



South Moreno Valley Walmart Project Initial Study

Prepared for:
City of Moreno Valley
14177 Frederick Street
Moreno Valley, CA 92552

March 2014

INITIAL STUDY

for the

South Moreno Valley Walmart Project

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Table of Contents

<u>Section</u>	<u>Page</u>
1.0 Introduction	1-1
1.1 Document Purpose and Scope	1-1
1.2 Disposition of this Document.....	1-2
1.3 Document Organization.....	1-2
1.4 Potential Environmental Effects	1-3
1.5 Effects Not Found to be Potentially Significant.....	1-3
2.0 Project Description	2-1
2.1 Overview	2-1
2.2 Project Location	2-1
2.3 Existing Land Uses.....	2-3
2.4 Project Elements	2-3
2.5 Discretionary Approvals and Permits	2-15
3.0 Environmental Evaluation	3-1
3.1 Project Title	3-1
3.2 Lead Agency Name and Address.....	3-1
3.3 Project Applicant.....	3-1
3.4 Project Location	3-1
3.5 General Plan and Zoning Designations	3-2
3.6 Explanation of Checklist Categories	3-2
3.7 Initial Study Checklist and Substantiation.....	3-3
4.0 Determination.....	4-1

List of Figures and Tables

<u>Figure</u>	<u>Page</u>
2.2-1 Project Location	2-2
2.3-1 Existing Land Uses.....	2-4
2.4-1 Conceptual Site Plan.....	2-5

<u>Table</u>	<u>Page</u>
2.4-1 Development Concept.....	2-3
2.4-2 Outer Parcel Trip Comparison.....	2-7

1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 DOCUMENT PURPOSE AND SCOPE

This Initial Study (IS) addresses potential environmental impacts associated with construction and operation of the proposed South Moreno Valley Walmart Project (Project). The Project will realize 193,000 square feet of new retail/commercial uses within an approximately 22.28-acre site, located within the southwestern portion of the City of Moreno Valley, within Riverside County. Specifically, the site is a triangular-shaped parcel located at the southwesterly intersection of Perris Boulevard and Gentian Avenue. Santiago Drive borders the site to the south.

This IS was prepared pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines. Although this IS was prepared with consultant support, all analysis, conclusions, findings and determinations presented in the IS fully represent the independent judgment and position of the City of Moreno Valley, acting as Lead Agency under CEQA. In accordance with the provisions of CEQA and the State and local CEQA Guidelines, as the Lead Agency, the City of Moreno Valley is solely responsible for approval of the Project. As part of the decision-making process, the City is required to review and consider the Project's potential environmental effects.

This Initial Study is an informational document, providing the City of Moreno Valley decision-makers, other public agencies, and the public with an objective assessment of the potential environmental impacts that could result from the Project.

1.2 DISPOSITION OF THIS DOCUMENT

This IS has been prepared to determine the appropriate scope and focus of environmental analysis for the Project. Based on the findings and conclusions of this IS, potential environmental impacts of the Project will be evaluated within an Environmental Impact Report (EIR). The IS and accompanying Notice of Preparation (NOP) for the EIR will be available for review for a total of 30 days, and can be reviewed at the City of Moreno Valley, located at 14177 Frederick Street, Moreno Valley, CA 92552.

The public is encouraged to contact the City of Moreno Valley for information regarding the Project and related CEQA processes.

1.3 DOCUMENT ORGANIZATION

This IS includes the following sections:

Introduction: This Section (1.0) describes the CEQA context and IS format for the Project, and provides a summary of the findings of the IS.

Project Description: This Section (2.0) describes the Project and its objectives.

Environmental Evaluation: This Section (3.0) provides background information regarding the Project and Lead Agency, and presents responses to each question on the CEQA Initial Study Checklist regarding the possible environmental impacts of the Project. The potential environmental impacts are derived from Appendix G of the State CEQA Guidelines. Answers provided in the checklist are substantiated qualitatively in all instances, and quantitatively where feasible and appropriate.

Determination: This Section (4.0) summarizes the results of the Initial Study, and presents the determination regarding the appropriate environmental document for the Project.

Source information cited within this Initial Study is available through, or by contacting, the City of Moreno Valley Planning Department.

1.4 POTENTIAL ENVIRONMENTAL EFFECTS

The analysis presented in this IS indicates that the Project may result in or cause potentially significant effects related to:

- Air Quality;
- Biological Resources;
- Cultural Resources;
- Geology and Soils;
- Greenhouse Gas (GHG) Emissions impacts;
- Hydrology/Water Quality;
- Land Use and Planning (including consideration of potential economic impacts that could result in physical land use impacts, i.e., urban decay);
- Noise; and
- Transportation/Traffic.

Consistent with the conclusion and findings of this IS, an EIR will be prepared for the Project. At a minimum, the EIR will evaluate the Project's potential environmental impacts under the topical areas identified above. Additional issues or concerns that may be raised pursuant to the EIR NOP process and/or scoping meeting(s) conducted for the Project will also be evaluated and addressed in the EIR.

1.5 EFFECTS NOT FOUND TO BE POTENTIALLY SIGNIFICANT

While it has been determined that an EIR will be required, one of the additional purposes of an IS is to focus an "EIR on the effects determined to be significant, identifying the effects determined not to be significant, (and) explaining the reasons for determining that potentially significant effects would not be significant." (State CEQA Guidelines, Section 15063(c)). Therefore, one of the key purposes of this IS is to focus the

EIR's analysis on impacts that are potentially significant as part of the Project, while eliminating potential impacts that are clearly less than significant. The following list identifies the environmental issues that, pursuant to the findings of this IS, have been determined to pose no potentially significant environmental impacts.

- Agriculture and Forest Resources;
- Hazards and Hazardous Materials;
- Mineral Resources;
- Population and Housing;
- Public Services;
- Recreation; and
- Utilities and Service Systems.

These topics are not expected to be carried forward for further evaluation within the Draft EIR. However, as noted in the preceding Section 1.4, based on additional information or concerns that may be raised pursuant to the EIR NOP process and/or scoping meeting(s) conducted for the Project, additional issues may be evaluated and addressed in the EIR.

2.0 PROJECT DESCRIPTION

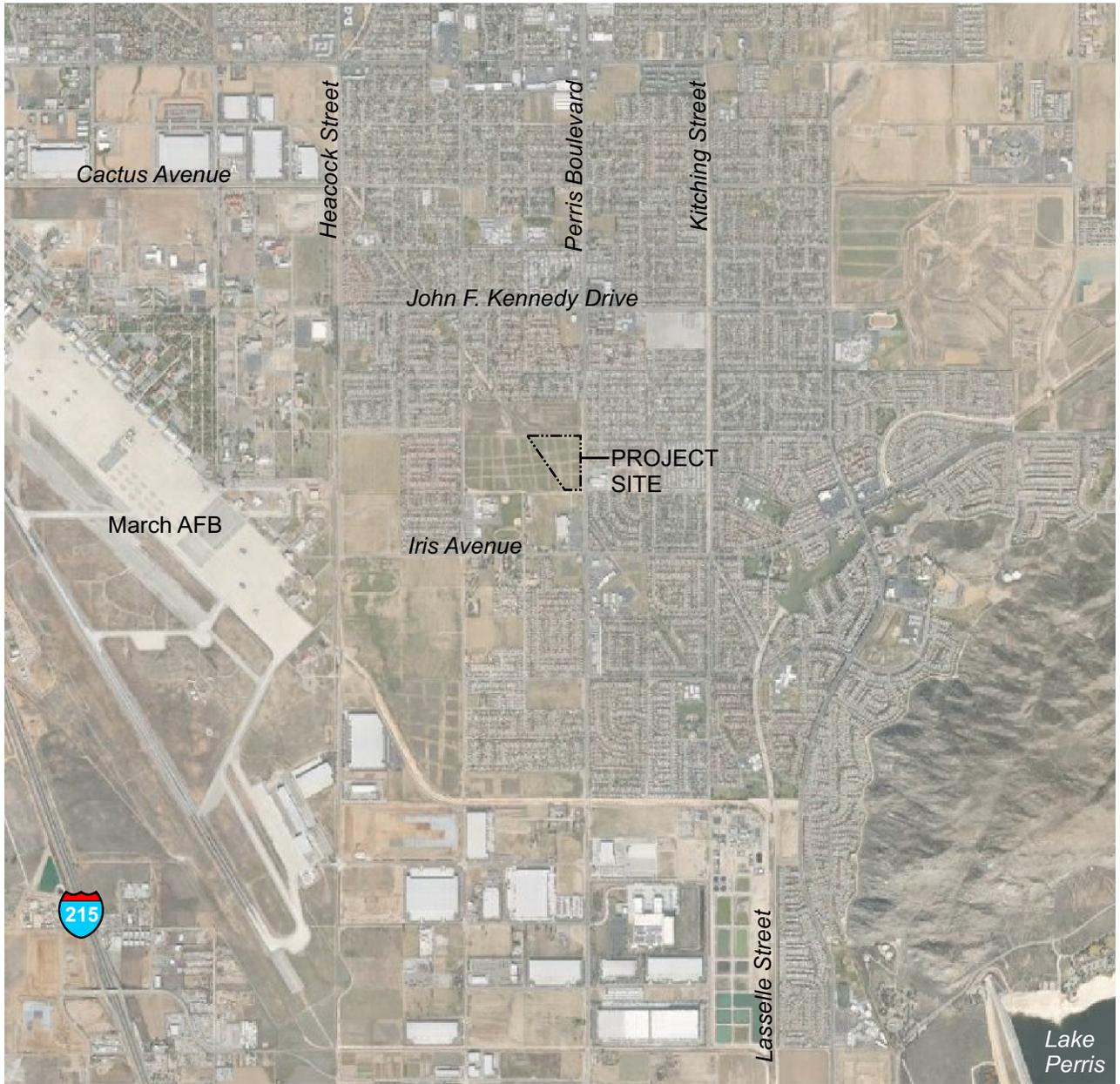
2.0 PROJECT DESCRIPTION

2.1 OVERVIEW

The Project considered in this IS includes the proposed South Moreno Valley Walmart, and all facilities proposed within the Project site, on- and off-site supporting improvements, and associated discretionary actions necessary to realize the development. In summary, approval of the Project would result in up to 193,000 square feet of new retail/commercial uses on the 22.28-acre subject site.

