DRAFT MITIGATION MONITORING AND REPORTING PROGRAM

FOR GOYA AT HERITAGE PARK AT GOYA

PEN23-0069 (TTM), PEN23-0070 (PUD), PEN23-0071 (Change of Zone), PEN23-0072 (General Plan Amendment), and PEN23-0073 (Expanded Initial Study)

The following is a Mitigation Monitoring and Reporting Program (MMRP) for the Goya at Heritage Park located in Moreno Valley, California. This MMRP has been prepared pursuant to Section 15097 of the CEQA Guidelines and Section 21081.6 of the Public Resources Code. This MMRP lists all applicable Project Mitigation Measures (MM), Standard Condition (SC), and environmental commitments for executing Best Management Practices provided by the Project Applicant that are required to be implemented with the Project under existing Plans, Programs, and Policies for environmental resource protection. This MMRP includes implementation timing and responsible party to ensure proper enforcement of all MMs and SCs to reduce Project impacts. The City of Moreno Valley, as the Lead Agency, will utilize the MMRP to document the implementation of Project mitigation and BMP environmental commitments, which ensure all project impacts are reduced to less than significance pursuant to The California Environmental Quality Act (CEQA).

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a) Have a substantial adverse effect on a scenic vista? c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	**MM AES-01- Perimeter Walls**: Prior to final tract map approval and issuance of permits, the City of Moreno Valley shall verify that Project plans and the recorded CC&Rs for the Project include the following types of perimeter fencing and walls to be installed during construction and maintained in perpetuity throughout the Heritage Park Planned Unit Development: a) ***Perimeter Block Walls***- Perimeter block walls generally located around the exterior of the neighborhood to provide homes with privacy and noise attenuation from abutting roads and off-site land uses. These Perimeter Block Walls consist of textured split-face concrete solid bricks, with no openings. The wall shall measure six (6) feet in height as measured from ground surface including two (2) inch high caps. The wall shall include 16-inch block decorative concrete block pilasters with no openings, at each lot line and change of fence type. b) ***Interior Vinyl Fence:*** Interior Vinyl Fences are generally located between side yards and at the back of residential lots (excluding lots which rear on public streets, which are covered in item 1. above) to provide privacy and security for residents. Interior Vinyl Fences have a height of six (6) feet as measured above ground surface and are constructed of tongue and groove	Prior to the issuance of building permits.	City's Building Official, Planning Division, and the City Engineer.	Initials: _____ Date: _____

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Aesthetics	a), c) continued…	panels, top and bottom rails, and vinyl posts with vinyl caps. c) ***Tubular Steel Fence:*** Tubular Steel Fences are generally located at the perimeters of retention basin areas and dog parks. These Tubular Steel Fences preserve scenic views while maintaining security for residents and visitors of the community. View fences have a maximum height of six (6) feet and are constructed of tubular steel 0.5-inch square 16-gauge palings and 1.5-inch square 14-gauge tubing top and bottom rails. The color finish of the tubular steel fence should complement the community design theme. The City's Building Official, Planning Division, and the City Engineer shall verify construction plans show perimeter fencing and concrete block walls, according to items a through c above, within the Heritage Park Planned Unit Development and that perimeter walls and fences will be constructed from materials, colors, and textures that are similar and harmonious with the architecture and earth tones, as indicated on Project Plans, Design Guidelines, and in **Figures 7: Site Plan** and **Figure 9: Elevations** of the Draft ISMND. Long-term maintenance of items a) through 3) above shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Division prior to issuance of the first final certificate of occupancy. City review of Site Plans, Design Guidelines, CC&Rs and Articles of Incorporation for the HOA shall verify that the CC&Rs provide guidelines for perpetual maintenance of all community perimeter fencing and walls for the Project shown on **Figure 7: Site Plan** of the ISMND. This verification will be done by the City Engineer, Building Official, and/or Planning Division prior to issuance of final approval of the Tract Map and prior to issuance of building and grading permits for the Project and verified again within the recorded CC&Rs prior to issuance of the first certificate of			

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Aesthetics	a), c) continued…	occupancy. Implementation will be verified during Project inspections by the City Building Inspector. Inclusion of the fencing plan and maintenance program shall be included in the recorded CC&Rs by the City Inspector, City Engineer, and Building Official prior to issuance of the first certificate of occupancy.			
		MM AES-02- Landscaping and Irrigation: The City Building Official, Planning Division, and the City Engineer shall verify prior to Final Tract Map approval and prior to issuance of permits, that Project plans show landscaping and irrigation along Iris Avenue and Goya Avenue providing effective screening and visual buffers between the adjacent public streets and the Project; this includes permanent maintenance through the CC&Rs and HOA. The second stories of the proposed residential structures that are visible from Goya Avenue and Indian Street shall be buffered. Pursuant to the Heritage Park PUD Design Guidelines, landscaping along Goya Avenue and Indian Street should consist of the following: <u>Goya Avenue</u> Goya Avenue shall contain curb separated landscaped parkways maintained by the HOA and adorned with 27 Chinese Pistache trees (or a suitable alternative tree species with similar foliage and mature heights reaching 25- to 35-feet tall and canopies of up to 50-feet wide) that provide a visual buffer between the street and adjacent residential areas. At the Goya Street vehicular entry, a curb-separated walkway lined with four (4) Koelreuteria Bipinnata trees shall be implemented or If an alternative species is selected for implementation it shall provide similar foliage and reach mature heights up to 40- to 60-feet tall with a canopy of up to 30-feet to 40-feet wide. <u>Indian Street</u> Indian Street shall feature landscaped parkways, maintained by the HOA, acting as a buffer between the street and surrounding residential areas. Two (2) Crape Myrtle trees (or suitable	Prior to Final Tract Map approval and prior to issuance of permits. Prior to issuance of the first certificate of occupancy	City Building Official, Planning Division, and the City Engineer.	Initials: _____ Date: _____

