

## Majestic Moreno Valley Medical Center Mitigation Monitoring Program

<b>Section Number</b>	<b>Mitigation Measures</b>	<b>Responsible for Monitoring</b>	<b>Timing</b>	<b>Impact after Mitigation</b>
III. Air Quality	<b>AQ-1:</b> The applicant shall ensure that approved architectural coatings are utilized. Prior to the issuance of building permits, the City will verify that construction plans submitted by the project proponent reflect use of architectural coatings where the content of volatile organic compounds (VOC) does not exceed 25 grams per liter (g/l) for interior and exterior applications. This measure must be verified through standard building inspections in light of the performance standard that emissions of volatile organic compounds from application of interior or exterior coatings shall not exceed the daily emissions thresholds established by the South Coast Air Quality Management District. The applicant bears the cost of implementing this mitigation.	Developer  Planning Department	Prior to building permits	Less than significant

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IV. Biological Resources	<p><b>BIO-1:</b> The applicant shall avoid impacts to nesting birds and violation of state and federal laws pertaining to birds, all construction related activities (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) should occur outside the avian nesting season (generally prior to Feb 1 or after Aug 31). If construction and construction noise occurs within the avian nesting season (from Feb 1 to Aug 31 or according to local requirements), all suitable habitats located within the project's area of disturbance including staging and storage areas plus a 250-foot (passerines) and 1,000 foot (raptor nests) buffer around these areas shall be thoroughly surveyed, as feasible, for the presence of active nests by a qualified biologist no more than 5-days before commencement of any site disturbance activities and equipment mobilization. If project activities are delayed more than 5-days, an additional nesting bird survey shall be performed. Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. The results of these surveys shall be documented. If it is determined that birds are actively nesting within the survey area, Mitigation Measure BIO-2 shall apply. Conversely, if the survey area is found to be absent of nesting birds, Mitigation Measure BIO-2 shall not be required.</p>	<p>Developer Planning Department Qualified Biologist</p>	<p>Prior to any ground disturbance</p>	<p>Less than significant</p>

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	<p><b>BIO-2:</b> If pre-construction nesting bird surveys result in the location of active nests, the applicant shall ensure that no site disturbance and mobilization of heavy equipment (including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, demolition and grading), shall take place within 250 feet of non-raptor nests and 1,000 feet of raptor nests, or as determined by a qualified biologist in consultation with the CDFW, until the chicks have fledged. Monitoring shall be required to insure compliance with the MBTA and relevant CDFW requirements. Monitoring dates and findings shall be documented.</p>	<p>Developer Planning Department Qualified Biologist</p>	<p>Prior to any ground disturbance</p>	<p>Less than significant</p>
	<p><b>BIO-3:</b> The applicant shall ensure a pre-construction survey for burrowing owls be completed no more than 30-days prior to the start of construction at the Project site to ensure no burrowing owls have moved onto the site.</p>	<p>Developer Planning Department Qualified Biologist</p>	<p>Prior to any ground disturbance</p>	<p>Less than significant</p>

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V. Cultural Resources	<p><b>CUL-1:</b> Prior to the issuance of a grading permit, the Applicant shall retain a qualified professional archaeologist who meets U.S. Secretary of the Interior’s Professional Qualifications and Standards. The Project archaeologist and Native American Tribal Representatives will conduct an Archaeological Sensitivity Training for construction personnel prior to commencement of excavation activities. The training session will include a handout and will focus on how to identify archaeological and Tribal Cultural resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, including who to contact and the appropriate avoidance measures that need to be undertaken until the find(s) can be properly evaluated; the duties of archaeological and Native American monitors; and the general steps a qualified professional archaeologist would follow in conducting a salvage investigation if one is necessary. All new construction personnel that will conduct earthwork or grading activities must take the Archaeological Sensitivity Training prior to beginning work on the project and the professional archaeologist shall make themselves available to provide the training on an as-needed basis. A sign-in sheet shall be compiled to track attendance and shall be submitted to the City with the Phase IV Archaeological Monitoring Report.</p>	<p>Developer Planning Department Qualified Archaeologist Approved Native American Monitor(s)</p>	<p>Prior to grading and other ground disturbing activities</p>	<p>Less than significant</p>

