



CITY OF MORENO VALLEY

MITIGATED NEGATIVE DECLARATION FOR MORENO VALLEY 2 DRACAEA MULTI-FAMILY HOUSING

PEN20-0057

January 27, 2021

Lead Agency
CITY OF MORENO VALLEY
14177 Frederick Street
Moreno Valley, CA 92552

Prepared By
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San Diego, CA 92108



MITIGATED NEGATIVE DECLARATION MORENO VALLEY 2 DRACAEA MULTI-FAMILY HOUSING

Project Description:

The project site is located in the City of Moreno Valley, in northwestern Riverside County. The approximate 3.4-acre project site consists of two vacant parcels (APN 263-132-016 and 263-132-017) within the Edgemont neighborhood, in the western part of the City of Moreno Valley (see attached Figure 1 and Figure 2, Site Plan, respectively). The property is relatively flat with an elevational difference of approximately 12 feet. The highest elevation on-site is in the northwestern corner at 1,545 feet and the lowest elevation occurs in the southwestern section of the site at 1,533 feet (see Figure 3a, Apartment Building Elevations). The property is currently undeveloped with a dirt road traversing the property in a north/south direction from Dracaea Avenue at the southern end of the site to the end of Lancaster Lane along the northeastern edge of the site (see Figure 1). However, as evidenced from historic aerial photos, the southern portion of APN 263-132-016 used to contain what appears to be residential structures as far back as the 1940s. No evidence of these structures is obvious on the property now. Portions of the project area consist of short, non-native grassland and/or ruderal habitat, previously mowed/disc'd fields, and dirt roads/parking lots. There are eleven large trees (over 15 feet in height) located along the southern property boundary.

The existing drainage pattern sheet flows southeasterly into an existing storm drain system located on Dracaea Avenue. The storm drain flows into Edgemont Creek, located off site to the southeast, where it eventually drains into the Santa Ana River. Soils on site consist of light brown, dry, loose, silty sand (SM) to dark brown and dark reddish-brown, damp and moist, medium dense and dense, clayey sand (SC). Older alluvium was encountered underlying the surficial soils throughout the property. Published geological mapping of the area provides an overview of the property (Morton, 2004). The subject property is mapped as "Very old alluvial fan deposits". Surficial soil mapping for the property is provided by the Soil Survey for the Western Riverside Area, California (Knecht, 1971). According to this soil survey, the site is underlain by Monserate sandy loam 5% to 8% slopes, eroded (MmC2) and Monserate sandy loam 8% to 15% slopes, eroded (MmD2). These two soil types

Project Location:

Approximately 569 feet west of the corner of Dracaea Avenue and Edgemont Street, and on the north side of Dracaea Avenue, in the City of Moreno Valley, Riverside County, California. The Project site is located in Section 10 of Township 3 South, Range 4 West, Riverside East 7.5' Quadrangle U.S. Geological Survey (USGS), San Bernardino Base and Meridian (SBBM) and is comprised of Tax Assessor Parcel Numbers (APN) 263-132-016 and 263-132-017.

Project Proponent:

Apollo IV Development Group, Chintu Patel, President



MITIGATED NEGATIVE DECLARATION MORENO VALLEY 2 DRACAEA MULTI-FAMILY HOUSING

Findings:

It is hereby determined that, based on the information contained in the attached Initial Study, the project would not have a significant adverse effect on the environment.

Mitigation Measures:

No.	Mitigation Measure
Biological Resources	
BIO-1	All project sites containing suitable Burrowing Owl habitat or burrows, whether or not Burrowing Owls were found, require pre-construction surveys for the Burrowing Owl 30-days before ground-disturbing activities occur. Therefore, a pre-construction survey Burrowing Owl shall be conducted over the subject property 30-days prior to ground-disturbing activities.
BIO-2	Avian Breeding Season Avoidance or Pre-construction Nesting Bird Survey Vegetation removal shall occur outside of the avian breeding season (February 1 to September 1) unless a qualified biologist has first surveyed the area of disturbance to determine the presence or absence of nesting bird species. If vegetation removal is proposed during the avian breeding season, then this pre-construction nesting bird survey should be conducted no more than five days prior to the beginning of project-related activities. For passerines and small raptors, surveys shall be conducted within a 250-foot radius of the work area. For large raptors, surveys shall be conducted within a 500-foot radius of the work area. If such nesting birds are not found, then project-related activities may proceed during the avian breeding season. However, if such nesting birds are found, then the avian biologist will need to decide whether the construction activities can proceed without harm to the nest or if a buffer or construction monitoring will be necessary to protect the active nest. The results of the nesting bird survey shall be detailed in a short report provided to the City of Moreno Valley for their concurrence.
BIO-3	Stephen's Kangaroo Rat Fee. The property is located within the Stephen's Kangaroo Rate (SKR) HCP Fee Area. The Mitigation Fee of \$500 per gross acre needs to be paid upon issuance of a grading permit, a certificate of occupancy, or upon final inspection, whichever comes first.