2.2 PROJECT LOCATION

The Project site is located within the southwestern portion of the City of Moreno Valley, within Riverside County. The site is a triangular-shaped parcel located at the intersection of Perris Boulevard and Gentian Avenue. Specifically, Gentian Avenue forms the site's northern boundary. The site is bordered to the east by Perris Boulevard and the California Aqueduct forms the site's westerly boundary. Santiago Drive borders the site to the south. Figure 2.2-1, "Project Location," provides an illustrated view of the site's context within the surrounding area.



NOT TO SCALE

Source: Google Earth; Applied Planning, Inc.

Figure 2.2-1
Project Location

2.3 EXISTING LAND USES

The Project site, pictured in Figure 2.3-1, is essentially level and currently vacant. Between 1938 and the early 1980s, the site was used for agricultural purposes. The site has remained vacant since agricultural activities ceased.

Properties to the north, across Gentian Avenue, are currently vacant. Residential uses and City yard uses are located to the east of the Project site, across Perris Boulevard. Vacant land, sparse residential uses, and a Home Depot are located to the south of the site. Properties to the west are currently vacant. March Middle School and Rainbow Ridge Elementary School are located approximately 900 feet southwesterly of the Project site, south of Santiago Drive.

2.4 PROJECT ELEMENTS

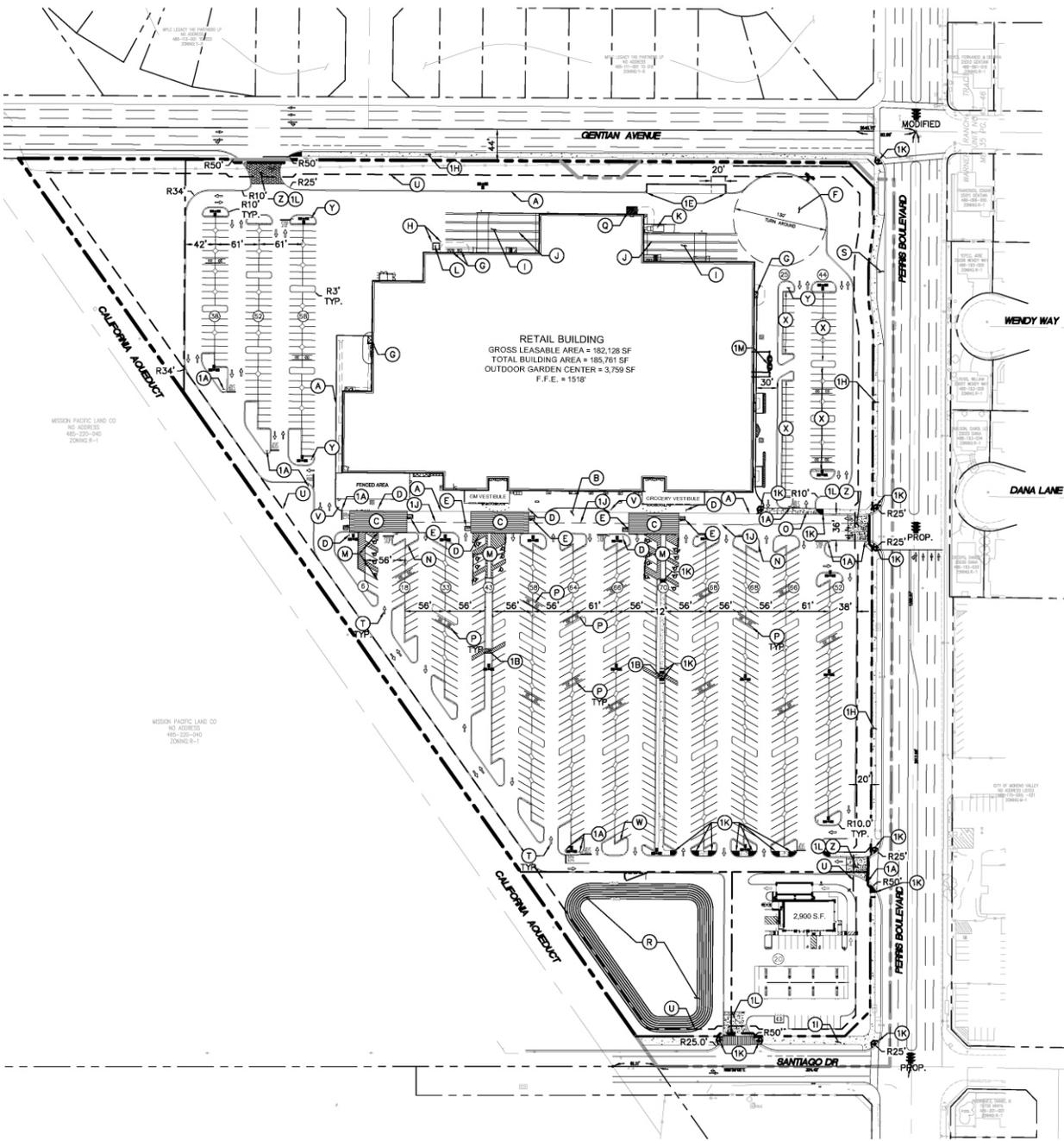
2.4.1 Development Concept

The site is currently a single parcel. The development plans propose that the parcel be subdivided into three (3) separate parcels.

**Table 2.4-1
Development Concept**

Parcel	Use	Size
1	Walmart Supercenter	19.13
2	Outer Parcel	1.04
3	Detention Basin	1.17
<i>Subtotal</i>		<i>21.34 acres</i>
	Offsite Improvements	0.94
Total		22.28 acres

These uses are further described in the following discussions. The orientation of the proposed uses within the Project site is illustrated at Figure 2.4-1, "Site Plan Concept.



NOT TO SCALE

Source: Kimley-Horn and Associates, Inc.

Figure 2.4-1
Site Plan Concept

Walmart Supercenter

Development of a retail store consisting of a total of 185,761 square feet, with all appurtenant structures and facilities for the sale of general merchandise, groceries and liquor, including without limitation, a garden center, truck docks and loading facilities, outdoor sale facilities, outside container storage facilities, rooftop proprietary satellite communication facilities and parking facilities. The store may contain without limitation, a drive thru pharmacy, a medical clinic, a vision and hearing care center, a food service center, a photo studio, a photo finishing center, a banking center and other similar accessory uses. The store may, among other things, carry pool chemicals, petroleum products, pesticides, paint products, and ammunition. The store will operate 24 hours a day.

Truck doors, loading facilities, and areas dedicated to trash compaction, organic waste, recycling, and bale and pallet storage will also be provided at the rear of the building, along Gentic Avenue.

Outer Parcel

The outer parcel is an irregularly shaped parcel, located in the southernmost portion of the site at the intersection of Santiago Drive and Perris Boulevard. The specific use of this parcel has not yet been finalized and will ultimately be determined by market demand. The Project to be analyzed within this document assumes that the outer parcel will be developed with a gas station, including 16 fueling pumps, a 2,900-square-foot convenience store, and a drive through car wash. To provide additional development flexibility, the Applicant has also created an "Outer Parcel Alternative" that would include a 3,500-square-foot fast food restaurant with drive through service, and 3,200 square feet of retail uses.

Based on a preliminary screening analysis, as illustrated at Table 2.4-2 below, it has been determined that the proposed Project would generally generate more traffic than the Outer Parcel Alternative.

**Table 2.4-2
Outer Parcel Trip Comparison**

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Weekday Daily	Saturday Mid-day Peak Hour		
	In	Out	Total	In	Out	Total		In	Out	Total
Proposed Project	218	170	388	411	423	834	9,625	543	543	1,086
Outer Parcel Alternative	222	175	397	392	410	802	9,605	528	532	1,061

Source: Urban Crossroads, Inc.

Based on this analysis, it is assumed that any traffic-related impacts identified for the proposed Project would be greater than those generated by the Outer Parcel Alternative. In this regard, the Project, as currently envisioned, will be the focus of the analysis within the environmental document. Under some environmental topics, such as air quality and/or noise, the Outer Parcel Alternative could have the potential to create greater or different impacts than the Project. In these instances, the impacts associated with these topical analyses will be presented for both the Project and the Outer Parcel Alternative. This approach will assure that this IS and the forthcoming EIR assumes the use with the highest probable impact under each topical discussion.