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	<p><b>CUL-2:</b> Preconstruction Notification of Native American Tribal Representatives. Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Moreno Valley that the Agua Band of Cahuilla Indians, Pechanga Band of Luiseño Indians and the Soboba Band of Luiseño Indians tribal representatives (hereafter referred to as “Native American Tribal Representatives”) received a minimum of 30 days advance notice of all mass grading and trenching activities, and provide evidence of monitoring agreements between the Applicant and the Tribes. The Native American Tribal Representatives shall be notified a minimum of 48 hours in advance and allowed to attend the pre-grading meeting with the City and project construction contractors and/or monitor all project mass grading and trenching activities.</p>	<p>Developer Planning Department</p>	<p>Prior to grading permit</p>	<p>Less than significant</p>
	<p><b>CUL-3:</b> Prior to grading permit issuance, 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 archaeological monitor or 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.”</p>	<p>Developer Planning Department  Qualified Paleontologist or Archaeologist</p>	<p>Prior to grading permit</p>	<p>Less than significant</p>

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	<p><b>CUL-4:</b> Prior to the issuance of a grading permit, the Applicant shall retain a qualified archaeological monitor. The archaeological monitor will work under the direction and guidance of the qualified professional archaeologist and will meet the U.S. Secretary of the Interior’s Professional Qualifications and Standards. The archeological monitor shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during project construction. Archaeological monitoring is required at all depths and strata. The archaeological monitor shall be present during all construction excavations (e.g., grading, trenching, or clearing/grubbing) into non-fill younger Pleistocene alluvial sediments. Multiple earth-moving construction activities may require multiple archaeological monitors. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (native versus artificial fill soils), and the depth of excavation, and if found, the abundance and type of archaeological resources encountered. Full-time monitoring can be reduced to part-time inspections if determined adequate by the qualified professional archaeologist.</p>	<p>Developer Planning Department Qualified Archaeologist</p>	<p>Prior to grading and other ground disturbing activities</p>	<p>Less than significant</p>
	<p><b>CUL-5:</b> The applicant shall ensure that all ground disturbing activities are ceased and treatment plans are implemented if archaeological resources are encountered. In the event that archaeological resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the</p>	<p>Developer Planning Department Qualified</p>	<p>During grading and other ground disturbing</p>	<p>Less than significant</p>

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	<p>vicinity of the find so that the find can be evaluated. A buffer area of at least 100 feet shall be established around the find where construction activities shall not be allowed to continue until a qualified archaeologist has examined the newly discovered artifact(s) and has evaluated the area of the find. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by a qualified professional archaeologist, who meets the U.S. Secretary of the Interior’s Professional Qualifications and Standards. Should the newly discovered artifacts be determined to be prehistoric, Native American Tribes/Individuals should be contacted and consulted and Native American construction monitoring should be initiated. The Applicant and City shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent laboratory processing and analysis.</p> <p>In the event that a cultural resource is encountered during ground-disturbing activities, the landowner(s) shall relinquish ownership of all such resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains. The artifacts shall be relinquished through one or more of the following methods and evidence of such shall be provided to the City of Moreno Valley Planning Department:</p> <ol style="list-style-type: none"> <li>1. Accommodate the process for Preservation-In-</li> </ol>	Archaeologist	activities	

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	<p>Place/Onsite reburial of the discovered items with the consulting Native American tribes or bands, as detailed in the treatment plan prepared by the professional paleontologist. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;</p> <ol style="list-style-type: none"> <li>2. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79; therefore, the resources would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation; and/or</li> <li>3. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center by default.</li> </ol>			