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BIO-4	<p>Planting of Large Landscape Trees to Replace Heritage Trees to be Removed. To mitigate for the loss of eleven heritage trees on-site as a result of the proposed residential project, sixteen large landscape trees are proposed to be planted in their place. The large landscape trees will either be Chinese Elms (<i>Ulmus parvifolia</i>) or Golden Raintrees (<i>Koelreuteria paniculata</i>), or another suitable tree species anticipated to grow to be larger than 15-feet tall and become heritage trees themselves. If replacement landscape tree species must be selected, then those tree species must also be anticipated to grow to be larger than 15 feet tall to ensure that the heritage trees lost will be replaced.</p>
Cultural Resources	
CR-1	<p>If subsurface deposits believed to be cultural or human in origin are discovered during construction, then all work must halt within a 50-foot radius of the discovery. A qualified archaeological monitor or Principal Investigator, meeting the Secretary of the Interior’s Professional Qualification Standards for prehistoric and historic archaeology, shall be retained and afforded a reasonable amount of time to evaluate the significance of the find. Work cannot continue at the discovery site until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either (1) not cultural in origin; or (2) not potentially significant or eligible for listing on the CRHR. If a potentially-eligible resource is encountered, then the archaeologist, lead agency, and project proponent shall arrange for either (1) total avoidance of the resource, if possible; or (2) test excavations to evaluate eligibility and, if eligible, total data recovery as mitigation. The determination shall be formally documented in writing and submitted to the lead agency as verification that the provisions in CEQA for managing unanticipated discoveries have been met.</p>



MITIGATED NEGATIVE DECLARATION MORENO VALLEY 2 DRACAEA MULTI-FAMILY HOUSING

CR-2	<p>In the event that evidence of human remains is discovered, construction activities within 50 feet of the discovery will be halted or diverted, and the requirements above will be implemented. Depending on the occurrence, a larger radius may be necessary and will be required at the discretion of the on-site archaeologist. In addition, the provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and Assembly Bill 2641 will be implemented. When human remains are discovered, state law requires that the discovery be reported to the County Coroner (Section 7050.5 of the Health and Safety Code) and that reasonable protection measures be taken during construction to protect the discovery from disturbance (AB 2641). If the Coroner determines the remains are Native American, the Coroner notifies the Native American Heritage Commission, which then designates a Native American Most Likely Descendant (MLD) for the project (Section 5097.98 of the Public Resources Code). The MLD may not be the same person as the tribal monitor. The designated MLD then has 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains (AB 2641). If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (Section 5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a document with the county in which the property is located (AB 2641).</p>
Paleontological Resources	
PALEO-1	<p>If construction-related excavations, trenching, or other forms of ground disturbance are required 4 feet or more below the surface, a paleontological monitor shall be present on the project site during ground-disturbing activities. The paleontological monitor shall be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.</p>
PALEO-2	<p>If unanticipated paleontological resources are encountered during ground-disturbing activities:</p> <ul style="list-style-type: none"> • All work within 50 feet shall halt, until the discovery can be evaluated by a qualified paleontologist. • The monitor shall determine whether the findings are significant and whether additional work, including recovery and preservation of the find, is warranted.



MITIGATED NEGATIVE DECLARATION MORENO VALLEY 2 DRACAEA MULTI-FAMILY HOUSING

TRIBAL CULTURAL RESOURCES

TCR-1

Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching 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), the contractor, and the City, shall develop a Cultural Resources Management Plan (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 grading and development scheduling;

- b) The Project archeologist and the Consulting Tribes(s) as defined in CR-1 shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;

- c) The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.