Detention Basin

The detention basin parcel will be located in the southwest corner of the site, westerly adjacent to the outer parcel. All onsite stormwater runoff will be directed to this detention basin via a system of underground pipes and catch basins. This allows offsite discharges to be controlled to prevent downstream capacity issues.

Offsite Improvements

The Project includes the following offsite roadway and utility improvements to service the site.

- Both Gentian Avenue and Santiago Drive will be widened.
- The existing traffic signal at the intersection of Gentian Avenue and Perris Boulevard operates with a three-way turning movement. This signal will be modified to provide full turning movement signalization.

- The intersection of Santiago Drive and Perris Boulevard is currently an uncontrolled intersection. The intersection will be signalized to provide full turning movement.
- A new 39" storm drainage line will be installed within Santiago Drive. The line will travel east from the onsite detention basin, and connect with a new 45" line to be installed in Perris Boulevard before being conveyed to the existing 48" line within Iris Avenue.
- New underground electric lines will be installed along Perris Boulevard and Santiago Drive.
- A new sanitary sewer line will traverse the Project site from north to south.

2.4.2 Site Preparation

The Project site will be graded in preparation for building construction. It is estimated that site preparation activities will be completed within thirty (30) days of their commencement.

2.4.3 Access and Circulation

Primary access to the Project will be provided via two (2) driveways off Perris Boulevard. Gentian Avenue will provide truck and delivery access to the Walmart building. A driveway along Santiago Drive will provide access to the outpad parcel. Final designs and specifications for driveways, traffic controls, and internal circulation improvements will be incorporated into the Project, consistent with the requirements of the City's Engineering Department.

2.4.4 Parking

Unless otherwise noted herein, or otherwise specified by the City, all parking areas, to include parking stalls, drive aisles, parking lot landscaping, and hardscaping will be designed and constructed pursuant to City requirements as outlined in the City of Moreno Valley Municipal Code. Parking for the Walmart building will be provided at a ratio of 4.9 spaces per 1,000 square feet of floor area (4.9/1,000), which exceeds the ratio of 4.4:1,000 specified in the City's Municipal Code.

2.4.5 Other Site Improvements and Amenities

Supporting site improvements to be implemented by the Project include, but are not limited to: perimeter block walls and security fencing; landscaping/hardscape improvements in accordance with City design guidelines; decorative and security lighting; and signage, including freestanding, building, directional and informational signage. The Applicant may also file an application for off-site signage, which will be addressed through the City's review and approval of a Master Sign Program.

2.4.6 Infrastructure, Utilities, and Public Services

All public services, infrastructure systems, and utilities are currently available to service the Project site. No major new infrastructure or utilities improvements are proposed by the Project, nor are any required. The Project will implement necessary utilities improvements to include connections to existing services, and/or necessary realignment or modification of existing service lines. All connections to, and modification of, utilities necessary to serve the Project will be accomplished consistent with City and purveyor requirements.

2.4.6.1 Public Services

The following public services are available to the Project:

- Fire Protection Services (Moreno Valley Fire Department);
- Police Protection Services (Moreno Valley Police Department);
- Schools (Moreno Valley Unified School District; Val Verde Unified School District);
- Libraries (Moreno Valley Public Library); and
- Parks (Moreno Valley Parks and Community Services Department).

2.4.6.2 Utilities/Infrastructure

The following utilities/infrastructure systems and services are available to the Project:

- Water/Sewer (Eastern Municipal Water District);

- Storm Drain/Storm Water Management (Moreno Valley Public Works Department);
- Electricity (Moreno Valley Electric Utility; Southern California Edison);
- Natural Gas (The Gas Company); and
- Telephone/Communications (Verizon; AT&T; or other contract services).

2.4.6.3 Energy Efficiency/Sustainability

Energy-saving and sustainable design features and operational programs incorporated in the Project are summarized below. Because tenants are not currently under contract for the outpad parcel, the majority of the features and design elements and programs described in this Section are specific to the Project's proposed Walmart store. Notwithstanding, the Project in total would meet or surpass all requirements and performance standards established under the Building Energy Efficiency Standards contained in the California Code of Regulations (CCR), Title 24, Part 6 (Title 24, Title 24 Energy Efficiency Standards).

Lighting

- The entire store would include occupancy sensors in most non-sales areas, including restrooms, break rooms, and offices. The sensors automatically turn the lights off when the space is unoccupied.
- All lighting in the store would consist of T-8 fluorescent lamps and electronic ballasts, resulting in up to a 15-20 percent reduction in energy load.
- All exterior building signage and many refrigerated food cases would be illuminated with light emitting diodes (LEDs). In refrigerated food cases, LEDs perform well in the cold and produce less heat than fluorescent bulbs - heat which must be compensated for by the refrigeration equipment. LEDs also contain no mercury or lead.

- LED technology is up to 52 percent more energy efficient than fluorescent lights.
- Total estimated energy savings for LED lighting in the store's grocery section is approximately 59,000 kWh per year, enough energy to power five single family homes.
- The store would include a daylight harvesting system, which incorporates more efficient lighting, electronic continuous dimming ballasts, skylights and computer controlled daylight sensors that monitor the amount of natural light available. During periods of higher natural daylight, the system dims or turns off the store lights if they are not needed, thereby reducing energy use. This program would help the store save a substantial amount of energy. Dimming and turning off building lights also helps eliminate unnecessary heat in the building.

Heating Ventilation and Air Conditioning (HVAC) Systems

- The store would employ energy efficient heating (HVAC) systems surpassing industry baseline standards and California Title 24 requirements. In this regard, current designs for Walmart stores incorporate HVAC systems which are rated as among the industry's most energy efficient.

Dehumidification

- The building would include a dehumidifying system that allows Walmart to operate the store at a higher temperature, use less energy, and allow the air conditioning/refrigeration systems to operate more efficiently.

White Roofs

- The store would utilize a white membrane roof instead of the typical darker colored roof materials employed in commercial construction. The white membrane roof's

higher reflectivity helps reduce building energy consumption and reduces the heat island effect, as compared to buildings utilizing darker roofing colors.

Refrigeration

- Walmart uses non ozone-depleting R407a and R410a refrigerants for refrigeration equipment and air conditioning, respectively.
- Refrigeration equipment is typically roof-mounted proximate to refrigerated cases. This reduces the amount of copper refrigerant piping, insulation, and minimizes the potential for refrigerant leaks and attendant demands for refrigerant recharging.

Heat Reclamation

- The proposed Walmart store would reclaim waste heat from on-site refrigeration equipment to supply approximately 70% of the hot water needs for the store.

Central Energy Management System

- Walmart employs a centralized energy management system (EMS) to monitor and control the heating, air conditioning, refrigeration and lighting systems for all stores from Walmart's corporate headquarters in Bentonville, Arkansas. The EMS enables Walmart to constantly monitor and control the expanded store's energy use, analyze refrigeration temperatures, observe HVAC and lighting performance, and adjust system levels from a central location 24 hours per day, seven days per week. Energy use for the entire store would be monitored and controlled in this manner.

Water Conservation

- Walmart would install high-efficiency urinals that use only one-eighth (1/8) gallon of water per flush. This fixture reduces water use by 87 percent compared to the

conventional one gallon per flush urinal. The 1/8 gallon urinal also requires less maintenance than waterless urinals.

- All restroom sinks would use sensor-activated one-half (1/2) gallon per minute high-efficiency faucets. These faucets reduce water use by approximately 75 percent when compared to mandated 1992 EPA Standards. During use, water flows through turbines built into the faucets to generate the electricity needed to operate the motion sensors.
- Water efficient restroom toilets would be employed in the Walmart restrooms. The fixture uses 20 percent less water compared to mandated EPA Standards of 1.6 gallon per flush fixtures. The toilets utilize built-in water turbines to generate the power required to activate the flush mechanism. These turbines save energy and material by eliminating electrical conduits required to power automatic flush valve sensors.
- It is estimated that Walmart's water conservation measures could save up to 530,000 gallons of water annually at this store.

Material and Finishes

- The store would be built using cement mixes that include 15 to 20 percent fly ash, a waste product of coal-fired electrical generation, or 25 to 30 percent slag, a by-product of the steel manufacturing process. By incorporating these waste product materials into its cement mixes, Walmart offsets the greenhouse gases emitted in the cement manufacturing process.
- The store would use Non-Reinforced Thermoplastic Panel (NRP) in lieu of Fiber Reinforced Plastic (FRP) sheets on the walls in areas where plastic sheeting is appropriate, including food preparation areas, utility and janitorial areas, and associate break rooms. NRP can be recycled, has better impact resistance and, like FRP, is easy to keep clean.

- The store would employ a plant-based oil extracted from a renewable resource as a concrete form release agent (a product sprayed on concrete forms to allow ease of removal after the concrete has set). This release agent is nonpetroleum-based, non-toxic, and a biodegradable agent.
- For the store's exterior and interior field paint coatings, Walmart would use low volatile organic compound (VOC) paint.
- Paint products required for the Project would be primarily purchased in 55 gallon drums and 275 gallon totes, reducing the number of one gallon and five gallon buckets needed. These plastic buckets are filled from the drums and totes and then returned to the paint supplier for cleaning and reuse.
- Exposed concrete stores are used "to reduce surface applied flooring materials," eliminating the need for most chemical cleaners, wax strippers and propane-powered buffing.
- Construction of the store would use steel containing approximately 90 to 98 percent recycled structural steel, which utilizes less energy in the mining and manufacturing process than does new steel.
- All of the plastic baseboards and much of the plastic shelving employed in the store would be composed of recycled plastic.