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Aesthetics	a), c) continued…	alternative species reaching 15-feet to 25-feet-tall with a canopy of 6-feet to 15-feet wide) and thirteen (13) Lagerstroemia "Catawba" shall adorn the parkways, while five (5) Saratoga Sweet Bay trees (or suitable alternative with similar foliage and up to 15-feet to 35-feet tall and 15-feet to 35-feet wide at maturity) will create a barrier between the street and the retention basin area to the east. At the Indian Street vehicular entry, planted trees at the curb-separated walkway will consist of four (4) Koelreuteria Bipinnata trees (or a suitable alternative with similar foliage with heights up to 40- to 60-feet tall and a canopy of up to 30-feet to 40-feet wide at maturity. Prior to issuance of the first certificate of occupancy, the City Planning Division, Inspector and Building Official shall verify that landscape irrigation and maintenance is included in the recorded CC&Rs for the Project.			
		MM AES-03- Exterior Finishes: The City's Building Official and/or Planning Division shall verify prior to final tract map approval and issuance of permits, that plans will show the following architectural details on the front and rear facades (exteriors of residential structures) facing Goya Avenue and Indian Street and from public open space. Plan check shall include verification by the City Engineer, Building Official and Planning Division that CC&Rs for the Project include guidelines for long term maintenance of these features on these specific lots as described below and shown in **Figure 7: Site Plan** and **Figure 9: Elevation** Plans in the Draft ISMND and the Design Guidelines for the Project: *a) Building Form, Massing, and Articulation* **1.** Front and rear building setbacks along Goya Avenue and Indian Street shall be varied **2.** Elevation Plans shown in **Figure 9: Elevations** of the Draft ISMND provide four architectural styles (Spanish, Ranch, Prairie, and Craftsman). Architectural building styles shall alternate along the streets.	Prior to final tract map approval and issuance of permits.	City Engineer, City Building Official and Planning Division	Initials: _____ Date: _____

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Aesthetics	a), c) continued…	3. Street entry driveways from Goya Avenue and Indian Street shall include decorative pavement and large container trees and plants. 4. Plans shall show plane offsets for façade articulation and varied roof forms. 5. Plans shall show matching structure details, such as window trim and exterior doors, according to the architectural style of the structure. 6. Decorative architectural details will be added on building facades that are visible from adjacent streets and parks. These treatments could include varied and complimentary colors to accentuate building features, brackets or trellises for roof overhangs and projections, stonework, window shutters and decorative trim among others. These details should be applied to enhance the elevations of buildings and create a dynamic and aesthetic in public areas. *b) Windows:* 1. Coordinate each elevation's window shape, size, and location to provide a logical, proportional, and attractive composition consistent with the architectural style. 2. Arrange and determine the dimensions of windows in accordance with the conditions of the site, taking into account privacy concerns to the extent possible. 3. Feature windows are encouraged to incorporate enhancements such as recess into the wall plane, enhanced sills with corresponding roof elements, shutters, projecting overhead trellis elements, or decorative grilles if appropriate to the architectural style. All other windows on the front elevation feature trim surrounds, headers and/or sills, or other enhancements consistent with the architectural style of the building.			

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Aesthetics	a), c) continued…	**4.** When used, the shape and size of shutters should be proportionate to the window opening and appear as functioning elements. *c) Colors and Materials:* ***1.*** Building materials and colors shown on architectural plans are in earthtones. Final color selection should be appropriate to the overall neighborhood design theme and relate to the selected architectural style. ***2.*** Where color or material changes occur on the building, such changes should only occur at inside corners or wrapped to termination points of at least 24 inches that provide a finished appearance from the street. ***3.*** Columns and posts should be enveloped by the color and materials, which should come to an end at the point where the material changes. ***4.*** Apply colors and materials to enhance changes in wall plane, reinforce articulation of elevations, and enhance special features such as entries, single-story elements, etc. ***5.*** Select high-quality, low-maintenance, and durable materials to minimize the need for a replacement that would contribute to landfill waste. ***6.*** Appropriate building materials include, but are not limited to: - Stucco - Simulated wood siding - Natural or manufactured stone veneer - Natural or manufactured brick veneer - Metal - Vinyl Windows *d) Roofs* ***1.*** Select roof forms, pitches and materials that are consistent with the architectural style of the building. Consider roof forms in relation to the building mass to			

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Aesthetics	a), c) continued…	improve massing relief along public streets and on other publicly visible elevations. *2.* Varied roof forms, offsets and materials consistent with the architectural style of the building are encouraged to create variation in the street level views. *3.* Keep roof forms simple and efficient based on the architectural style and plan shape. Avoid overly complicated roof design that detracts from the characteristics of the architectural style. *4.* Consider the visual impact of the placement of photovoltaic panels and/or tiles, as well as any solar water heating panels, while designing roof plans. Minimize or group rooftop equipment to leave adequate, continuous space for rooftop photovoltaic systems where feasible. *e) Gutters and Downspouts*: *1.* Where it is feasible, thoughtful consideration should be given as to the location of the overall guttering system during the architectural design process so that the result is a cohesive building façade in which all elements, including gutters and downspouts, work together to create a pleasing building façade. *2.* Whenever possible, downspouts should be located in the least conspicuous location, such as side and rear facades of the building. *3.* Exposed gutters and downspouts may be painted to complement or match the colors of the surfaces to which they are attached. *4.* Gutter and downspout locations shall be subject to CC&R guidelines and HOA approval. Exterior finishes described above shall be constructed with the Project, enforced by the HOA according to recorded CC&Rs as shown on project plans, as verified by the City of Moreno Valley, prior to issuance of final tract map approval and issuance of			

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Aesthetics	a), c) continued…	permits. Incorporation of items a) through e above shall be incorporated in the recorded CC&Rs as verified by the City Planning Division, Building Official and Inspector prior to issuance of the first certificate of occupancy to enhance street-level views from streets and public open spaces			
		SC AES-01: Visual Impacts- Prior to issuance of permits and final tract map approval, the City Engineer and Planning Division shall verify that Project plans and CC&Rs for the Project incorporate guidelines/regulations for the following: a) Enforce the Municipal Code requirements and Design Guidelines to ensure that high quality development yielding a pleasant living environment for existing and future residents (GP Objective 2-10) b) New electrical and communication lines are to be placed underground (GP Policy 7.7.1) c) The size, number and design on signs shall be subject to city review and approval to minimize degradation of visual quality (GP Policy 7.7.2) d) Minimize the visibility of wireless communication facilities by the public. Encourage "stealth" designs and encourage new antennas to be located on existing poles, buildings and other structures. Antennas are to be mounted in a manner not exceeding the heights of these structures. (GP Policy 7.7.5)	During Plan Check and Inspections and ongoing	City Engineer, Planning Division, and Developer/ Builder/ Contractor. HOA	Initials: _____ Date: _____
Air Quality	a) Conflict with or obstruct implementation of the applicable air quality plan?	**SC AQ-01: Compliance with SCAQMD Rules**- Throughout Project construction, the Project contractor shall adhere to the following rules outlined within SCAQMD's Air Quality Management Plan: **SCAQMD Rule 402:** Prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.	Throughout Project construction.	Project contractor	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Air Quality	a) continued…	**SCAQMD Rule 403:** Governs emissions of fugitive dust during construction and operation activities. Compliance with this rule is achieved through application of standard Best Management Practices (BMPs), such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites. Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 403 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Applicable dust suppression techniques from Rule 403 are summarized below and can reduce fugitive dust generation, Particulate Matter 10 microns or greater in diameter (PM10). Compliance with these rules would reduce impacts on nearby sensitive receptors. Rule 403 measures may include but are not limited to the following: • Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more). • Water active sites at least three times daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving.) • Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 0.6 meters (2 feet) of freeboard (vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code section 23114.			

