less Than Significant Impact.</i> The proposed project would develop a multi-use trail along the east side of Building Six on the west side of Quincy Channel. This multi-use trail would continue over the Quincy Channel on the south side of Fir Avenue enabling the proposed trail to be connected to the existing Quincy trail. As part of the required				

	Potentially Significant Impact	Potentially Significant Impact unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>conditions of approval identified by the City, the trail would be 14 feet in width with a 2 foot stamped colored concrete section between the curb and trail. Once construction is completed, the trail would be dedicated as an easement to City. Construction of the trail would be required to adhere to the City's standards as indicated in The Greenbook Standard Specifications for Public Works Construction, California Code of Regulations Title 24, and the City's Park and Community Services Specification Guide. Through adherence to City standards as well as the City's conditions of approval, impacts associated with the construction of the multi-use trail would be reduced to a less than significant impact. No further discussion of this issue in the EIR is necessary and no mitigation would be required.</p>				
<p>15. TRANSPORTATION/TRAFFIC. Would the project:</p>				
<p>a) Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?</p>	✓			
<p><i>Potentially Significant Impact.</i> The proposed project may have a potential to increase the volume of traffic on local roadways. Project trip generation estimates and project traffic impacts will be identified in a technical traffic study to be prepared for the proposed project. The results of the technical traffic study will be incorporated as an element of the project EIR.</p>				
<p>b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?</p>	✓			
<p><i>Potentially Significant Impact.</i> The proposed project could increase traffic to a level sufficient to affect the level of service standard established by the City. The results of the technical traffic study will be incorporated as an element of the project EIR.</p>				
<p>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location, which results in substantial safety risks?</p>				✓
<p><i>No Impact.</i> The proposed project site is located approximately 5.5 miles northwest of the March Reserve Base Airport and is not within the designated safety zones or the flight paths established for this facility. The proposed project will not cause changes to air traffic volumes or otherwise affect air traffic patterns. Because no impact related to this issue is anticipated, and because the proposed project would not include uses or components that would affect this issue, no further discussion of this issue in the project EIR is warranted.</p>				
<p>d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>			✓	
<p><i>Less Than Significant Impact.</i> The design of roadways must provide adequate sight distance and traffic control measures. This provision is normally realized through roadway design to facilitate roadway traffic flows. Roadway improvements in and around the project site would be designed and constructed to satisfy all City requirements for street widths, corner radii, intersection control as well as incorporate design standards tailored specifically to site access requirements. Adherence to applicable City requirements would ensure the proposed development would not include any sharp curves or dangerous intersections. Therefore, no substantial increase in hazards due to a design feature would occur, resulting in a less than significant impact. No further discussion of this issue in the EIR is required.</p>				
<p>e) Result in inadequate emergency access?</p>			✓	
<p><i>Less Than Significant Impact.</i> The developers of the proposed project would be required to design, construct, and maintain structures, roadways, and facilities to provide for adequate emergency access and evacuation. Construction activities, which may temporarily restrict vehicular traffic, would be required to implement adequate and appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures. The proposed project design would be submitted to and approved by the City's Fire and Police Departments prior to the issuance of building permits. Adherence to the emergency access measures required by the City would ensure no significant impact related to this issue would occur. No further discussion of this issue in an EIR is required.</p>				
<p>f) Result in inadequate parking capacity?</p>			✓	