Construction and Demolition (C&D) Recycling

- Walmart would employ a Construction and Demolition (C&D) program at this location in order to capture and recycle as much of any metals, woods, floor and ceiling tiles, concretes, asphalts and other materials that may be generated as part of Project implementation. Walmart would work with the serving waste management company to fully research all available C&D recycling facilities in the area, and its

C&D program would seek to include the widest possible range of materials recovery options.

2.5 DISCRETIONARY APPROVALS AND PERMITS

The City is requested to consider several discretionary actions for approval of the Project, including the following.

- Certification of the EIR;
- Approval of a Tentative Parcel Map to divide the single parcel into three (3) parcels;
- Design review to approve the Project design and architectural details of the proposed structures;
- Approval of a Plot Plan for the Walmart store, to include pharmacy and alcohol sales as ancillary uses;
- Approval of Conditional Use Permits as follows:
 - Development Scenario A includes a fueling station, alcohol sales for offsite consumption, and a drive-through car wash; all require a CUP.
 - Development Scenario B includes a fast food use with a drive through, which requires a CUP.
- Approval of a Master Sign Program.

Additionally, the Project will require a number of non-discretionary construction, grading, drainage and encroachment permits from the City to allow implementation of the Project facilities.

2.5.1 Other Permits and Approvals

CEQA Section 15124 also provides that requirements or potential requirements for “Other Permits and Approvals” should, to the extent known, be identified. Based on the current Project design concept, other permits necessary to realize the proposal will likely include the following.

- Permitting may be required by/through the South Coast Air Quality Management District (SCAQMD) for certain aspects of the Project operations and its associated equipment.
- Permitting (i.e., utility connection permits) may be required from utility providers.
- Other ministerial permits necessary to realize all on and offsite improvements related to the development of the site.

3.0 ENVIRONMENTAL EVALUATION

3.0 ENVIRONMENTAL EVALUATION

3.1 PROJECT TITLE

South Moreno Valley Walmart Project

3.2 LEAD AGENCY NAME AND ADDRESS

The City of Moreno Valley

14177 Frederick Street

Moreno Valley, CA 92552

Contact Person: Mr. Jeffrey Bradshaw

3.3 PROJECT APPLICANT

Walmart Real Estate Business Trust

2001 Southeast 10th Street

Bentonville, AR 72716

Contact Person: Mr. Matt Smith, Real Estate Manager

3.4 PROJECT LOCATION

The approximately 22-acre site is a triangular-shaped property, located at the southwest corner of Gentian Avenue and Perris Boulevard in the City of Moreno Valley. Gentian Avenue forms the site's northern boundary. The site is bordered to the east by Perris Boulevard. The California Aqueduct, which runs underground, defines the site's westerly boundary. Santiago Drive borders the site to the south. Please refer also to IS Section 2.0, Project Description, Figure 2.2-1, "Project Location" which provides an illustrated view of the site's context within the Project area.

3.5 GENERAL PLAN AND ZONING DESIGNATIONS

The City of Moreno Valley General Plan Land Use designation of the Project site is “Commercial (C).” Zoning for the site is “Community Commercial (CC).” Uses proposed by the Project are permitted or conditionally permitted under the site’s current General Plan Land Use and Zoning designations. No change in land use designation is required, or proposed.

3.6 EXPLANATION OF CHECKLIST CATEGORIES

CEQA suggests the format and content for environmental analyses, including topical checklists to assist in evaluation of a project’s potential environmental effects. The Checklist presented in this Section follows the Checklist format and presentation of information identified in the *CEQA Guidelines*, Appendix G.

3.6.1 EXPLANATION OF CHECKLIST CATEGORIES

Potential environmental effects of the Project are classified and described within the Checklist under the following general headings:

“No Impact” applies where the impact simply does not apply to projects such as the one involved. For example, if the project site is not located in a fault rupture zone, then the item asking whether the project would result in or expose people to potential impacts involving fault rupture should be marked as “No Impact.”

“Less-Than-Significant Impact” applies where the impact would occur, but the magnitude of the impact is considered insignificant or negligible. For example, a development that would only slightly increase the amount of surface water runoff generated at a project site would be considered to have a less-than-significant impact on surface water runoff.

“Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less-Than-Significant Impact.” Incorporated mitigation measures should

be outlined within the checklist and a discussion should be provided that explains how the measures reduce the impact to a less-than-significant level. This designation is appropriate for a Mitigated Negative Declaration, where all potentially significant issues have been analyzed and mitigation measures have been recommended that reduces all impacts to levels that are less-than-significant.

“Potentially Significant Impact” applies where the project has the potential to cause a significant and unmitigable environmental impact. If there are one or more items marked as “Potentially Significant Impact,” an environmental impact report (EIR) is required.

3.7 INITIAL STUDY CHECKLIST AND SUBSTANTIATION

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
I. AESTHETICS. Would the proposal:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to trees, rocks, outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect the day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

- a-b) *Less-Than-Significant Impact.* The Project site is located in an urbanized area. Implementation of the Project would not involve development that would affect scenic vistas or scenic resources within the vicinity of a designated scenic highway. The closest designated scenic highways are State Route 60 and Moreno Beach Drive, each located approximately 3 miles from the Project site. The site is vacant, and therefore no historic buildings are currently located on, or adjacent to, the Project site. Development of the site will not impact any surrounding views, public or private, of any scenic resources or vistas. Based on the preceding discussion, the Project's potential to result in impacts on scenic vistas or scenic resources, including historic buildings, is considered less-than-significant.
- c) *Less-Than-Significant Impact.* The Project site is currently vacant, undeveloped property. With the exception of a graded area in the northern portion of the along Gentian Avenue, the majority of the site is covered by low lying invasive weeds. A pile of concrete and brick debris, as well as a concrete wash out pit, was observed onsite during the most recent field visit.

Transition of the site from its current state to the commercial/retail uses proposed under the Project would tend to improve the visual character and quality of the site by improving undeveloped areas with contemporary commercial structures and landscaping.

Preliminary concepts for the Project reflect contemporary commercial architectural designs that represent an appropriate and compatible continuation of existing commercial uses found along Perris Boulevard. Final design concepts for the Project will conform to the City's zoning and design standards, and are subject to City review and approval. At a minimum, the Project's building and landscape design will conform to the City's General Plan goals and policies. The Project will further comply with any enhanced landscape design and architectural solutions

that may be specified by City staff and incorporated as Project Conditions of Approval (COA).

Based on the preceding discussion, the potential for the Project to substantially degrade the existing visual character and quality of the site and its surroundings is considered less-than-significant.

- d) *Less-Than-Significant Impact.* The Project will create new sources of lighting, which may include building-mounted, wall-mounted, and pole-mounted fixtures to properly illuminate Project entrances, walkways, and parking areas. The Project will also provide interior lighting and sign illumination. All Project lighting will comply with City requirements to illuminate the site without causing undue light or glare, or compromising views. Compliance with City standards will minimize any potential light and glare impacts from Project lighting.

Sources: Moreno Valley General Plan; Preliminary Plans for the South Moreno Valley Walmart Project, September 2013.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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II. AGRICULTURE AND FOREST RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
Protocols adopted by the California Air Resources Board. Would the Project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

a-c) *No Impact*. Although the site was used for agricultural purposes in the past, agricultural activities ceased approximately 24 years ago. The Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Nor is the Project site zoned for forest lands, timberlands, or timberland production. The Project will have no effect on farmlands, forest lands

or timberlands. The Project site is currently General Plan-designated for commercial uses. No Williamson Act contracts are in place for the subject site. For these reasons, the Project will not conflict with any existing agricultural zoning designations, nor affect any existing Williamson Act contract(s).

- d) *No Impact.* There are no lands within the City of Moreno Valley that qualify as forest land or timberland. Further, there are no areas within the City that are zoned as forest land, timberland, or timberland production.
- e) *No Impact.* There are no forestlands or farm land on the site. The Project does not involve other changes to the environment which could result in the conversion of farm land or forest land to other uses. Therefore, there is no potential for conversion of forest land to a non-forest use or conversion of farm land to a non-agricultural use.

Sources: Moreno Valley General Plan; The Moreno Valley Map Viewer (MV²); Moreno Valley Ordinance No. 865; *Phase I Environmental Site Assessment, Walmart Store No. 4059-00, Moreno Valley, Riverside County, California* (Kimley-Horn and Associates, Inc.) November 8, 2012; Preliminary Plans for the South Moreno Valley Walmart Project (September 2013).