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Air Quality	a) continued…	• Reduce traffic speeds on all unpaved roads to 15 miles per hour (mph) or less. • Suspension of all grading activities when wind speeds (including instantaneous wind gusts) exceed 25 mph. • Bumper strips or similar BMPs shall be provided where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip. • Replanting disturbed areas as soon as practical. • During all construction activities, construction contractors shall sweep on-site and off-site streets if silt is carried to adjacent public thoroughfares, to reduce the amount of particulate matter on public streets. All sweepers shall be compliant with SCAQMD Rule 1186.1, Less Polluting Sweepers. SCAQMD Rule 445: Prohibits permanently installed wood burning devices into any new development. A wood burning device means any fireplace, wood burning heater, or pellet-fueled wood heater, or any similarly enclosed, permanently installed, indoor or outdoor device burning any solid fuel for aesthetic or space-heating purposes, which has a heat input of less than one million British thermal units per hour. SCAQMD Rule 481: Applies to all spray painting and spray coating operations and equipment, requiring that a person shall not use or operate any spray painting or spray coating equipment unless one of the following conditions is met: (1) The spray coating equipment is operated inside a control enclosure, which is approved by the Executive Officer. Any control enclosure for which an application for permit for new construction, alteration, or change of ownership or location is submitted after the date of adoption of this rule shall be exhausted only through filters at a design face velocity not less than 100 feet			

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Air Quality	a) continued…	per minute nor greater than 300 feet per minute, or through a water wash system designed to be equally effective for the purpose of air pollution control. (2) Coatings are applied with high-volume low-pressure, electrostatic and/or airless spray equipment. (3) An alternative method of coating application or control is used which has effectiveness equal to or greater than the equipment specified in the rule. **SCAQMD Rule 1108:** Governs the sale, use, and manufacturing of asphalt and limits the volatile organic compound (VOC) content in asphalt used in the Basin and regulates the VOC content of asphalt during construction. All asphalt used during Project construction must comply with SCAQMD Rule 1108. **SCAQMD Rule 1113:** Governs the sale, use, and manufacturing of architectural coating and limits the VOC content in paints and paint solvents. Regulates VOC content of paints during construction. All paints and solvents used during Project construction and operation must comply with SCAQMD Rule 1113. **SCAQMD Rule 1143:** Governs the manufacture, sale, and use of paint thinners and solvents used in thinning of coating materials, cleaning of coating application equipment, and other solvent cleaning operations by limiting their VOC content. This rule regulates the VOC content of solvents used during construction. Solvents used during the construction phase must comply with this rule. **SCAQMD Rule 1186:** Limits the presence of fugitive dust on paved and unpaved roads and sets certification protocols and requirements for contract street sweepers to provide sweeping services to any federal, state, county, agency or special district such as water, air, sanitation, transit, or school district.			

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Air Quality	a) continued…	**SCAQMD Rule 1303:** Governs the permitting of re-located or new major emission sources, requiring Best Available Control Measures and setting significance limits for PM10 among other pollutants. **SCAQMD Rule 1401:** New Source Review of Toxic Air Contaminants, specifies limits for maximum individual cancer risk, cancer burden, and non-cancer acute and chronic hazard index from new permit units, relocations, or modifications to existing permit units, which emit toxic air contaminants. **SCAQMD Rule 1403:** Asbestos Emissions from Demolition/Renovation Activities, specifies work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM). **SCAQMD Rule 2202:** On-Road Motor Vehicle Mitigation Options, is to provide employers with a menu of options to reduce mobile source emissions generated from employee commutes, to comply with federal and state Clean Air Act requirements, Health & Safety Code Section 40458, and Section 182(d)(1)(B) of the federal Clean Air Act. It applies to any employer who employs 250 or more employees on a full or part-time basis at a worksite for a consecutive six-month period calculated as a monthly average.			
		MM AQ-02- Fugitive Dust Control Plan: Due to the size of the Project Area, a Fugitive Dust Control Plan is not needed for the Project, However, in order to mitigate the effects of fugitive dust during Project construction and comply with SCAQMD rules, the Project must implement the established procedures in Rule 403 and follow the application of standard BMPs in construction and operation activities, such as the following: • The application of water or chemical stabilizers to disturbed soils, managing haul road dust by application	Throughout Project construction.	Project contractor	Initials: _____ Date: _____

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Air Quality	a) continued…	of water, haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent, stabilizing ground cover on finished sites • Application of the best available dust control measures are used for grading operations and include the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes. • Require the use of water trucks during all phases where earth moving operations would occur.			
		MM AQ-03: Construction Idling: During Project construction, the Project contractor must install clear signage around the Project Site reminding construction workers to limit idling of construction equipment pursuant to the California Air Resource Board's In-use Off Road Diesel-Fueled Fleets Regulation.	Throughout Project construction.	Project contractor	Initials: _____ Date: _____
Biological Resources	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?	**Standard Condition**			
		SC BIO-01- Stephan's Kangaroo Rat: Since the Project Site is located within the Mitigation Fee Area of the Stephan's' Kangaroo Rat Habitat Conservation Plan (SKR HCP), the developer will be required to pay fair share SKR HCP Mitigation Fees prior to issuance of building permits and development of the Project pursuant to Moreno Valley Municipal Code Chapter 8.06, Threatened and Endangered Species.	Prior to issuance of Permits	City Planning Division, City Building Official, City Inspector	Initials: _____ Date: _____
		MM BIO-02- Pre-construction Nesting Bird Survey: If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction.	Prior to issuance of Permits	City Planning Division, City Building Official, City Inspector	Initials: _____ Date: _____

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Biological Resources	a) Continued…	**a)** Construction should stay outside of a no-disturbance buffer. The size of the no disturbance buffer will be determined by the wildlife biologist b) Limits of construction will occur to avoid an active nest and will be established in the field via flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of next areas. c) A biological monitor shall be present to delineate the boundaries of the buffer area and monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity.			
		MM BIO-03- Burrowing Owl: Prior to the issuance of building permits and Project construction and any ground disturbing activities, the City of Moreno Valley's Planning Division and City Building and/or Grading Inspector shall verify that a 30-day pre-construction burrowing owl clearance survey shall be conducted and that the results of the survey are negative for burrowing owl presence at the Project Site.	Prior to issuance of Permits	City Planning Division, City Building Official, City Inspector	Initials: _____ Date: _____
Cultural Resources	a) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	**MM CUL-01: Archeological Monitoring.** Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all ground-disturbing activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Tribe(s) including Pechanga Band of Indians, Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians), the contractor, and the City, shall develop a Cultural Resources Monitoring Plan (CRMP) as defined in CR-3. The Project archeologist shall attend the pre-grading meeting with the City, the construction manager and any contractors, and Consulting Tribal representatives; and will conduct a mandatory Cultural Resources Worker Sensitivity	Prior to the issuance of grading permit	Planning Division and Building Official, City's Archaeological and Paleontological Monitors, Developer, Contractor and Builder, Pechanga Band of Indians, Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, Yuhaaviatam of San	Initials: _____ Date: _____