MITIGATED NEGATIVE DECLARATION MORENO VALLEY 2 DRACAEA MULTI-FAMILY HOUSING

TCR-2	<p>Prior to the issuance of a grading permit, the Developer shall secure agreements with the following tribes: Soboba Band of Luiseno Indians, Pechanga Band of Luiseno Indians, and the Agua Caliente Band of Cajuilla Indians for tribal monitoring. The Developer is also required to provide a minimum of 30 days advance notice to the tribes of all mass grading and trenching 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. If the Native American Tribal Representatives suspect that an archaeological resource may have been unearthed, the Project Archaeologist or the Tribal Representatives shall immediately redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the Native American Tribal Representatives, the Project Archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.</p>
TCR-3	<p>In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:</p> <ul style="list-style-type: none"> 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 Department: <ul style="list-style-type: none"> 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) On-site reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure CR-1. 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 Governments as defined in CR-1.



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TCR-4	<p>The City shall verify that the following note is included on the Grading Plan:</p> <p style="padding-left: 40px;">“If any suspected archaeological resources are discovered during ground-disturbing activities and the Project Archaeologist 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.”</p>
TCR-5	<p>If potential historic or cultural resources are uncovered during excavation or construction activities at the project site, work in the affected area 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. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in CR-1 before any further work commences in the affected area.</p>
TCR-6	<p>If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the “most likely descendant”. The “most likely descendant” shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98) (GP Objective 23.3, CEQA).</p>

Attachments:

1. Figure 1
2. Figure 2
3. Location Map
4. Initial Study
5. Mitigation Monitoring and Reporting Program.



MITIGATED NEGATIVE DECLARATION MORENO VALLEY 2 DRACAEA MULTI-FAMILY HOUSING

FIGURES



Aerial Photo: Nearmap 2020

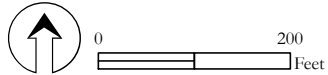
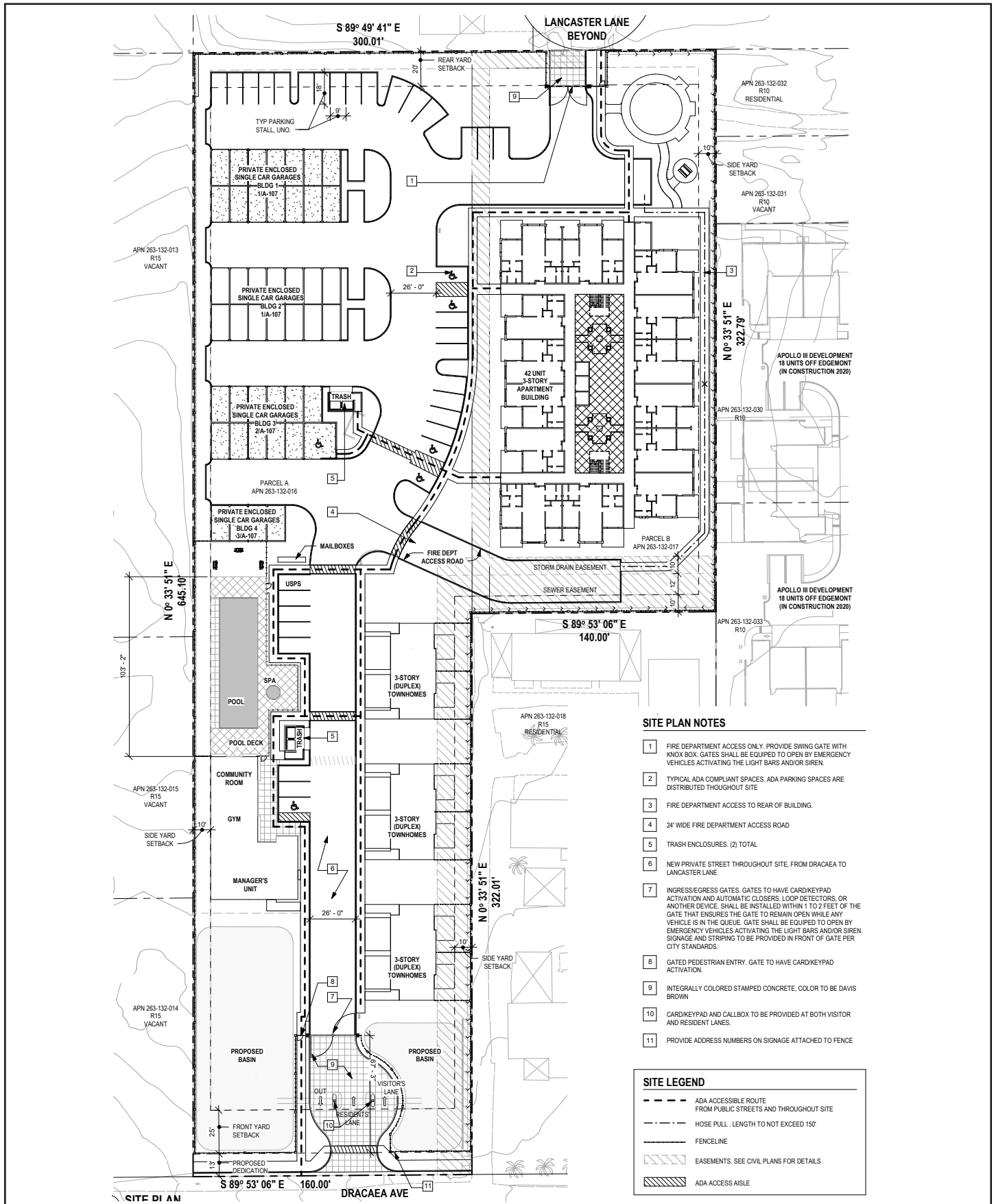