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
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III. 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:

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a) *Potentially Significant Impact.* The Project is located within the South Coast Air Basin (Basin) under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is locally responsible for administration and implementation of the Air Quality Management Plan (AQMP). Development of the Project could result in the production of additional criteria air pollutants which may interfere with, or obstruct, the SCAQMD’s implementation of the AQMP. These potential impacts will be addressed in the EIR, and mitigation measures will be developed to address any potentially significant impacts.

b-d) *Potentially Significant Impact.* Construction activities associated with the Project implementation are temporary sources of fugitive dust and construction vehicle emissions. Additionally, implementation of the Project would result in

development that will generate vehicular trips and associated vehicular-source air pollutant emissions. Ongoing occupation and use of Project facilities would also result in energy consumption, primarily associated with heating and air conditioning, which will also generate air pollutant emissions. Construction-source and operational-source emissions resulting from the Project may contribute to existing and projected exceedances of criteria pollutants within the Basin, and could exceed the air quality standards and thresholds of significance established by the SCAQMD, as identified in the *CEQA Air Quality Handbook*. Air quality impacts of the Project, and mitigation measures addressing those impacts will be discussed in the EIR. The EIR will also evaluate potential impacts of increased air pollution levels on sensitive receptors (including hospitals, schools, daycare facilities, elderly housing and convalescent facilities), based on the preparation of a Project-specific Health Risk Assessment and Toxic Air Contaminant screening report. Mitigation measures, or alternatives to the Project that will reduce or avoid any potentially significant impacts will be provided in the EIR.

- e) *Potentially Significant Impact*. Temporary, short-term odor releases are potentially associated with Project construction activities. Potential sources of odors include but are not limited to: diesel exhaust, asphalt/paving materials, glues, paint, and other architectural coatings. Construction-related odor impacts are mitigated by established requirements for a material handling and procedure plan, which identifies odor sources, odor-generating materials and quantities permitted on site, and isolation/containment devices or mechanisms to prevent significant release of odors. Operations of the implemented commercial facilities are not anticipated to result in objectionable odors; however, the EIR will address potential construction and operational odor impacts, and mitigation measures will be developed to address any potentially significant impacts.

Sources: Preliminary Plans for the South Moreno Valley Walmart Project (September 2013).

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

Substantiation:

- a) *Potentially Significant Impact.* The Project site is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) area. More specifically, the site is located within the MSHCP burrowing owl survey area. A biological resources assessment will be prepared as an element of the Project EIR to identify and address potential impacts to species identified as a candidate, sensitive, or special status species. If necessary, mitigation will be presented to reduce significant impacts.
- b,c) *Potentially Significant Impact.* The Project's potential to adversely affect any riparian habitat or other sensitive natural community will be evaluated as part of the biological resources assessment and summarized within the forthcoming EIR.
- d) *Potentially Significant Impact.* The Project's potential to 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 will be evaluated as part of the biological resources assessment and summarized within the forthcoming EIR.
- e,f) *Less-Than-Significant Impact.* There are no known local ordinances protecting biological resources within the City. The Project will adhere to all applicable General Plan policies, specifically compliance with the MSHCP. The Project's potential to conflict with any local policies or ordinances protecting biological resources is considered less-than-significant.

Sources: Moreno Valley General Plan; Preliminary Plans for the South Moreno Valley Walmart Project, September 2013.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

- a-c) *Potentially Significant Impact.* The Project EIR will present the results of the Cultural Resources Investigation to be performed for the Project site, which will include a reconnaissance survey by a qualified archaeologist and associated historic records searches, which address the potential for the Project to result in impacts to historic, archaeological, prehistoric and paleontological (fossil) resources, including those that may be present onsite within a buried context.
- d) *Less-Than-Significant Impact.* The likelihood of encountering human remains in the course of Project development is minimal. However, as required by California Health and Safety Code Section 7050.5, should human remains be found, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains were found to be prehistoric, the coroner would coordinate with the

California Native American Heritage Commission as required by State law, following the provisions of State *CEQA Guidelines* Section 15064.5. Based on compliance with these existing regulations, the Project’s potential to disturb human remains is considered less-than-significant.

Sources: Preliminary Plans for the South Moreno Valley Walmart Project, September 2013.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the Project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

a, i) *Less-Than-Significant Impact.* There are no known active or potentially active faults traversing the Project site. The site is not located within an Alquist-Priolo Zone or an earthquake hazard zone, as mapped by the City. On this basis, the potential for the Project to expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving rupture of a known earthquake fault is considered less-than-significant.

a, ii) *Less-Than-Significant Impact.* The Project site is located in a region known to be seismically active and strong seismic ground-shaking is anticipated during an earthquake. The nearest known active fault is the San Jacinto-San Jacinto Valley fault, located approximately 5.6 miles northeasterly of the site. This fault could generate an earthquake of a magnitude that could damage the improvements that are developed within the site. The probability of an earthquake affecting the area depends on the magnitude of the earthquake and the distance from the site to the epicenter. The California Building Code requires construction methods that minimize the effects of earthquakes on structures. As part of the City’s standard review and approval of development projects, any new development must provide a geotechnical study for review and approval by the Building & Safety Official; and comply with the requirements of the approved geotechnical report, and applicable

provisions of the Uniform Building Code (UBC) and California Building Code (CBC). Compliance with these requirements reduces potential strong seismic ground-shaking impacts to levels that are less-than-significant.

a, iii) *Less-Than-Significant Impact*. Liquefaction and seismically-induced settlement or ground failure are generally associated with strong seismic shaking in areas where groundwater tables are at relatively shallow depths (within 50 feet of the ground surface) and/or when the area is underlain by loose, cohesionless deposits. During a strong ground shaking event, saturated, cohesionless soils may acquire a degree of mobility to the extent that the overlying ground surface distorts. In extreme cases, saturated soils become suspended in groundwater and become fluid-like.

The Preliminary Geotechnical Engineering Investigation did not encounter groundwater during test borings drilled at a maximum depth of 51.5 feet below ground surface. Seismic settlement of less than ¼ inch and differential settlement of less than 1/8 inch in 40 feet were estimated as a result of seismic ground shaking. On this basis, the study concluded that the potential for seismic-related ground failure onsite is low.

Moreover, as noted previously, as part of the City's standard review and approval of development projects, any new development must provide a final geotechnical study for review and approval by the City Engineer, and comply with the requirements of the approved geotechnical report and applicable provisions of the UBC and CBC. These requirements include, but are not limited to design- and site-appropriate means to avoid or minimize any liquefaction or ground-failure concerns that may be encountered. Compliance with these requirements reduces potential seismic-related liquefaction/ground failure impacts to levels that are less-than-significant.

a,iv) *No Impact*. The Project site is relatively flat with a gentle slope to the southeast (with an elevation range of 1,509 to 1,519 above mean sea level). For this reason,

the site is not internally susceptible to landslides. Adjacent properties also present little topographic relief. The Project will not create any dangerous conditions related to cut/fill slopes. As such, the potential for landslides or mudflows does not exist in the Project vicinity.

- b) *Less-Than-Significant Impact.* Construction activities associated with the proposed Project will temporarily expose underlying soils, thereby increasing their susceptibility to erosion until the Project is fully implemented. Potential erosion impacts incurred during construction activities are mitigated below the level of significance through the Project's mandated compliance with a City-approved Storm Water Pollution Prevention Plan (SWPPP) in compliance with the NPDES General Permit for storm water discharges from construction activities. The proposal involves construction of conventional commercial/retail facilities and supporting site improvements within an essentially level area of the City. The Project does not propose to significantly alter existing topography. Based on the preceding, potential impacts associated with erosion or changes in topography, including loss of topsoil are considered less-than-significant.

- c-d) *Potentially Significant Impact.* Although the Moreno Valley General Plan does not identify the Project area as being susceptible to subsidence, the Project site is located within an area mapped as being susceptible to subsidence within the Riverside General Plan. Additionally, the site exhibits loose, collapsible near-surface soils that will require overexcavation during site preparation. Without proper design and construction, impacts in this regard may be potentially significant, and will be evaluated as part of the EIR.

- e) *No Impact.* The proposed development will connect to adjacent sewer services. No septic tanks or other alternative wastewater disposal systems are proposed. Thus, there is no potential for adverse impacts due to soils limitations relative to septic tanks or alternative waste water disposal systems.

Sources: Moreno Valley General Plan; *Draft Geotechnical Engineering Investigation, Proposed Walmart Store No. 85313, Southwest Corner of Gentian Avenue and Perris Boulevard, Moreno Valley, Riverside County, California (Moore Twining Associates, Inc.)* November 30, 2012; Preliminary Plans for the South Moreno Valley Walmart Project, September 2013.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a-b) *Potentially Significant Impact.* The Project’s contribution to greenhouse gases emissions may be potentially significant, and will be evaluated as part of the EIR Air Quality Analysis. Potential impacts, together with any necessary mitigation measures, will be presented in the Project EIR.

Sources: Preliminary Plans for the South Moreno Valley Walmart, September 2013.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS.				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 the people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

a-b) *Less-Than-Significant Impact.* During the normal course of construction activities, there will be limited transport of potentially hazardous materials (e.g., gasoline, diesel fuel, paints, solvents, fertilizer, etc.) to and from the Project site. The Project is required to meet all City Hazardous Materials Management Plans and regulations addressing transport, use, storage and disposal of these materials.