	Potentially Significant Impact	Potentially Significant Impact unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Less Than Significant Impact.</i> Automobile parking standards contained in Section 9.11.040D-12 of the <i>City of Moreno Valley Municipal Code</i> require one (1) space per 1,000 square feet of gross floor area for the first 20,000 square feet. For the second 20,000 square feet, (1) space per 2,000 square feet of gross floor area is required. In addition, structures in excess 40,000 square feet require (1) space per 4,000 square feet of gross floor area. The preliminary site plan indicates that 1,091 automobile parking spaces are provided, which includes spaces for employees, drivers, and handicap spaces, and is well above the minimum requirement. The design of the proposed project would be required to comply with parking standards prior to final site plan approval. Adherence to parking standards contained in the <i>Zoning Code</i> would ensure that the proposed project would not result in inadequate parking capacity. Because no significant parking-related impact would occur, no further discussion of this issue in the EIR is required.</p>				
g) Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts and bicycle racks)?	✓			
<p><i>Potentially Significant Impact.</i> The Riverside Transit Agency (RTA) has numerous bus routes that serve the City of Moreno Valley and bus service in the project area is via Route 17. Route 17 provides service along Fir Avenue to Auto Mall Parkway, adjacent to the southwestern portion of project site. Although the RTA provides service along Fir Avenue, it does not presently provide service directly to the project site. Implementation of the proposed project may contribute to increased ridership in the project area. To ensure impacts related to alternative transportation policies are appropriately addressed, additional analysis will be included in the EIR.</p>				
<p>16. UTILITIES AND SERVICE SYSTEMS. Would the project:</p>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
<p><i>Less Than Significant Impact.</i> The proposed project would be required to comply with the applicable waste discharge prohibitions and water quality objectives established by the Santa Ana RWQCB. The project proponent would also be required to satisfy City requirements related to the payment of fees and/or the provision of wastewater conveyance features, and installation and maintenance prior to the issuance of building permits. Adherence to requirements included in the NPDES permit, SWPPP, WQMP, and City wastewater conveyance standards would reduce potential wastewater quality impacts to a less than significant level and no mitigation is required.</p>				
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?			✓	
<p><i>Less Than Significant Impact.</i> Wastewater flows from the proposed project site would be handled by the Eastern Municipal Water District (EMWD) and would be conveyed to the Moreno Valley Regional Water Reclamation Facility (MVRWRF) located in the southwestern portion of the City. Current capacity at this facility is 16 million gallons per day (mgd)¹ with an existing average inflow of approximately 11.2 mgd per day.² Under current conditions, the average daily surplus treatment capacity is approximately 4.5 mgd. Generally, water use and wastewater flows are related in that wastewater is generated from indoor water uses. For industrial uses, typical wastewater generation factors are 80 gallons per day (gpd) for every 1,000 square feet of gross industrial uses.³ Based on this generation factor, up to 179,553 gallons (0.179 mgd) of wastewater would be generated from the project site.⁴ The additional wastewater treatment demand of 0.179 mgd resulting from development of the proposed project totals approximately 3.9 percent of current surplus treatment capacity. Because the amount of wastewater generated would be within the existing surplus treatment capacity, the proposed project would not require the construction of a new water or wastewater treatment facilities or expansion of existing facilities, which could cause significant environmental effects; and impacts related to this issue would be considered less than significant. No further</p>				

¹ 5.13 *Public Services and Utilities*, City of Moreno Valley General Plan Final EIR, July 2006.

² Eastern Municipal Water District Moreno Valley Regional Water Reclamation Facility. http://www.emwd.org/news/Insights/insights_moval.pdf, accessed November 5, 2007.

³ Exhibit M.2-12 Sewage Generation Rates, *Draft LA CEQA Thresholds Guide*, 2006.

⁴ 80 gallons per 1,000 square feet of industrial use per day × 2,244,419 square feet = 179,553 gallons per day (0.55 acre-foot) or 0.179 million gallons per day (mgd)

	Potentially Significant Impact	Potentially Significant Impact unless Mitigation Incorporated	Less Than Significant Impact	No Impact
discussion in the EIR is necessary.				
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?	✓			
<i>Potentially Significant Impact.</i> A water supply assessment report to analyze impacts related to the construction of new storm drainage facilities or expansion of existing facilities will be prepared for the proposed project. Its findings will be discussed in the EIR.				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	✓			
<i>Potentially Significant Impact.</i> A water supply assessment report to analyze impacts related to water supply availability will be prepared for the proposed project. Its findings will be discussed in the EIR.				
e) Result in a determination by the wastewater treatment provider which serves or may serve the project determined that it has adequate to serve the project's projected demand in addition to the provider's existing commitments?			✓	
<i>Less Than Significant Impact.</i> Please refer to response to Checklist Question 16(b).				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
<i>Less Than Significant Impact.</i> Solid waste collection is a "demand-responsive" service and current service levels can be expanded and funded through user fees without difficulty. Based on a solid waste generation of 0.006 pound per square foot per day, ¹ the proposed project is anticipated to generate approximately 6.73 tons of solid waste per day (2,456 tons/year). ² Solid waste from the proposed project would be hauled by Waste Management of Inland Valley ³ and transferred to the Badlands Landfill, located in the City of Moreno Valley. The Badlands Sanitary Landfill has a daily permitted throughput of 4,000 tons per day, a remaining capacity of 30,383,332 cubic yards, and an estimated closure date of 2016. ⁴ Average daily throughput as of 2005 is estimated at 1,917 tons/day. ⁵ Current surplus capacity totals 2,083 tons/day. The volume of solid waste generated by the proposed project per day represents 0.0017 percent of the current permitted throughput and 0.0032 percent of the current surplus capacity at the Badlands Sanitary Landfill. As adequate daily surplus capacity exists at the receiving landfill, development of the proposed project would not significantly impact current operations or the expected lifetime of the landfill serving the project area. No significant solid waste disposal impact would occur. No further discussion in the EIR is required.				
g) Comply with federal, state, and local statutes and regulations related to solid waste?			✓	
<i>Less Than Significant Impact.</i> The proposed project would be required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991) and other applicable local, state, and federal solid waste disposal standards, thereby ensuring that the solid waste stream to the Badlands Sanitary Landfill is reduced in accordance with existing regulations. Impacts are considered less than significant and will not be analyzed further in the EIR.				
17. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened plant or animal, or eliminate important examples of the major periods of California history or	✓			

¹ *Estimated Solid Waste Generation Rates*, California Integrated Waste Management Board, <http://www.ciwmb.ca.gov/WasteChar/WasteGenRates/Industrial.htm>, site accessed on November 10, 2007.