Figure 1
MORENO VALLEY 2
DRACAEA MULTI-FAMILY HOUSING
Aerial Photograph



SITE PLAN NOTES

- 1 FIRE DEPARTMENT ACCESS ONLY. PROVIDE SWING GATE WITH KNOX BOX. GATES SHALL BE EQUIPPED TO OPEN BY EMERGENCY VEHICLES ACTIVATING THE LIGHT BARS AND/OR SIREN.
- 2 TYPICAL ADA COMPLIANT SPACES. ADA PARKING SPACES ARE DISTRIBUTED THROUGHOUT SITE.
- 3 FIRE DEPARTMENT ACCESS TO REAR OF BUILDING.
- 4 24' WIDE FIRE DEPARTMENT ACCESS ROAD.
- 5 TRASH ENCLOSURES. (2) TOTAL.
- 6 NEW PRIVATE STREET THROUGHOUT SITE, FROM DRACAEA TO LANCASTER LANE.
- 7 INGRESS/EGRESS GATES. GATES TO HAVE CARDKEYPAD ACTIVATION AND AUTOMATIC CLOSERS. LOOP DETECTORS, OR ANOTHER DEVICE, SHALL BE INSTALLED WITHIN 1 TO 2 FEET OF THE GATE THAT ENSURES THE GATE TO REMAIN OPEN WHILE ANY VEHICLE IS IN THE QUEUE. GATE SHALL BE EQUIPPED TO OPEN BY EMERGENCY VEHICLES ACTIVATING THE LIGHT BARS AND/OR SIREN. SIGNAGE AND STRIPING TO BE PROVIDED IN FRONT OF GATE PER CITY STANDARDS.
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- 11 PROVIDE ADDRESS NUMBERS ON SIGNAGE ATTACHED TO FENCE.