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	<p><b>CUL-6:</b> Prior to building permit issuance, the Project archaeologist shall prepare a final Phase IV Monitoring Report as outlined in the CRMP, which shall be submitted to the City Planning Division, the appropriate Native American tribe(s), and the Eastern Information Center at the University of California, Riverside. The report shall include a description of resources unearthed, if any, evaluation of the resources with respect to the California Register and CEQA, and treatment of these resources. All cultural material, excluding sacred, ceremonial, grave goods and human remains, collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated in a Riverside County repository according to the current professional repository standards and may include the Pechanga Band’s curatorial facility in Temecula, CA.</p>	<p>Developer Planning Department  Qualified Archaeologist</p>	<p>Prior to building permits</p>	<p>Less than significant</p>
	<p><b>CUL-7:</b> Conduct Paleontological Sensitivity Training for Construction Personnel. Prior to the issuance of a grading permit, the Applicant shall retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology. The paleontologist shall conduct a Paleontological Sensitivity Training for construction personnel prior to commencement of excavation activities. The training will include a handout and will focus on how to identify paleontological resources that may be encountered during earthmoving activities, and the procedures to be followed in such an event, including who to contact and the appropriate avoidance measures that need to be undertaken until the find(s) can be properly evaluated;</p>	<p>Developer Planning Department  Qualified Paleontologist</p>	<p>Prior to grading and other ground disturbing activities</p>	<p>Less than significant</p>

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	<p>the duties of paleontological monitors; notification and other procedures to follow upon discovery of resources; and the general steps a qualified professional paleontologist would follow in conducting a salvage investigation if one is necessary. All new construction personnel that will conduct earthwork or grading activities must take the Paleontological Sensitivity Training prior to beginning work on the project and the professional paleontologist shall make themselves available to provide the training on an as-needed basis.</p>			
	<p><b>CUL-8:</b> The applicant shall ensure the monitoring of construction excavations for paleontological resources is required for all excavations in older Quaternary alluvial fan deposits or in sedimentary deposits derived from the Mt. Eden Formation. Prior to the issuance of a grading permit, the Applicant shall retain a qualified paleontological monitor, who will work under the guidance and direction of a professional paleontologist, and who meets the qualifications set forth by the Society of Vertebrate Paleontology. The paleontological monitor shall have the authority to temporarily redirect earthmoving activities in the event that suspected paleontological resources are unearthed during project construction. The paleontological monitor shall be present during all construction excavations including, but not limited to grading, trenching, boring, and clearing/grubbing). Multiple earth-moving construction activities may require multiple paleontological monitors. The frequency of monitoring shall be based on the rate of excavation and grading. Monitoring may be reduced if potentially fossiliferous units are not present in the</p>	<p>Developer Planning Department Qualified Paleontologist</p>	<p>During grading and other ground disturbing activities</p>	<p>Less than significant</p>

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	subsurface, or if present, are determined upon exposure and examination by the professional paleontologist to have a low potential to contain or yield fossil resources.			
	<b>CUL-9:</b> The applicant shall ensure that in the event that paleontological resources and or unique geological features are unearthed during ground-disturbing activities, all ground disturbing activities shall be halted or diverted away from the vicinity of the find in order to evaluate the resource. A buffer area of at least 100 feet shall be established around the find where construction activities shall not be allowed to continue until appropriate paleontological treatment plan has been approved by the Applicant and the City. Work shall be allowed to continue outside of the buffer area. The Applicant and City shall coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing. Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository	Developer Planning Department Qualified Paleontologist	During grading and other ground disturbing activities	Less than significant

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	with a commitment to archival conservation and permanent retrievable storage is required for significant discoveries.			
	<b>CUL-10:</b> The applicant shall ensure prior to building permits, that a professional paleontologist prepares a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance as well as any necessary maps and graphics to accurately record the original location of these resources. The report shall be submitted to the Applicant, the City, the San Bernardino County Natural History Museum, Natural History Museum of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.	Developer Planning Department Qualified Paleontologist	Prior to building permits	Less than significant
	<b>CUL-11:</b> In the event that any human remains are unearthed during project construction, the City of Moreno Valley and the Applicant shall comply with State Health and Safety Code Section 7050.5 The City of Moreno Valley and the Applicant shall immediately notify the Riverside County Coroner's office and no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition. If remains are determined to be of Native American descent, the coroner has 24-hours to notify the Native American Heritage Commission (NAHC). The NAHC shall identify the person(s) thought to be the Most Likely Descendent (MLD). After the MLD has inspected the remains and the site, they have 48 hours to recommend to the landowner the treatment or disposal,	Developer Planning Department Qualified Archaeologist	During grading and other ground disturbing activities	Less than significant