² 0.006 pound per square foot per day × 2,244,419 square feet = 13466.5 lbs per day; 1 ton/2000 lbs × 13466.5 lbs = 6.73 tons per day.

³ Trash service in the City of Moreno Valley is mandatory and Waste Management of Inland Valley is the only solid waste service provider.

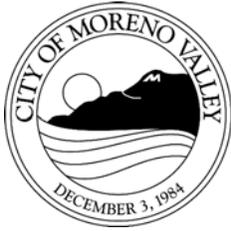
⁴ *Badlands Sanitary Landfill Facility/Site Summary Details*, California Integrated Waste Management Board, www.ciwmb.ca.gov/wastechar/wastegenrates/default.htm, site accessed on November 10, 2007.

⁵ Communication with Andy Cortez, Badlands Sanitary Landfill site Engineer, CIWMB, November 8, 2007.

	Potentially Significant Impact	Potentially Significant Impact unless Mitigation Incorporated	Less Than Significant Impact	No Impact
prehistory?				
<p><i>Potentially Significant Impact.</i> The potential to alter the quality of the environment involving fish or wildlife species and/or plant or animal community, particularly the burrowing owl, will be addressed in the EIR. Results acquired from the biological resources report would identify the possible effects upon wildlife created by the proposed project. Ongoing assessments are being conducted to assess the sensitivity of the site for significant cultural or paleontological resources.</p>				
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 the past projects, the effects of other current projects, and the effects of probable future projects)?	✓			
<p><i>Potentially Significant Impact.</i> The proposed project has the potential to result in impacts associated with aesthetics, agricultural resources, air quality, biological resources, cultural resources, hazards and hazardous materials, water quality, land use, noise, traffic, and utility service systems that are cumulatively considerable. Therefore, cumulative impacts associated with these issues will be analyzed in further detail in the EIR.</p>				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	✓			
<p><i>Potentially Significant Impact.</i> The proposed project has the potential to result in adverse environmental effects related to the following issues: aesthetics, agricultural resources, air quality, biological resources, cultural resources, hazards, water quality, land use, noise, traffic and utility service systems. The direct and indirect effects of the proposed project on each of these issue area will be more fully addressed in the EIR.</p>				

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- California Geological Survey, 2002 and 2005.
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- City of Moreno Valley. General Plan, July 11, 2006.
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- March Air Reserve Compatibility Plan, [http://www.rcaluc.org/filemanager/plan/old//March%20Air%20Reserve%20Base%20\(MARB\).pdf](http://www.rcaluc.org/filemanager/plan/old//March%20Air%20Reserve%20Base%20(MARB).pdf). December 29, 2004.
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- Riverside County. Williamson Act GIS Coverage, 2006.
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- United States Department of Agriculture, Soil Conservation Service. *Soil Survey Western Riverside County Area*. November 1971.



**Community Development Department
Planning Division**
14177 Frederick Street
P. O. Box 88005
Moreno Valley CA 92552-0805
Telephone: 951.413-3206
FAX: 951.413-3210

CITY OF MORENO VALLEY NOTICE OF PREPARATION

Date: January 28, 2008
To: Responsible and Trustee Agents/Interested Organizations and Individuals
Subject: **Notice of Preparation of a Draft Environmental Impact Report**

Lead Agency:

CITY OF MORENO VALLEY
Community Development Department
14177 Frederick Street
PO Box 88005
Moreno Valley, California 92552
(951) 413-3224
Contact: Jeff Bradshaw, Associate Planner

Consulting Firm Preparing the Draft EIR:

LSA ASSOCIATES, INC.
1500 Iowa Avenue, Suite 200
Riverside, California 92501
(951) 781-9310
Contact: Ray Hussey, Associate

This Notice of Preparation (NOP) includes an Initial Study (IS) that fully describes the project and the issues to be examined in the Environmental Impact Report (EIR).

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than 30 days after receipt of this notice.

Please send your response to Mr. Jeff Bradshaw, at the City of Moreno Valley address shown above. Please include the name, phone number, and address of a contact person in your response.