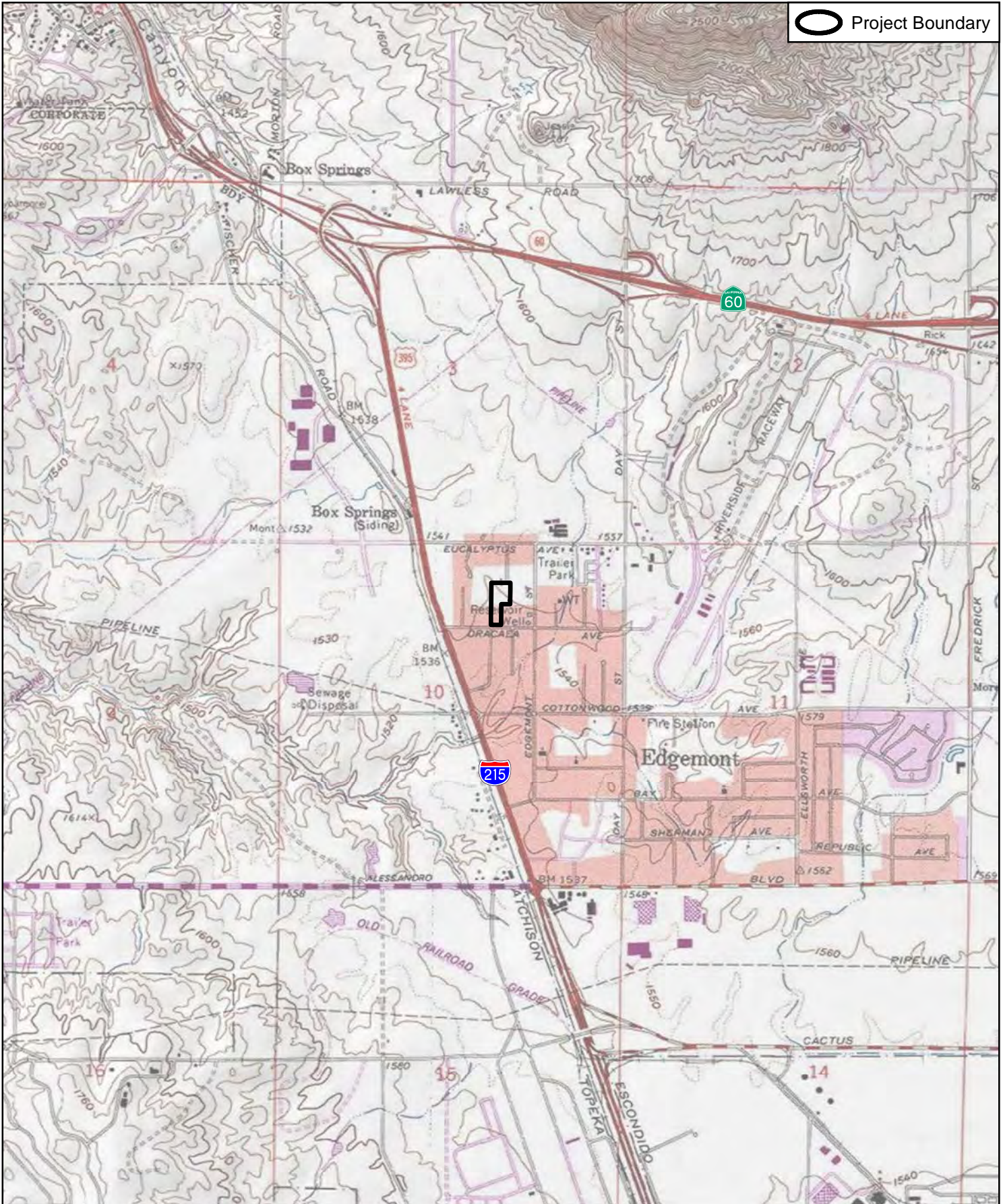
SITE LEGEND


- ADA ACCESSIBLE ROUTE FROM PUBLIC STREETS AND THROUGHOUT SITE
- - - HOSE PULL - LENGTH TO NOT EXCEED 150'
- FENCELINE
- /// EASEMENTS. SEE CIVIL PLANS FOR DETAILS
- ▨ ADA ACCESS AISLE

Source: NOAA 2020

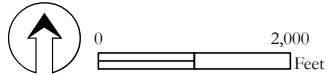


Figure 2
 MORENO VALLEY 2
 DRACAEA MULTI-FAMILY HOUSING
 Site Plan



 Project Boundary

Township 3 South, Range 4 West, Section 10; USGS 7.5' Quadrangles (Riverside East)
 Source: Esri, National Geographic Society 2013



MORENO VALLEY 2
 DRACAEA MULTI-FAMILY HOUSING
Regional Location



MITIGATED NEGATIVE DECLARATION MORENO VALLEY 2 DRACAEA MULTI-FAMILY HOUSING

INITIAL STUDY

INITIAL STUDY FOR MORENO VALLEY 2 DRACAEA MULTI-FAMILY HOUSING



MORENO VALLEY 2 DRACAEA MULTI-FAMILY HOUSING (PEN 20-0057)

January 27, 2021

Lead Agency
CITY OF MORENO VALLEY
14177 Frederick Street
Moreno Valley, CA 92552

Prepared By
TTG ENVIRONMENTAL & ASSOCIATES
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8885 Rio San Diego Drive #237
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TABLE OF CONTENTS