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Cultural Resources	a) Continued…	Training to those in attendance. The archaeological monitor shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed		Manuel Nation (formerly known as the San Manuel Band of Mission Indians)	
		MM CUL-02: Native American Monitoring. Prior to the issuance of a grading permit(s), the Developer shall secure agreements with the Pechanga Band of Indians, Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, and Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians), for tribal monitoring. The Developer is also required to provide a minimum of 30 days' advance notice to the tribes of all ground disturbing activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed. The Native American Monitor(s) shall attend the pre-grading meeting with the Project Archaeologist, City, the construction manager and any contractors and will conduct the Tribal Perspective of the mandatory Cultural Resources Worker Sensitivity Training to those in attendance.	Prior to the issuance of grading permit(s)	Project Builder/ Developer/Contractor, Pechanga Band of Indians, Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, and Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians), Project Archeologist, construction manager	Initials: _____ Date: _____
		MM CUL-03: Cultural Resource Monitoring Plan (CRMP). The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a CRMP in consultation pursuant to the definition in AB52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting Tribe is defined as a Tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include: a. Project description and location b. Project grading and development scheduling;	Prior to the issuance of building permits and Project initiation.	Project Archeologist in consultation with Consulting Tribe(s)	Initials: _____ Date: _____

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Cultural Resources	a) Continued…	c. Roles and responsibilities of individuals on the Project; d. The pre-grading meeting and Cultural Resources Worker Sensitivity Training details; e. The protocols and stipulations that the contractor, City, Consulting Tribe (s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, human remains/cremations, sacred and ceremonial items, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation. f. The type of recordation needed for inadvertent finds and the stipulations of recordation of sacred items. g. Contact information of relevant individuals for the Project.			
		MM CUL-04: Cultural Resource Disposition. In the event that Native American cultural resources are discovered during the course of ground disturbing activities (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries: A. One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Division: i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources. ii. Onsite reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure **MM CUL-03**. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal	In the event that Native American cultural resources are discovering during ground disturbing activities (inadvertent discoveries.	City of Moreno Valley Planning Division	Initials: _____ Date: _____

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Cultural Resources	a) Continued…	Governments as defined in **MM CUL-03**. The location for the future reburial area shall be identified on a confidential exhibit on file with the City and concurred to by the Consulting Native American Tribal Governments prior to certification of the environmental document.			
		MM CUL-05: Archaeological Resources. The City shall verify that the following note is included on the Grading Plan: - If any suspected archaeological resources are discovered during ground –disturbing activities and the Project Archaeologist and/or Native American Tribal Representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the Project Archaeologist and the Tribal Representatives to the site to assess the significance of the find.	Prior to the issuances of grading permit	City of Moreno Valley Planning Division, Construction supervisor	Initials: _____ Date: _____
		MM CUL-06: Inadvertent Finds. If potential historic or cultural resources are uncovered during excavation or construction activities at the project site that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to Project approval, all ground disturbing activities in the affected area within 100 feet of the uncovered resource must cease immediately and a qualified person meeting the Secretary of the Interior's standards (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric resource. Further ground disturbance shall not resume within the area of the discovery until a treatment plan has been prepared and approved by all Consulting Parties, then work may resume after the treatment plan has been completed. Work shall be allowed to continue outside of the buffer area and will be monitored by additional archeologist and Tribal Monitors, if needed. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for	If potential historic or cultural resources are uncovered during excavation or construction activities at the project site that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to Project approval	A qualified person meeting the Secretary of the Interior's standards	Initials: _____ Date: _____

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Cultural Resources	a) Continued…	consideration and implemented as deemed appropriate by the Community Development Department Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in **MM CUL-03: Cultural Resource Monitoring Plan (CRMP)** before any further work commences in the affected area. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the Project Archeologist, in consultation with the Tribe, and shall be submitted to the City and Consulting Tribes for their review and approval prior to implementation of the said plan.			
		MM CUL-07: Archeology Report - Phase III and IV. Prior to final inspection, the developer/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report that complies with the Community Development Department's requirements for such reports. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).	Prior to final inspection	Project developer/permit holder, Project Archeologist	Initials: _____ Date: _____
	b) Disturb any human remains, including those interred outside of formally dedicated cemeteries?	**MM CR 7 Human Remains**. If human remains and/or cremations are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. A. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree	At the time human remains are encountered during Project construction.	Project Developer/ Builder/Contractor, Field Crew/ Personnel, County Coroner	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Cultural Resources	b) Disturb any human remains, including those interred outside of formally dedicated cemeteries?	and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected; project personnel/observers will be restricted. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98. B. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5. C. The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98 D. **No photographs are to be taken except by the coroner, with written approval by the consulting Tribe[s].**			
		MM CUL-09: Non-Disclosure of Reburial Locations. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r)., parties, and Lead Agencies, will be asked to withhold public	Upon the reburial of Native American remain or associated grave goods	Project Developer/ Builder/Contractor, County Coroner	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Cultural Resources	b) Continued…	disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).			