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	<p>with appropriate dignity, the human remains and any associated funerary objects. The MLD shall complete their inspection and make their recommendation within 48 hours of being granted access by the landowner to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and cultural items associated with Native American burials. Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this mitigation measure, with the MLD regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.</p> <p>If the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the facility property in a location not subject to further and future subsurface disturbance. A record of the reburial shall be filed with the NAHC and</p>			

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	the CHRIS-EIC. Upon the reburial of the human remains, the MLD shall file a record of the reburial with the NAHC and the project archaeologist shall file a record of the reburial with the EIC.			
XVII. Noise	<p><b>NOI-1:</b> Project proponent shall provide the following (or equivalent) noise abatement measures as part of the building construction plans in order to meet the City of Moreno Valley exterior noise standards of 60dBA for residential and 65dBA for commercial:</p> <ul style="list-style-type: none"> <li>• Stationary construction noise sources such as generators or pumps must be located at least 100 feet from sensitive land uses, as feasible, or at maximum distance when necessary to complete work near sensitive land uses, to be verified by submittal of a construction staging plan. This mitigation measure must be implemented throughout construction and may be periodically monitored by the Planning Director, or designee during routine inspections.</li> <li>• Construction staging areas must be located as far from noise sensitive land uses as feasible, to be verified by submittal of a construction staging plan. Implementation of this measure shall occur throughout construction through periodic monitoring by the Planning Director or designee during routine inspections.</li> <li>• Throughout construction, the contractor shall ensure all construction equipment is equipped with included noise attenuating devices and are properly maintained. This mitigation measure</li> </ul>	Developer	During construction	Less than Significant

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	<p>shall be periodically monitored by the Planning Director or designee during routine inspections.</p> <ul style="list-style-type: none"> <li>• Idling equipment must be turned off when not in use. This mitigation measure may be periodically monitored by the Planning Director or designee during routine inspections.</li> <li>• Equipment must be maintained so that vehicles and their loads are secured from rattling and banging. This mitigation measure may be periodically monitored by the Planning Director or designee during routine inspections.</li> </ul>			
	<p><b>NOI-2:</b> The developer shall ensure temporary construction noise control barriers shall be installed where residential uses are located adjacent to the project site (south and west). The type and location of the noise control barriers shall be shown on all grading and building plans and subject to approval by the Planning Director, or designee.</p>	Developer	During construction	Less than Significant
	<p><b>NOI-3:</b> All construction activities shall comply with the City of Moreno Valley Noise Ordinance (Chapter 11.80 of the City of Moreno Valley Municipal Code). This requirement shall be noted on all grading and building plans and in bid documents issued to construction contractors.</p>	Developer	During construction	Less than Significant

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XVI. Traffic	<p><b>TRA-1:</b> The project applicant shall participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout should specifically include an interconnect of the traffic signals to function in a coordinated system. Traffic signal mitigation fees shall be paid prior to Opening Year (2020) with Project Phase 1 or alternate City approved deadline.</p>	<p>Developer  City Engineer</p>	<p>Prior to Year 2020</p>	<p>Less than Significant</p>
XIX. Tribal Cultural Resources	<p><b>TRI-1:</b> If, during mass grading and trenching activities, the Archaeologist or Tribal Monitor suspect that an archaeological resource and/or TCR may have been unearthed, the monitor identifying the potential resources, in consultation with the other monitor(s) as appropriate, shall immediately halt and redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. The Native American monitor(s) or appropriate representative(s) and the archaeological monitor shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2. The archaeological monitor and Tribal monitor(s) or appropriate representative(s), the Project Applicant, and the City Planning Division shall confer regarding mitigation of the discovered resource(s). All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible. If preservation in place is not feasible, treatment and/or mitigation may include implementation of archaeological data recovery excavations to remove the</p>	<p>Developer  Planning Department  Qualified Archaeologist  Approved Native American Monitor(s)</p>	<p>During grading and other ground disturbing activities</p>	<p>Less than significant</p>

Majestic Moreno Valley Medical Center  
Initial Study/Mitigated Negative Declaration  
November 2017

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	resource along with subsequent laboratory processing and analysis.			