Background Information and Project Description.....	1
Environmental Factors Potentially Affected	18
Determination (to Be Completed by the Lead Agency).....	18
Evaluation of Environmental Impacts	19
Issues and Supporting Information Sources	21
I. Aesthetics	21
II. Agriculture and Forest Resources	27
III. Air Quality.....	29
IV. Biological Resources	32
V. Cultural Resources.....	35
VI. Energy.....	37
VII. Geology and Soils.....	38
VIII. Greenhouse Gas Emissions	41
IX. Hazards and Hazardous Materials	42
X. Hydrology and Water Quality	45
XI. Land Use and Planning.....	48
XII. Mineral Resources	49
XIII. Noise.....	49
XIV. Population and Housing	51
XV. Public Services	52
XVI. Recreation.....	54
XVII. Transportation.....	54
XVIII. Tribal Cultural Resources.....	56
XIX. Utilities and Service Systems	59
XX. Wildfire.....	61
XXI. Mandatory Findings of Significance	63

APPENDICES (Under Separate Cover)

- Appendix A. Report of a Biological Assessment and MSHCP Consistency Analysis Over APNs 263-132-016 and 263-132-017
- Appendix B. Cultural Resources Inventory Report for the City of Moreno Valley Multi Family Housing Project (*Confidential Report*)
- Appendix C. Paleontological Resources Letter Report
- Appendix D. Project Specific Water Quality Management Plan

MITIGATION MONITORING AND REPORTING PROGRAM (Under Separate Cover)

FIGURES

Figure 1 Aerial Photograph.....3
Figure 2 Site Plan.....5
Figure 3a Apartment Building Elevations6
Figure 3b Apartment Building Rendered Elevations.....7
Figure 4 Preliminary Landscape Plan9
Figure 5 Preliminary Grading Plan11
Figure 6a Site Photo 1.....22
Figure 6b Site Photo 2.....23
Figure 6c Site Photo 3.....24
Figure 6d Site Photo 4.....25

TABLES

Table 1 Project Development Summary.....10
Table 2 Typical Construction-Related Emissions30