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Geology and Soils	a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving: ii) Strong seismic ground shaking? c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? a) ii), c), & d) Continued…	MM GEO-01: Fill Materials- a) During earthwork, identify locations of fill soils that have not been properly compacted and certified and excavate and recompact these areas. Prior to backfilling, the bottom of the excavation should be observed by the Project Geotechnical Engineer to verify no additional removal or recompacting is required. b) During earthwork, the contractor shall verify that fill soils are placed in lifts approximately 6 inches thick according to the geotechnical engineer's recommendations, moisture-conditioned to a minimum of 2 percent above optimum moisture-content and compacted to achieve at least 95 percent maximum density based on ASTM Test Method D1557. c) During earthwork, the contractor shall verify that Imported Fill should consist of a well-graded, slightly cohesive, fine silty sand or sandy silt, with relatively impervious characteristics when compacted. This material should be approved by the Soils Engineer prior to use and should typically possess the following characteristics: a. ***Percentage Passing No. 200 Sieve***= 20 to 50 b. ***Plasticity Index***= 10 maximum c. ***UBC Standard 29-2 Expansion Index***= 15 maximum d) During earthwork the contractor shall work with the soils engineer to verify suitability of soils for structure foundations. The soils engineer has the option of rejecting any compacted material regardless of the degree of compaction if that material is considered to be unstable or if future instability is suspected.	During earthwork throughout Project construction and prior to backfilling.	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer and Building Official and City Inspector	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Geology and Soils	a) ii), c), & d) Continued…	**MM GEO-02: Minimize Post-construction Soil Movement**- In order to reduce post-construction soil movement and provide uniform support for the buildings, proposed parking, driver areas, and other foundations, the Project contractor in coordination with the Project Geotechnical Engineer and City's Engineer should abide by the following during Project construction and ground disturbing activities: a) Overexcavation and recompaction within the proposed building footprint areas should be performed to a minimum depth of at least five (5) feet below existing grades or two (2) feet below the bottom of the proposed foundation bearing grades. In addition, any fill soil present in the building area should be removed and re-placed as compacted Engineered Fill. The overexcavation and recompaction should also extend laterally five feet (5') beyond edges of the proposed footings or building limits. b) Overexcavation and recompaction of the near surface soil in the proposed parking area should be performed to a minimum depth of at least twelve (12) inches below existing grades or proposed subgrade, whichever is deeper. The actual depth of the overexcavation and recompaction should be determined by the geotechnical engineer or authorized representative for the geotechnical engineer during construction. The overexcavation and recompaction should also extend laterally at least three (3) feet beyond edges of the proposed paving limits or to the property boundary. Any undocumented fill encountered during grading should be removed and replaced with Engineered Fill. c) Overexcavation and recompaction of the soil in proposed street improvements and driveway approaches should be performed to a minimum depth of at least eighteen (18) inches below existing grades or proposed subgrade, whichever is deeper. The actual depth of the overexcavation and recompaction should	During Project implementation (construction) and ground disturbing activities.	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Inspector	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Geology and Soils	a) ii), c), & d) Continued…	be determined by the geotechnical engineer or authorized representative for the geotechnical engineer during construction. The overexcavation and recompaction should also extend laterally at least three (3) feet beyond edges of the proposed paving limits or to the property boundary. Any undocumented fill encountered during grading should be removed and replaced with Engineered Fill.			
		MM GEO-03: Concrete Slabs-on-grade- Unless designed by the project structural engineer, concrete slabs-on-grade should be verified by the City Inspector, ongoing during construction, as a minimum of five (5) inches thick and reinforced per the geotechnical engineer's recommendations, that the concrete slab be reinforced to reduce crack separation and possible vertical offset at the cracks with at least No. 3 reinforcing bars placed on 18-inch centers. Thicker floor slabs with increased concrete strength and reinforcement should be designed wherever heavy concentrated loads, heavy equipment, or machinery will be placed.	Throughout Project construction.	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, and Building Official City Inspector	Initials: _____ Date: _____
		MM GEO-04: Winterization- The Contractor shall winterize the Project Site prior to the start of and throughout the rainy season (generally October 15th to April 15th) to prevent upper soils from becoming very moist during the winter months due to rain and the absorptive characteristics of the soils. Winterization shall consist of placement of materials on aggregate base and protecting (elevating and covering) exposed soils during the construction phase.	Prior to and during wet winter months of Project construction.	Project Developer/ Builder/Contractor, and City Inspector	Initials: _____ Date: _____
		MM GEO-05: Traffic Indices- Prior to issuance of the final tract map and permits, the City Engineer and/or Building Official shall verify that street improvement plans and construction drawings for the Project show the correct numeric value for the recommended Traffic Index for pavement. Installation per this standard shall be field verified by the City Inspector The following table shows the recommended pavement sections for various traffic indices:	Throughout Project construction and repaving.	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____

<table>
<tr><th>Issue</th><th>Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated</th><th>Recommended Mitigation Measure</th><th>Timing</th><th>Responsible Party</th><th>Date Completed and Initials</th></tr>
<tr><td>Geology and Soils</td><td>a) ii), c), & d) Continued…</td><td>
<table>
<tr><th>Traffic Index</th><th>Asphaltic Concrete</th><th>Class II Aggregate Base*</th><th>Compacted Subgrade**</th></tr>
<tr><td>4.0</td><td>2.0”</td><td>4.0”</td><td>18.0”</td></tr>
<tr><td>4.5</td><td>2.5”</td><td>4.0”</td><td>18.0”</td></tr>
<tr><td>5.0</td><td>2.5”</td><td>4.0”</td><td>18.0”</td></tr>
<tr><td>5.5</td><td>3.0”</td><td>4.0”</td><td>18.0”</td></tr>
<tr><td>6.0</td><td>3.0”</td><td>4.0”</td><td>18.0”</td></tr>
<tr><td>6.5</td><td>3.5”</td><td>4.0”</td><td>18.0”</td></tr>
<tr><td>7.0</td><td>4.0”</td><td>4.0”</td><td>18.0”</td></tr>
<tr><td>7.5</td><td>4.0”</td><td>4.0”</td><td>18.0”</td></tr>
</table>

The recommended Traffic Index applied to the Project shall be verified by the geotechnical engineer prior to paving. If a higher Traffic Index is required, this shall be obtained from the geotechnical engineer.
The following recommendations are for light-duty and heavy-duty Portland Cement Concrete pavement sections.
Portland Cement Pavement
<table>
<tr><th colspan="4">Light Duty</th></tr>
<tr><th>Traffic Index</th><th>Portland Cement Concrete***</th><th>Class II Aggregate Base*</th><th>Compacted Subgrade**</th></tr>
<tr><td>4.5</td><td>5.0”</td><td>--</td><td>12.0”</td></tr>
<tr><th colspan="4">Heavy Duty</th></tr>
<tr><th>Traffic Index</th><th>Portland Cement Concrete***</th><th>Class II Aggregate Base*</th><th>Compacted Subgrade**</th></tr>
<tr><td>7.0</td><td>6.5”</td><td>--</td><td>12.0”</td></tr>
</table>
Note: * 95% compaction based on ASTM Test Method D1557 or CAL 216
**95% compaction based on ASTM Test Method D1557 or CAL 216
***Minimum compressive strength of 3,000 psi</td><td></td><td></td><td></td></tr>
<tr><td></td><td></td><td>MM GEO-06: Infiltration Systems- Prior to issuance of the final tract map and permits, the City Engineer and the Building Official shall verify that plans show appropriate setbacks for infiltration</td><td>During Grading and Construction</td><td>City Engineer, City Building Official, City</td><td>Initials: _____</td></tr>
</table>