The Project does not propose uses or activities that would require atypical transportation, use, storage, or disposal of hazardous or potentially hazardous materials not addressed under current regulations and policies. Mandated compliance with existing regulations, as identified above, also reduces the potential for risk of accidental explosion or release of hazardous substances. Impacts in this regard are considered less-than-significant.

c) *Less-Than-Significant Impact.* March Middle School and Rainbow Ridge Elementary School are located less than 1,000 feet southwesterly of the Project site. The Project proposes conventional commercial/retail uses, and does not include elements or aspects that will create or otherwise result in hazardous emissions, and does not propose or require substantive handling of hazardous or acutely hazardous materials, substances, or waste. Pre-packaged materials such as paint, solvents, glues, fertilizers, either sold by the Project retail uses or used during construction and maintenance are subject to extensive local, State, and federal regulations, and

are not considered sources of potentially significant hazardous materials or hazardous emissions.

- d) *Potentially Significant Unless Mitigation Incorporated.* The Project site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. However, the site was historically used for agricultural purposes, from about 1938 to sometime between 1977 and 1989. The Phase I Environmental Site Assessment identified the potential use of herbicides, pesticides, and fertilizers as a Recognized Environmental Condition (REC) for the site. However, there is no evidence that herbicides, pesticides, or fertilizers were stored within the Project site boundaries or that there was a wide use of herbicides, pesticides, or fertilizers on the Project site. Given that the last potential application of herbicides, pesticides, or fertilizers on the Project site would have been in 1989 at the latest, there is low potential for discovering herbicides, pesticides, or fertilizers in the on-site soils. It is anticipated that topsoil material will be exported offsite due to organic content. For this reason, a soil management plan will be prepared to address the potential presence of herbicides, pesticides, or fertilizers discovered during the sampling to be conducted on any soils transported off-site for disposal, as required by the following mitigation measure.

HA-1 Soils transported off-site for disposal shall be sampled for contamination of herbicides, pesticides, and fertilizers consistent with a soil management plan to be prepared for this Project. Sample results may provide an indication as to the presence of chemicals of concern which require special handling during disposal. Any additional impacted soil identified during site work, shall be removed and additional confirmatory sampling shall be conducted until non-actionable levels of pesticides are found.

With the incorporation of Mitigation Measure HA-1, the potential for the Project to result in a significant hazard to the public or environment is considered less-than-significant.

e-f) *Less-Than-Significant Impact*. The Project site is located approximately 1 mile easterly of March Air Reserve Base. Air crash hazards and land use compatibility associated with the airport were analyzed in the Air Installation Compatibility Use Zone Report, originally prepared in 1998 and updated in 2005. The report mapped areas of potential concerns. These areas include area on or adjacent to the runway; or areas within the mapped Clear Zone, Accident Potential Zone (APZ) I, or APZ II. As indicated on Figure 6-5, "Air Crash Hazards" of the General Plan Safety Element, the Project site is located outside any identified airport hazard areas.

Additionally, the single-story, commercial use is in compliance with all Federal Aviation Administration (FAA) regulations for land uses in the vicinity of an airport, such as height restrictions, noise abatement, and lighting restrictions. As such, the Project's potential to result in aircraft-related safety hazards for future occupants of the site is considered less-than-significant. Moreover, it is noted that the Project does not propose activities or uses that would otherwise affect airports or airport operations.

g) *Less-Than-Significant Impact*. The Project does not propose or require designs or activities that would interfere with any identified emergency response or emergency evacuation plan. Emergency procedures or design features required by County, State and Federal guidelines will be implemented during construction and during operation of the Project. Temporary alterations to vehicle circulation routes associated with Project construction are addressed through City-mandated construction traffic management plans. Ongoing coordination with the local fire and police departments during construction will ensure that potential interference with emergency response and evacuation efforts are avoided. The potential for the Project to impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan is therefore considered less-than-significant.

- h) *No Impact.* The Project site is located in an area that has been largely urbanized, and there are no wildlands adjacent to the Project area. On this basis, there is no potential for the Project to expose people or structures to a significant risk of loss, injury or death involving wildland fires. It may be noted that the Project site and surrounding areas are currently provided fire protection and emergency response services by the Moreno Valley Fire Department under contract with the Riverside County Fire Department. Development fees and taxes paid by the Project act to offset its incremental demands for fire protection services.

Sources: Moreno Valley General Plan; *Air Installation Compatible Use Zone Study for March Air Reserve Base* (Engineering-Environmental Management, Inc.) August 2005; Preliminary Plans for the South Moreno Valley Walmart Project, September 2013.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 the 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 amount of surface runoff in a manner which would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of the existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

a, c-f) *Potentially Significant Impact.* The Project will be developed and operated in compliance with all applicable City and Regional Water Quality Control Board regulations and water quality standards. Impervious surfaces created by the development proposed by the Project will result in decreased natural absorption rates and a potentially increased volume of surface runoff. However, the proposed

drainage system will utilize sustainable design methods (i.e., detention basin) to minimize, if not eliminate, existing outflow conditions. Additionally, runoff from the Project area may include oils from paved areas and other chemicals which may contribute to degradation of offsite surface waters. Compliance with applicable existing National Pollution Discharge Elimination System (NPDES) permitting requirements and the mandated Standard Urban Stormwater Management System (SUSMP) requirements would ensure that the Project does not result in substantial additional polluted runoff.

Design, construction, and operation of the Project stormwater management system, and development and implementation of SUSMP requirements will be realized consistent with applicable City and RWQCB requirements. Nonetheless, analysis of potential impacts in regard to stormwater management and stormwater discharge quality will be included in the Project EIR. Mitigation measures will be incorporated to address any potentially significant impacts.

- b) *Less-Than-Significant Impact.* The Project would not contribute to groundwater depletion, nor discernibly interfere with groundwater recharge. Water is provided throughout the City by the Eastern Municipal Water District (EMWD). Groundwater which may be consumed by the Project and the City as a whole is recharged pursuant to the District's policies and programs. The Project will not affect designated recharge areas.

Direct additions or withdrawals of groundwater are not proposed by the Project. Further, construction proposed by the Project will not involve massive substructures at depths that would significantly impair or alter the direction or rate of flow of groundwater. Based on the preceding discussions, the Project's potential impacts to groundwater availability, quality, or recharge capabilities, are considered less-than-significant.

- g-h) *No Impact.* The Project does not propose the construction of housing. As shown at Figure 6-4, "Flood Hazards" of the General Plan Safety Element, the site is not

located within a 100-year flood hazard zone. As such, no placement of structures in a 100-year flood hazard zone would occur as a result of Project implementation and no impact would occur relative to the placement housing or other structures within a mapped 100-year flood hazard area.

- i) *Less-Than-Significant Impact.* A small portion of the City would be affected by failure of Lake Perris Dam. As shown at Figure 6-4, “Flood Hazards” of the General Plan Safety Element, the site is located outside the identified Potential Inundation Area due to failure of this dam. As such, the potential for people or structures to be subjected to substantial risk of loss, injury or death involving flooding as a result of the failure of a levee or dam is considered less-than-significant.

- j) *No Impact.* The nearest body of water to the Project site is Lake Perris, located approximately 3 miles southeasterly of the site. At this distance, and because the site is located upgradient from the lake, the site is not considered susceptible to seiche-related hazards. The Project site is located approximately 40 miles easterly of coastal waters, and approximately 1,525 feet above mean sea level. As such, the site is not subject to tsunami hazards. No slopes of significance have been identified on or near the Project site, and the Project site has not historically been affected by mudflows. Impacts related to tsunami, seiche, or mudflow will not affect the Project.

Sources: Moreno Valley General Plan; <http://www.moreno-valley.ca.us/community/pdfs/mvglance0213.pdf>; Preliminary Plans for the Moreno Valley Walmart Project, September 2013.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a) *Potentially Significant Impact.* The subject site is located within an area designated for commercial uses, adjacent to an urbanized area of established land uses. The Project may result in off-site impacts (e.g., air quality, noise, traffic) that could disrupt or otherwise adversely affect these neighboring land uses. These potential off-site impacts will be addressed under their respective topical headings within the EIR.

It is further noted that the Land Use Section of the EIR will comprehensively analyze the potential for the Project to result in, or cause, land use disruptions due to a potential urban decay impact. Consistent with CEQA requirements, the urban decay analysis will be focus on the identification of economic impacts that may be substantial enough to result in physical changes in the market area (i.e., physical deterioration of existing retail centers/districts).

- b) *Potentially Significant Impact.* The City of Moreno Valley General Plan Land Use designation of the Project site is “Commercial (C).” Zoning for the site is “Community Commercial (CC).” The uses proposed by the Project are consistent with the existing General Plan designation. Similarly, all of the proposed uses are permitted or conditionally permitted under the site’s current Zoning designations. No change in land use designation is required or proposed. This suggests that the Project will not conflict with any applicable land use plan, policy, or regulation. However, in order to provide context for the Project under existing and proposed conditions, the EIR will include a detailed analysis of the Projects’ potential impacts in this regard.
- c) *Less-Than-Significant Impact.* As previously noted, the Project will be implemented consistent with the requirements of the MSHCP. The Project’s potential to conflict with any applicable habitat or natural communities conservation plan is considered less-than-significant.