Project Title: **ProLogis Park Moreno Valley Eucalyptus**

Location: The project is located in the eastern portion of the City of Moreno Valley, south of State Route (SR) 60 and east of the Moreno Valley Auto Mall at Eucalyptus Avenue and between Pettit Street and Quincy Street, in the County of Riverside. The project site consists of seven parcels of undeveloped land identified as Assessor's Parcel Numbers (APN's) 488-330-011, 488-330-012, 488-330-013, 488-330-017, 488-330-018, 488-330-020 and 488-330-021 and totaling approximately 121.33 acres.

Description: The proposed project is fully described in the IS attached to this NOP. The project includes the following discretionary actions by the City of Moreno Valley:

- 1) **General Plan Amendment.** The proposed project includes an amendment to the Land Use Element to change the General Plan designations for a portion of the project site from Residential 15, Residential 5 and Residential 2 to Business Park. The project also proposes an amendment to the Circulation Element by making changes to the alignment of Encilia Street and the removal of Quincy Street from within the project boundaries.
- 2) **Change of Zone.** The proposed project includes a change to the project site zoning from Business Park (BP), Business Park Mixed-use (BPX), Residential Agriculture 2 (RA2), Residential 5 (R5), and Residential 15 (R15) to Light Industrial (LI).
- 3) **Municipal Code Amendment.** The project includes a Municipal Code Amendment to establish a minimum clearance of 250 feet between adjacent residential zoning districts and any truck court or primary truck circulation driveway in lieu of the buffer established by the Business Park zone.
- 4) **Tentative Parcel Map.** The proposed project includes the assembling of various parcels into six (6) Light Industrial zoned parcels and a lettered lot that would be dedicated to the Riverside County Flood Control District for storm channel improvements.
- 5) **Plot Plan Review.** The proposed project includes the approval of a Master Plot Plan and five Plot Plans for six warehouse distribution buildings.

ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE EIR

The environmental review of projects, such as the “ProLogis Park Moreno Valley Eucalyptus” project, is normally a three-step process governed by the California Environmental Quality Act (CEQA). The first step is for the lead agency, the City of Moreno Valley, to determine whether a project is exempt from CEQA review. The City has determined that this project is not exempt. The typical second step is the preparation of an IS to determine potential impacts of the project on the environment. If the IS determines that the project has the potential to cause one or more significant environmental impacts, the usual third step is to determine that an EIR must be prepared.

In this case, the City of Moreno Valley has already determined that an EIR will need to be prepared based on the scale and potential complexity of the proposed project, and the potential for controversy. Therefore, an EIR will be prepared to fully evaluate the potential impacts of the proposed project. The EIR will be comprehensive in nature evaluating most subject issues from the CEQA IS Checklist.

In particular, the following issues are anticipated to be addressed in the EIR.

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Transportation and Traffic
- Utilities and Service Systems

The attached IS further describes the anticipated scope of the environmental analysis for each issue.

The EIR will address the short- and long-term effects of the project on the environment. It will also evaluate the potential for the project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed project will be evaluated that may reduce impacts that are determined to be significant in the EIR. For those impacts determined to be significant, mitigation measures will be proposed. A mitigation monitoring program will also be developed as required by Section (§) 15150 of the CEQA Guidelines.

The environmental determination in this NOP is subject to a 30-day public review period per Public Resources § 21080.4 and CEQA Guidelines § 15082. During the public review, public agencies, interested organizations, and individuals have the opportunity to comment on the proposed project and identify those environmental issues that have the potential to be affected by the project and should be addressed further by the City of Moreno Valley in the EIR. For this project, the public review period of the Notice of Preparation is: **February 4, 2008 through March 4, 2008.**

A copy of the Notice of Preparation for the proposed project is available for public review at the following location:

City of Moreno Valley

Community Development Department

Planning Division

14177 Frederick Street

Moreno Valley, California 92553

(951) 413-3206

Hours:

Monday through Thursday: 7:30 a.m. to 5:30 p.m.

Friday: 8:00 a.m. to 5:00 p.m.

In addition, an electronic copy of the Notice of Preparation will be made available on the City's website at <http://www.moreno-valley.ca.us/>.

SCOPING MEETING

A public scoping meeting will be held for the Notice of Preparation on **Wednesday, February 13, 2008, from 6:00 p.m. to 8:00 p.m.**, at the following location:

Moreno Valley City Hall
City Council Chambers
14177 Frederick Street
Moreno Valley, CA 92552-3222

At this meeting, agencies, organizations, and members of the public will be able to review the proposed project and provide comments on the scope of the environmental review process for the proposed ProLogis Park Moreno Valley Eucalyptus Project.

Please contact the Community Development Department at (951) 413-3206 if you have any questions about this meeting.

Sincerely,



Jeff Bradshaw
Associate Planner



John C. Terell, AICP
Planning Official