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Geology and Soils	a) ii), c), & d) Continued…	systems. City inspections shall confirm implementation as follows: It is recommended that the location of the infiltration systems not be closer than ten feet (10') as measured laterally from the edge of the adjacent property line, ten feet (10') from the outside edge of any foundation and five (5') from the edge of any right-of way to the outside edges of the infiltration system. If the infiltration location is within ten feet (10') of the proposed foundation, it is recommended that this infiltration system should be impervious from the finished ground surface to a depth that will achieve a diagonal distance of a minimum of ten feet (10') below the bottom of the closest footing in the project.		Inspector, and Contractor	Date: _____
		MM GEO-07: Foundations (Conventional Final Foundation Systems): Prior to issuance of permits, the City Engineer and Building Official shall verify that plans show compliance with the following foundation requirements: During construction, the Contractor, geotechnical engineer, and City Inspector shall verify that proposed structures are supported property on a shallow foundation system bearing a minimum of three (3) feet of Engineered Fill. Spread and continuous footings can be designed for the following maximum allowable soil bearing pressures: 1. ***Dead Load Only***- 2,000 psf Allowable Loading 2. ***Dead-Plus-Live Load***- 2,600 Allowable Loading 3. ***Total Load, including wind or seismic loads***- 3,500 psf Allowable Loading The footings should be a minimum depth of 18 inches below pad subgrade (soil grade) or adjacent exterior grade, which is lower. Footings should have a minimum width of 15 inches, regardless of load.	Prior to issuance of permits Throughout Project construction	City Engineer, Building Official Project Geotechnical Engineer, Project contractor and City Inspector	Initials: _____ Date: _____
		MM GEO-08: Floor Slabs and Exterior Flatwork: Prior to issuance of permits, the City Engineer and Building Official shall verify that plans show compliance with the following floor slab and flatwork requirements:	Prior to issuance of permits	City Engineer, Building Official	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Geology and Soils	a) ii), c), & d) Continued…	During construction, the Contractor, geotechnical engineer, and City Inspector shall verify that proposed structures are properly supported as follows: a) concrete slab-on-grade floors should be underlain by a water vapor retarder. The water vapor retarder should be installed in accordance with accepted engineering practices. The water vapor retarder should consist of a vapor retarder sheeting underlain by a minimum of 3 inches of compacted, clean, gravel of ¾-inch maximum size. b) To aid in concrete curing an optional 2 to 4 inches of granular fill may be placed on top of the vapor retarder. The granular fill should consist of damp clean sand with at least 10 to 30 percent of the sand passing the 100 sieve. c) It is recommended that the concrete slab be reinforced to reduce crack separation and possible vertical offset at the cracks; at least No. 3 reinforcing bars on 18-inch centers, be used for this purpose. Exterior finish grades should be a minimum of 2 percent away from all interior slab areas to preclude ponding of water adjacent to structures. d) It is recommended that the utility trenches within the structure be compacted, as specified in our report, to reduce the transmission of moisture through the utility trench backfill. Special attention to the immediate drainage and irrigation around the building is recommended.	Throughout Project construction	Project Geotechnical Engineer, Project contractor and City Inspector.	
		MM GEO-09: Lateral Earth Pressures and Retaining Walls- Prior to issuance of permits the City shall verify that plans show walls retaining horizontal backfill and capable of deflecting a minimum of 0.1 percent of its height at the top may be designed using an equivalent fluid active pressure of 39 pounds per square foot per foot of depth. Walls incapable of this deflection or are fully constrained walls against deflection may be designed for an	Prior to issuance of permits	City Engineer, Building Official	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Geology and Soils	a) ii), c), & d) Continued…	equivalent fluid at-rest pressure of 59 pounds per square foot per foot of depth. During grading and backfilling operation adjacent to any walls, the contractor/builder and city inspector shall verify that heavy equipment is not allowed to operate within a lateral distance of 5 feet from the wall, or within a lateral distance equal to the wall height, whichever is greater, to avoid developing excessing lateral pressures.	Throughout Project construction	Project Geotechnical Engineer, Project contractor and City Inspector.	
		MM GEO-10: Testing and Inspection- Throughout construction the Contractor/Builder and City Inspector shall verify that the geotechnical engineer or his authorized representative are present at the site during the earthwork activities to confirm that actual subsurface conditions are consistent with the exploratory fieldwork and that proper compaction and testing are performed for structure foundations. Earthwork construction is dependent upon compaction testing and stability of the material and it is the duty of the City Inspector to ensure that proper compaction and testing are performed during construction.	During earthwork activities for the duration of construction.	Project Geotechnical Engineer, Project Contractor/Builder City Inspector	Initials: _____ Date: _____
		MM GEO-11: Site Preparation- During all construction activities, the Builder/Contractor and City Inspector shall verify that: a) General site clearing should include removal of vegetation; existing utilities; structures including foundations; existing stockpiled soil; trees and associated root systems; rubble; rubbish; and any loose and/or saturated materials. b) Site stripping should extend to a minimum depth of 2 to 4 inches, or until all organics in excess of 3 percent by volume are removed. Deeper stripping may be required in localized areas. c) These materials will not be suitable for use and should not be used as Engineered Fill. However, stripped topsoil may be stockpiled and reused in landscape or non-structural areas.	During ground disturbances and during earthworks.	Builder/ Contractor City Inspector.	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Geology and Soils	b) Result in substantial soil erosion or the loss of topsoil?	**MM GEO-12: Permanent Drainage and Landscape**- Prior to final tract map approval and issuance of permits, the City Engineer, Planning Division and Building Official shall verify that plans for construction and the CC&Rs for the Project include the following specifications for establishing and maintaining proper drainage in perpetuity. The City Inspector and Contractor shall be responsible for implementing these throughout construction. Long-term maintenance of items a) through h) below shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.: a) Ground surface adjacent to foundations shall be sloped a minimum of 5 percent for a minimum distance of 10 feet away from structures, or to an approved alternative means of drainage conveyance. b) Swales used for conveyance of drainage and located within 10 feet of foundations shall be sloped a minimum of 2 percent. Impervious surfaces, such as pavement and exterior concrete flatwork, within 10 feet of building foundations should be sloped a minimum of 2 percent away from the structure. c) Drainage gradients shall be maintained to carry all surface water to collection facilities and off-site. These grades should be maintained for the life of the project. d) Slots or weep holes should be placed in drop inlets or other surface drainage devices in pavement areas to allow free drainage of adjoining base course materials. e) Cutoff walls should be installed at pavement edges adjacent to vehicular traffic areas; these walls should extend to a minimum depth of 12 inches below pavement subgrades to limit the amount of seepage water that can infiltrate the pavements. Where cutoff walls are undesirable subgrade drains can be constructed to transport excess water away from planters to drainage interceptors. If cutoff walls can be successfully used at the	Verified Initially during Plan Check Prior to Issuance of Final Tract Map Approval and Permits. Verified Throughout Project construction. Verified after CC&R recordation and prior to issuance of first certificate of occupancy	Initial Verification by the City Engineer, Planning Division and Building Official. Verified During Construction by the City Inspector and Project contractor. HOA. Verified in recorded CC&Rs prior to issuance of the first certificate of occupancy.	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Geology and Soils	a) ii), b), c), & d) Continued…	site, construction of subgrade drains is considered unnecessary. f) Drainage pipes should be placed with perforations down and should discharge in a non-erosive manner away from foundations and other improvements. The pipes should be placed no higher than 6 inches above the heel of the wall, in the center line of the drainage blanket and should have a minimum diameter of four inches. g) Collector pipes may be either slotted or perforated. Slots should be no wider than ⅛ inch in diameter, while perforations should be no more than ¼ inch in diameter. If retaining walls are less than 6 feet in height, the perforated pipe may be omitted in lieu of weep holes on 4 feet maximum spacing. h) The weep holes should consist of 4-inch diameter holes (concrete walls) or unmortared head joints (masonry walls) and not be higher than 18 inches above the lowest adjacent grade. Two 8-inch square overlapping patches of geotextile fabric (conforming to CalTrans Standard Specifications for "edge drains") should be affixed to the rear wall opening of each weep hole to retard soil piping.			
	f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	**MM PALEO-01: Paleontological Monitor**- Prior to the start of Project construction, a qualified paleontological monitor shall be retained by the Project developer and be present during grading in project areas where paleontological resources are likely to reside within the underlying geologic formations. In addition, the paleontological monitor shall be present during earthwork activities that expose soils beyond depths of previous disturbance.	Prior to the start of Project construction and earthwork activities.	Project developer and Paleontological Monitor	Initials: _____ Date: _____