Sources: Moreno Valley General Plan; The Moreno Valley Map Viewer (MV²); Moreno Valley Ordinance No. 865; Preliminary Plans for the South Moreno Valley Walmart Project, September 2013.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XI. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and to the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

a-b) *No Impact.* As presented in the EIR prepared for the City’s General Plan, no regionally or statewide significant mineral resources are located within the City. On this basis, development of the Project would not result in any impacts to mineral resources that would be of future value to the region and the residents of the State.

Sources: Moreno Valley General Plan; Moreno Valley General Plan Final Program EIR; Preliminary Plans for the South Moreno Valley Walmart Project, September 2013.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a-d) *Potentially Significant Impact.* Construction of the Project will temporarily increase localized noise levels, and occupation of Project facilities will establish long-term stationary operational noise sources. These noise sources could adversely affect any nearby sensitive receptors. Further, Project traffic, including delivery truck operations, may increase noise levels along affected roadways, with potentially adverse effects at receiving land uses. A Project-specific Noise Impact Study will be prepared to examine noise associated with implementation and operations of the Project. Project-related noise impacts will be discussed in the EIR. Mitigation measures will be proposed for impacts determined to be potentially significant.

e-f) *Less-Than-Significant Impact.* As noted previously, the Project site is located approximately 1 mile easterly of March Air Reserve Base. As indicated within the Air Installation Compatible Use Zone Study for March Air Reserve Base, the site is located well beyond the airport’s 60 CNEL noise contour. As such, the Project’s potential to cause an exposure of future occupants of the Project site to aircraft-related noise is considered less-than-significant. Moreover, it is noted that the Project does not propose activities or uses that would otherwise affect airports or airport operations.

Sources: Moreno Valley General Plan; *Air Installation Compatible Use Zone Study for March Air Reserve Base* (Engineering-Environmental Management, Inc.) August 2005; Preliminary Plans for the South Moreno Valley Walmart Project, September 2013.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XIII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in the area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

a) *Less-Than-Significant Impact.* The Project does not propose new residential development and would not directly contribute to population growth within the City. Employment generated by the Project may contribute to nominal population growth; however, Project-related employment demands would likely be filled by the existing personnel pool within the City and neighboring communities. Significant population growth is not anticipated to occur as a direct result of Project implementation. The Project is proposed at this location in order to service customers from existing demand in the service area. Further, the Project site is located within an urbanized area that is already served by roadways, utilities, and other infrastructure. Therefore, any additional infrastructure improvements are unlikely to encourage further population growth. As such, the Project’s potential to induce substantial growth directly or indirectly is considered less-than-significant.

b,c) *No Impact*. As previously stated, the General Plan Land Use designation of the Project site is “Commercial (C).” Zoning for the site is “Community Commercial (CC).” The Project will be implemented on a site designated for commercial uses. The Project does not involve or propose the displacement of any onsite or offsite housing stock. No impacts relating to displacement of housing will result from the Project.

Sources: Moreno Valley General Plan; The Moreno Valley Map Viewer (MV²); Moreno Valley Ordinance No. 865; Preliminary Plans for the South Moreno Valley Walmart Project, September 2013.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of the new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a-b) *Less-Than-Significant Impact.* Development of the Project will result in an incremental demand for fire protection and law enforcement services. Primary fire protection services to the Project area are currently provided by Moreno Valley Fire Department, under contract with the Riverside County Fire Department. The fire station nearest the Project site is Fire Station 65 (15111 Indian Avenue), located approximately one half mile northwesterly of the site. This station houses one paramedic engine company and a reserve fire engine.

Police protection and crime prevention services are provided by the Moreno Valley Police Department, under contract with the Riverside County Sheriff's Department. The Police Station is located at 22850 Calle San Juan De Los Lagos, approximately 2.5 miles northwesterly of the site. In an effort to improve response times to calls for service, make officers more familiar with community areas, and connect with citizens and business owners, the Police Department has adopted a "Zone Policing" strategy. The City has been divided into four zones and police officers are assigned to a specific zone. The Project site is located within Zone 3.

Permit and inspection fees, and tax revenues generated by the Project will provide funding available to supplement existing service levels. Project-related impacts to fire protection services are considered less-than-significant.

c-d) *Less-Than-Significant Impact.* Employment opportunities created by the Project may result in increased secondary impacts to school and park facilities. Both the Moreno Valley Unified School District (MVUSD) and the Val Verde Unified School District provide educational facilities and services to the City of Moreno Valley. Increased student population could result from requests for Intra-District Transfers from employees of the Project wanting to enroll their children in schools closer to their place of employment. Yet any impacts from such school transfers would be minimal. Secondary impacts to park facilities from commercial

development would be the occasional use of a proximate park during a lunch or dinner break. The Project will pay required school impact fees, and will not contribute substantially to the resident population base using school and/or park facilities. The potential for these secondary effects to result in substantial adverse physical impacts associated with new or physically altered governmental facilities, or the need for new or physically altered governmental facilities is considered less-than-significant.

- e) *Less-Than-Significant Impact.* Development of the Project would require established public agency oversight including, but not limited to, plan check and permitting actions by the City Planning Division, City Public Works Department, Moreno Valley Police Department, and the Moreno Valley Fire Department. These actions typically fall within routine tasks of these agencies and are paid for via plan check and inspection fees. Similar to the previous discussion above, secondary impacts to library facilities from commercial development would be the occasional use of a proximate library during a lunch or dinner break. The potential for the Project to result in substantial adverse physical impacts associated with new or physically altered governmental facilities, or the need for new or physically altered governmental facilities is considered less-than-significant.

Sources: Moreno Valley General Plan; www.moval.org; www.riversidesheriff.org; Preliminary Plans for the South Moreno Valley Walmart Project, September 2013.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

- a) *Less-Than-Significant Impact.* The Project does not propose elements (e.g., residential development) that would result in substantial increased demands for neighborhood or regional parks or other recreational facilities. Further, Project-related employment demands are expected to be largely filled by existing residents of either the City of Moreno Valley or neighboring communities. As such, the Project’s potential to result in increased demands on neighborhood or regional parks or other recreational facilities is considered less-than-significant.
- b) *No Impact.* The construction of recreational facilities is not included in the Project proposal, nor will the Project require the construction or expansion of recreational facilities. Neither Project construction nor operations are anticipated to negatively impact any surrounding recreational facilities. As such, the Project will have no impact in this regard.

Sources: Preliminary Plans for the South Moreno Valley Walmart Project, September 2013.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

- a-b, d) *Potentially Significant Impact.* The Project has the potential to increase vehicular traffic along area roads. A comprehensive Traffic Impact Analysis (TIA) will be prepared to examine trip generation and distribution associated with the Project's construction and operations. Mitigation measures addressing any potentially significant Project-related traffic impacts will be identified in the EIR.
- c) *Less-Than-Significant Impact.* The Project does not propose elements or aspects that would affect air traffic patterns. As noted previously within discussions of safety hazards and noise, the Project is located outside any identified airport hazard areas. Additionally, the single-story, commercial use is in compliance with all Federal Aviation Administration (FAA) regulations for land uses in the vicinity of an airport, such as height restrictions, noise abatement, and lighting restrictions. As such, the potential for the Project to result in a change in air traffic patterns that could result in substantial safety risks is considered less-than-significant.
- e) *Potentially Significant Impact.* The Project does not propose elements or aspects that would obstruct or restrict emergency access to or through the area. Notwithstanding, emergency access will be evaluated as part of the TIA to be prepared for the Project. Any potentially significant impacts will be discussed further in the Project EIR. In conjunction with the review and approval of building permits, the City will review all plans to assure compliance with all applicable emergency access and safety requirements.
- f) *Less-Than-Significant Impact.* The Project does not present elements or aspects that would conflict with adopted alternative transportation policies. On a long-term basis, the Project may result in increased demand for public transportation as increased retail opportunities become available onsite; however, existing transit service is available within the Project area. Affected transit agencies routinely review and adjust their ridership schedules to accommodate public demand. The need for transit-related facilities, including but not limited to bus shelters and

bicycle parking, will be coordinated between the City and the Project Applicant, with input from transit providers as applicable, as part of the City’s standard development review process. Based on the preceding discussions, the potential for the Project to conflict with adopted policies supporting alternative transportation is considered less-than-significant.

Sources: Moreno Valley General Plan; *Air Installation Compatibility Use Zone Study for March Air Reserve Base* (Engineering-Environmental Management, Inc.) August 2005; Preliminary Plans for the South Moreno Valley Walmart Project, September 2013.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS.				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
addition to the provider's existing commitments?				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

- a) *Less-Than-Significant Impact.* Wastewater generated by the Project will be collected for treatment by the Eastern Municipal Water District (EMWD), a permittee of the Santa Ana Regional Water Quality Control Board (SARWQCB).

Project-generated wastewater would be typical of commercial/retail sources, and would not require treatment beyond that provided by existing and programmed EMWD facilities. Moreover, the Project will be developed and operated in compliance with the City regulations and standards of the SARWQCB.

Wastewater treatment demands of the Project can be accommodated within the scope of existing/programmed EMWD facilities and would not cause or result in exceedance of wastewater treatment requirements of the SARWQCB. Based on the preceding, the potential for the Project to exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board is considered less-than-significant.

- b) *Less-Than-Significant Impact.* Most of the City's water is imported via the California Aqueduct from northern and central California. A secondary source of imported water is available to the City from the Colorado River Aqueduct. In addition to

imported water, groundwater is also used. Portions of the Perris Basin and the San Jacinto Basin (hydrological groundwater basins) are located beneath the City.

Water supply and wastewater treatment are provided to the Project site by the Eastern Municipal Water District (EMWD). The Project proponent will be required to pay water and sewer connection fees established by EMWD to support the maintenance and planned improvement of existing infrastructure. Project improvements will include the construction of water laterals necessary to connect the Project to the existing water distribution and sewer lines. This construction will occur on the Project site, or within dedicated public easements/right of way.

No additional or non-standard treatment is required to specifically meet the Project's water demands. The Project will pay applicable water and sewer connection and service fees, which act to fund City and EMWD improvement plans, operations, and maintenance. The EMWD, as a regional wastewater treatment provider, will determine when and in what manner treatment facilities will be constructed and/or upgraded to meet increasing demands of areawide development, including the incremental demands of the Project.

The Project's potential to require the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, is considered less-than-significant.

- c) *Less-Than-Significant Impact.* A detention basin will be constructed in the southwest corner of the site, westerly adjacent to the outer parcel. All onsite stormwater runoff will be directed to this detention basin via a system of underground pipes and catch basins. This allows gradual dispersal to existing municipal storm drainage facilities to prevent downstream capacity issues.

A new 39" storm drainage line will be installed within Santiago Drive. The line will travel east approximately 1,733 feet from the onsite detention basin, and

connect with a 45" line to be installed (by others) in Perris Boulevard before being conveyed to an existing 48" line within Iris Avenue.

The new line to be installed by the Project has been planned as part of the Riverside County Master Drainage Plan. Since the line will be located within a paved roadway (Santiago Drive), no significant environmental impacts are anticipated. Consistent with established building code regulations, and prior to the issuance of building permits, the developer will prepare and submit a site-specific drainage study reflecting precise pad locations, proposed drainage structures, temporary retention areas, etc. All required drainage improvements will be implemented to the satisfaction of the City.

- d) *Less-Than-Significant Impact.* The City of Moreno Valley is served by two water purveyors: Eastern Municipal Water District (EMWD) and the Box Springs Mutual Water Company. Eastern Municipal Water District is the primary water purveyor, serving approximately 85 percent of the planning area, including the Project site. Based on Walmart empirical data, the calculated likely maximum water demand of the Project is estimated at 7,300 gallons per day (gpd), or approximately 8.18 acre-feet per year (AFY). Based on information presented within the EMWD 2010 Urban Water Management Plan (UWMP), this represents approximately 0.005 percent of the total 2010 water demand within the City and 0.003 percent of the projected 2015 demand. The estimated Project water demands conservatively do not take into account mandated water conservation that would be imposed by California SB7X-7. In this regard, consistent with SB7X-7 mandates, the Project water demands would be reduced by 10 percent in the near term (2015) and by 20 percent by the year 2020.

The water demand planning reflected in the UWMP takes into account anticipated development of the City pursuant to the General Plan. In this regard, the UWMP reflects and anticipates commercial development proposed by the Project.

State law requires the preparation of a Water Supply Assessment (WSA) for commercial projects that propose more than 500,000 square feet, or that would employ 1,000 or more persons. Because the Moreno Valley Walmart Project proposes the construction of approximately 185,761 square feet of commercial/retail uses with an anticipated employment base of approximately 350 to 400 persons, the preparation of a WSA is not required. As supported by the preceding discussion, sufficient water supplies are available to serve the Project from existing entitlements and resources, and the potential for the Project to require new or expanded entitlements is less-than-significant.

- e) *Less-Than-Significant Impact.* Wastewater service will be provided to the Project site by EMWD. EMWD operates over 356 miles of sewer mains and six (6) sewage liftstations to provide wastewater collection services within the City. All wastewater is collected and conveyed to the Moreno Valley Regional Water Reclamation Facility (MVRWRF). This facility has a capacity to treat 16 million gallons of wastewater per day (mgd) and a capacity to expand to 41 mgd. The utilization in the year 2002 was approximately 11 mgd.

Based on the likely maximum water demand of the Project, the proposed general commercial uses are anticipated to generate approximately 7,300 gallons of wastewater per day. This volume is accounted for and reflected in current and programmed EMWD sewer treatment facilities planning. More specifically, wastewater generated by the Project would account for 0.04 percent of the existing capacity of the MVRWRF.

As previously noted, the Project will pay applicable sewer connection and service fees, which act to fund City and EMWD improvement plans, operations, and maintenance.

Based on the preceding discussion, the Project's potential to exceed current or anticipated wastewater treatment capacities or require the construction of new

water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, is considered less-than-significant.

- f) *Less-Than-Significant Impact.* Solid waste generated within the City is primarily deposited in the Riverside County Waste Management Department's (RCWMD) Badlands Landfill, located approximately six (6) miles northeasterly of the Project site. However, the City's trash hauler can also use other County landfills in the area, such as the Lamb Canyon Landfill and El Sobrante Landfill. All Riverside County landfills are Class III disposal sites permitted to receive non-hazardous municipal solid waste.

The Badlands Landfill is expected to reach capacity between 2018 and 2020; however, the landfill site has potential for further expansion. The El Sobrante Landfill is expected to continue receiving solid waste for approximately 30 years. The Lamb Canyon Landfill is expected to continue receiving solid waste until at least 2023.

Based on the preceding discussion, the Project will be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs; no significant impacts are anticipated.

- g) *Less-Than-Significant Impact.* Development proposed by the Project would be operated in compliance with applicable City General Plan goals and policies, and City Zoning regulations. Moreover, the Project involves the development of conventional commercial/retail uses, and as such, does not propose uses or activities that would conflict with local, State and federal solid waste management regulations.

The California Integrated Waste Management Act under the Public Resources Code requires that local jurisdictions divert at least 50% of all solid waste

generated by January 1, 2000. The City remains committed to continuing its existing waste reduction and minimization efforts with the programs that are available through the City. Additionally, beginning July 1, 2012, the State of California required that all businesses that generate four cubic yards or more of refuse per week implement a recycling program. This requirement is set forth in Assembly Bill 341, which was passed by the California legislator in October 2011.

All solid waste generated by the Project will be collected and disposed of as part of the City’s commercial/retail waste stream. In this latter regard, the City oversees waste collection and recycling by sanitation service providers who collect refuse, green waste, bulky items and recycled materials. Based on the preceding, the potential for the Project to conflict with or obstruct federal, state, and local statutes and regulations related to solid waste is considered less-than-significant.

Sources: Moreno Valley General Plan; Preliminary Plans for the South Moreno Valley Walmart Project, September 2013.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
are considerable when reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Substantiation:

- a) *Potentially Significant Impact.* The Project involves the development of commercial facilities on a commercially-designated site, amid other urban land uses within a largely urbanized area. Notwithstanding, certain biological resources may be adversely affected by the Project. Additionally, as yet unknown cultural resources may exist within the Project area. The EIR will propose mitigation to reduce or avoid any potentially significant impacts to any identified biological and/or cultural resources.
- b) *Potentially Significant Impact.* The Project has the potential to result in cumulatively considerable impacts. As discussed in the previous environmental evaluation, implementation of the Project may result in potentially significant impacts under the environmental topics of:
- Air Quality;
 - Biological Resources;
 - Cultural Resources;
 - Geology and Soils;
 - Greenhouse Gas (GHG) Emissions impacts;
 - Hydrology/Water Quality;

- Land Use and Planning (including consideration of potential economic impacts that could result in physical land use impacts, e.g., blight);
- Noise; and
- Transportation/Traffic.

To a certain extent, impacts of the Project, together with other known or anticipated projects in the area, may have a cumulative effect under all of the aforementioned environmental considerations. The Project EIR will identify the Project's contribution to, and context within, potentially significant cumulative environmental effects influencing the vicinity and region.

- c) *Potentially Significant Impact.* As indicated by this IS evaluation, the Project may cause or result in certain potentially significant environmental effects, resulting in potentially adverse effects to human beings. While adverse environmental effects that could affect human beings could, to some degree, be substantiated under all CEQA issue areas, Project impacts that could directly affect human beings include:

- Air Quality;
- Biological Resources;
- Cultural Resources;
- Geology and Soils;
- Greenhouse Gas (GHG) Emissions impacts;
- Hydrology/Water Quality;
- Land Use and Planning (including consideration of potential economic impacts that could result in physical land use impacts, e.g., blight);
- Noise; and
- Transportation/Traffic.

The Project EIR will address these environmental topics and present mitigation measures for any potentially significant impacts.

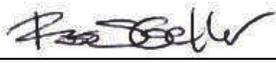
4.0 DETERMINATION

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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.	<input type="checkbox"/>
I find that although the project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described previously have been added to the project. A NEGATIVE DECLARATION will be prepared.	<input type="checkbox"/>
I find that the project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.	<input checked="" type="checkbox"/>
I find that the project MAY have a significant effect(s) 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 an earlier analysis as described on attached sheets. If the effect is a potentially significant impact or potentially significant unless mitigated an ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that need to be addressed.	<input type="checkbox"/>
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 all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.	<input type="checkbox"/>

City of Moreno Valley:

Signature  Date March 26, 2014

Printed Signature: Ross S. Geller for Jeffrey Bradshaw, City of Moreno Valley