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Hazards and Hazardous Materials	a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	**MM HAZ-01- Groundwater Monitoring Wells**: During Project construction, the Project contractor shall protect existing groundwater monitoring wells by creating a buffer zone that includes placing k-rails around the perimeter of the wells. In addition, it is required by March Air Force Base that a 10-foot buffer be maintained between the areas where heavy equipment is in use in relation to the wells.	During Project construction.	Project Builder/ Contractor and City Inspector.	Initials: _____ Date: _____
	c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	**MM HAZ-02- Coordination with Val Verde School District:** Prior to start of construction for the Project, the Contractor shall provide the construction schedule to the Val Verde School District. The contractor shall coordinate with the school district on an ongoing basis during construction and shall keep records of this coordination at the Project Site for review by the grading and building inspectors.	Prior to start of construction.	Project Builder/ Contractor.	Initials: _____ Date: _____
		MM HAZ-03- Hazardous Materials Manifest and Plan: Prior to issuance of permits, the contractor shall provide a manifest of construction materials and a plan for proper handling, disposal, contingency, and emergency response to the Building Official and fire department for verification of adequate contingency measures in regard to potentially hazardous materials used, stored and handled onsite during construction. Contractor compliance shall be monitored throughout construction	Prior to the issuance of permits and throughout construction.	Project Contractor and City Inspectors.	Initials: _____ Date: _____
Hydrology and Water Quality	a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	**MM HYDRO-01- Water Quality Best Management Practices**: Upon Project implementation, the maintenance of water quality is the responsibility of the property owner, which was disclosed within a statement of compliance prior to the purchase from the builder. The Homeowners Association (HOA) and City or County are responsible for enforcing the Water Quality Management Plan if the resident is not adhering to the following WQMP best management practices and requirements: *Treatment Control BMP:* 1. A Flogard +Plus CB insert filter shall be used as a treatment control to provide proprietary treatment mechanisms to treat potential pollutants in runoff. The	Upon Project implementation.	Property Owners, Homeowner's Association	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Hydrology and Water Quality	a) continued…	Flogard +Plus CB insert has a removal efficiency of approximately 80% and removes proprietary pollutants of concern including sediment, gross solids, trash, and petroleum hydrocarbons. *Permanent Structural Source Control BMPs:* 1. At the location of drainage inlets, install storm drain markers "Only Rain Down the Drain/ Drains to Lake". 2. Implement a landscaping plan that will achieve the following: a. Preserve existing native trees, shrubs, and groundcover to the maximum extent possible. b. Design landscaping to minimize irrigation and runoff, to promote surface infiltration and runoff where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. c. Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. d. Consider using pest-resistant plants, especially adjacent to hardscape. e. To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions. 3. HOA CC&Rs shall outline where site refuse and recycled materials will be handled and stored for pickup. If dumpsters or other receptables are outdoors, state how the designated area will be covered, graded, and paved to prevent run-on and show locations of berms to prevent runoff from the area. Signs will be posted on or near dumpsters stating "Do not dump hazardous materials here" or similar.			

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Hydrology and Water Quality	a) continued…	4. Cover outdoor storage areas; grade and berm outdoor storage areas to prevent run-on or run-off from area. 5. Storage of non-hazardous liquids shall be covered by a roof and/or drain to the sanitary sewer system, and be contained by berms, dikes, liners, or vaults. 6. Storage of hazardous materials and waste must be in compliance with the local hazardous materials ordinance and a Hazardous Materials Management Plan for the site. 7. A detailed description of materials stored within storage area and structural features shall be provide by the Property owner to prevent pollutants from entering storm drains. 8. Provide a means to drain fire sprinkler test water to the sanitary sewer. 9. Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment. 10. Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff. *Operational Source Control BMPs:* 1. Maintain and periodically repaint or replace inlet markings. 2. Provide stormwater pollutant prevention information to new site owners, lessees, or operators. 3. Maintain landscaping using minimum or no pesticides. 4. Provide an adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. 5. Prohibit/ Prevent dumping of liquid of hazardous wastes. Post “no hazardous materials” signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. 6. Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect wash water containing any			

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Hydrology and Water Quality	a) continued…	cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.			
Noise	a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	**MM NOI-01- Noise Attenuation:** Prior to issuance of the final tract map and permits the Building Official and the Planning Division shall verify that a six-foot concrete wall as shown on **Figure 7: Site Plan**, and in the CC&Rs for the Project will be constructed and maintained so that exterior noise levels do not exceed the City's exterior noise level criteria of 65 dBA CNEL. The wall should be continuous, solid, without holes or cracks and be maintained in perpetuity by the HOA. Prior to issuance of permits and as verified through construction inspections, the Building Official and the Planning Department shall verify that construction plans include noise attenuating windows described as follows: To achieve interior noise levels less than 45 dBA CNEL, windows and sliding glass doors on the north, west, and south facing facades of the first row of homes from Indian Avenue shall have an Sound Transmission Class (STC) rating of at least 30. This shall be maintained according to CC&Rs enforced by the HOA. Long-term maintenance of the noise attenuating walls and windows above shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Division prior to issuance of the first final certificate of occupancy.	Prior to issuance of the final tract maps, permits and throughout construction and verified in the recorded CC&Rs	Building Official and the Planning Division, building inspectors	
		Best Management Practices			
		BMP NOI-01: Noise Best Management Practices- Prior to the issuances of building permits and grading permits, the Project contractor shall be provided Project plans that include the following specifications to minimize construction noise emanating from the proposed Project: 1. All equipment, whether fixed or mobile, will be equipped with properly operating and maintained mufflers, consistent with manufacturer standards.	Prior to the issuance of building permits and grading permits.	City of Moreno Valley and Project contractor.	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Noise	a) Continued…	2. All stationary construction equipment will be placed so that emitted noise is directed away from the noise sensitive receptors nearest the Project Site. 3. As applicable, all equipment shall be shut off and not left in idle when not in use. 4. To the degree possible, equipment staging will be located in areas that create the greatest distance between construction-related noise and vibration sources and existing sensitive receptors. 5. Jackhammers, pneumatic equipment, and all other portable stationary noise sources will be directed away and shielded from existing residences in the vicinity of the Project Site. Either one-inch plywood or sound blankets can be utilized for this purpose. They should reach up from the ground and block the line of sight between equipment and existing residences. The shielding should be without holes and cracks. 6. No amplified music and/or voice will be allowed on the Project Site. 7. Haul truck deliveries will not occur outside of the hours presented as exempt for construction per City of Moreno Valley Municipal Code Sections 8.14.040 and 11.80.030(D)(7). 8. The use of vibratory rollers will be limited within 26 feet and large bulldozers within 15 feet of the existing residential structures to the south of the Project Site. Through the City's standard application of plan check and review process, the City of Moreno Valley will verify noise BMPs are stated on approved plans.			

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Noise	b) Generation of excessive groundborne vibration or groundborne noise levels?	See **BMP NIO-01: Noise Best Management Practices.**	Prior to the issuance of building permits and grading permits.	City of Moreno Valley and Project contractor.	Initials: _____ Date: _____
Public Services and Utilities	a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: iii) Schools?	**MM PUB-01- School Fees**: Prior to the issuance of the final tract map and permits, City Building Official shall verify that the Developer/Builder has paid required school fees to the City based on square footage of new structures for mitigation of impacts from increased enrollment. Payment of the Development Impact Fee.	Prior to the issuance of the final tract map and permits and Project construction.	City Building Official, Project Developer/Builder.	Initials: _____ Date: _____
Transportation	a) Conflict with program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	**SC TRAF-01: Construction Traffic Control Plan**- Prior to the start of construction, the City of Moreno Valley's standard development review process and conditions of approved shall verify that the Project contractor comply with the following or similar conditions throughout Project construction to ensure minimal traffic impacts during Project construction: - A construction work zone traffic control plan that complies with State/Federal standards as prescribed in the California Manual on Uniform Traffic Control Devices (CA MUTCD) shall be submitted to the City for review and approval prior to the issuance of a grading permit or start of construction. The plan shall identify any roadway, sidewalk, bicycle route, or bus stop closures and detours as well as haul routes and hours of	Prior to the start of construction.	City of Moreno Valley and Project Contractor.	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Transportation	a) Continued…	operation. All construction-related trips shall be restricted to off-peak hours to the extent possible. - All on-site and off-site roadway design, traffic signing and striping, and traffic control improvements relating to the proposed project shall be constructed in accordance with applicable State/Federal engineering standards. - Site-adjacent roadways shall be constructed or repaired at their ultimate half-section width, including landscaping and parkway improvements in conjunction with development, or as otherwise required by the City of Moreno Valley. Specifically, the proposed project includes construction of adjacent street improvements to ultimate right-of-way width for Goya Avenue and Indian Street. - Adequate emergency vehicle access shall be provided to the satisfaction of the Moreno Valley Fire Department. - The final grading, landscaping, and street improvement plans shall demonstrate that sight distance requirements are met in accordance with applicable sight distance standards.			

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Tribal Cultural Resources	a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	See Mitigation Measures **MM CUL-01: Archeological Monitoring.**	Prior to the issuance of grading permit	Planning Division and Building Official, City's Archaeological and Paleontological Monitors, Developer, Contractor and Builder, Pechanga Band of Indians, Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians)	Initials: _____ Date: _____
		See Mitigation Measure **MM CUL-02 Native American Monitoring.**	Prior to the issuance of grading permit(s)	Project Builder/ Developer/Contractor, Pechanga Band of Indians, Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, and Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Tribal Cultural Resources	a) ii) Continued…			of Mission Indians), Project Archeologist, construction manager	
		See Mitigation Measure **MM CUL-03: Cultural Resource Monitoring Plan (CRMP).**	Prior to the issuance of building permits and Project initiation.	Project Archeologist in consultation with Consulting Tribe(s)	Initials: _____ Date: _____
Utilities and Services	a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	**MM UTL-01- Neighborhood Coordination and Traffic Control**: Prior to issuance of permits, the City Engineer shall verify that Project plans include a construction traffic management plan for the off-site improvements that will be constructed within public right-of-way with the Project (pursuant to city standards outlined in "Traffic Control Plan Guidelines and Checklist" updated 04/20/2022).	Prior to issuance of permits	City Engineer	Initials: _____ Date: _____
		MM UTL-02- Utility Purveyor Approval: Prior to issuance of final tract map approval and permits, the City Building Official shall verify that improvement plans for utility extensions and connections and service to the structures are approved by each utility purveyor.	Prior to issuance of permits and final tract map approval	Building Official	Initials: _____ Date: _____
	b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	**MM UTL-03: EMWD Water Conservation Policies**: Prior to final tract map approval and issuance of permits the City Engineer and Planning Department shall verify that EMWD Water Conservation Policies are incorporated within the Project's CC&R's and construction plan set per the following: a) Irrigate landscape only between 9:00 p.m. and 6:00 a.m. except when: o Manually watering; o Establishing new landscape; o Temperatures are predicted to fall below freezing; or o It is very short period of time to adjust or repair an irrigation system.	Prior to final tract map approval and issuance of permits	Project City Engineer and Planning Department.	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Utilities and Services	b) Continued…	b) Unattended irrigation systems using potable water are prohibited unless they are limited to no more than 15 minutes watering per day, per station. This limitation can be extended for: o Very low flow drip irrigation systems when no emitter produces more than two gallons of water per hour. o Weather based controllers or stream rotor sprinklers that meet 70 percent efficiency. o Runoff or over watering is not permitted in any case. c) Irrigation systems operate efficiently and avoid overwatering or watering of hardscape and the resulting runoff. d) Excessive water flow or runoff is prohibited e) Install new landscaping with low-water demand trees and plants. New turf shall only be installed for functional purposes. f) Watering during rain is prohibited. Long-term maintenance of items a) through f) above shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.			
Wildfire	c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	**MM WILD-01: HOA Fire Safety**- To ensure fire safety and appropriate emergency response, the Homeowner's Association shall incorporate requirements within the recorded CC&Rs that require property owners to keep the side yard setbacks free and clear of debris year-round. Long-term maintenance of above requirement shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.	Prior to the finalization of HOA CC&Rs.	Property owner, HOA	Initials: _____ Date: _____