INITIAL STUDY (IS) FOR Moreno Valley 2 Dracaea Multi-Family Housing

BACKGROUND INFORMATION AND PROJECT DESCRIPTION

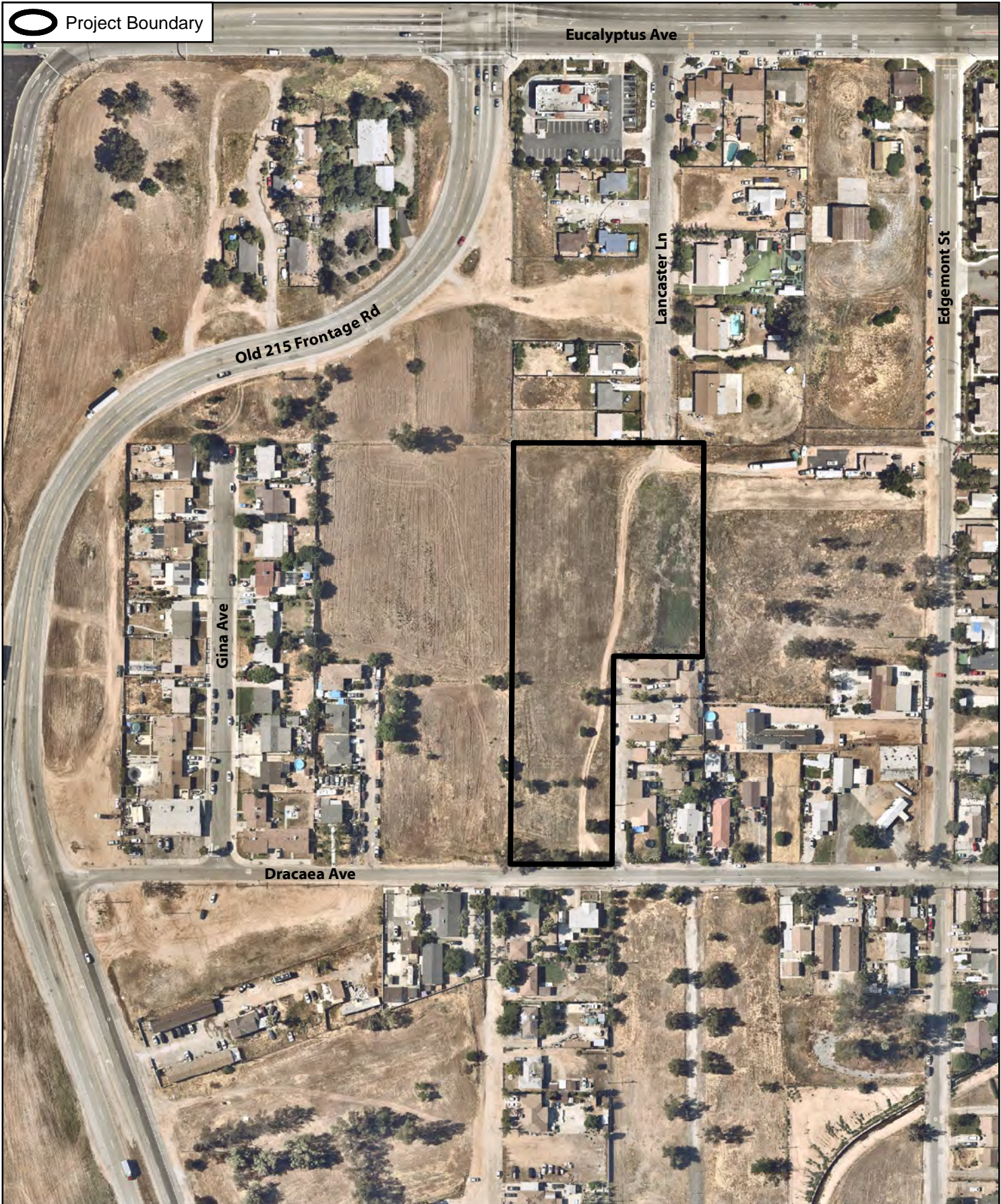
1. **Project Case Number(s):** PEN20-0057 (Plot Plan)
2. **Project Title:** Moreno Valley 2 Dracaea Multi-Family Housing
3. **Public Comment Period:** February 19, 2021 through March 11, 2021
4. **Lead Agency:** City of Moreno Valley
Julia Descoteaux, Planning Department
14177 Frederick Street
Moreno Valley, CA 92552
951.413.3209
juliad@moval.org
5. **Documents Posted At:** www.moval.org
6. **Prepared By:** Teresa TG Wilkinson
TTG Environmental & Associates
8885 Rio San Diego Drive, #237
619.200.1577
ttgenvironmental@gmail.com
7. **Project Sponsor:**

Applicant/Developer	Property Owner
Chintu Patel, President	Chintu Patel, President
Apollo IV Development Group	Apollo IV Development Group
2661 Pummelo Ct.	2661 Pummelo Ct.
Escondido, CA 92027	Escondido, CA 92027
(760) 855-8347	(760) 855-8347
Chintupatel@gmail.com	Chintupatel@gmail.com
8. **Project Location:** Approximately 569 feet west of the corner of Dracaea Avenue and Edgemont Street, and on the north side of Dracaea Avenue, in the City of Moreno Valley, Riverside County, California, as shown in Figure 1, Aerial Photograph. The Project site is located in Section 10 of Township 3 South, Range 4 West, Riverside East 7.5' Quadrangle U.S. Geological Survey (USGS), San Bernardino Base and Meridian (SBBM) and is comprised of Tax Assessor Parcel Numbers (APN) 263-132-016 and 263-132-017.

9. **General Plan Designation:** Residential: R-15 – maximum 15.0 dwelling units per acre

The primary purpose of areas designated Residential 15 is to provide a range of multi-family housing types for those not desiring dwellings on individual lots that include amenities such as common open space and recreational facilities.

10. **Specific Plan Name and Designation:** N/A



Aerial Photo: Nearmap 2020

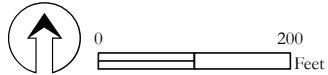


Figure 1
MORENO VALLEY 2
DRACAEA MULTI-FAMILY HOUSING
Aerial Photograph

11. **Existing Zoning:** Residential 15 (R15) District

The primary purpose of the R-15 district is to provide a broadened range of housing types for those not desiring detached dwellings on individual parcels, and with open space and recreational amenities not generally associated with typical suburban subdivisions. This district is intended as an area for development of attached residential dwelling units, as well as mobile home parks, at a maximum allowable density of 15 dwelling units per net acre.

The proposed project is consistent with the existing General Plan and Zoning designation.

12. **Surrounding Land Uses and Setting:**

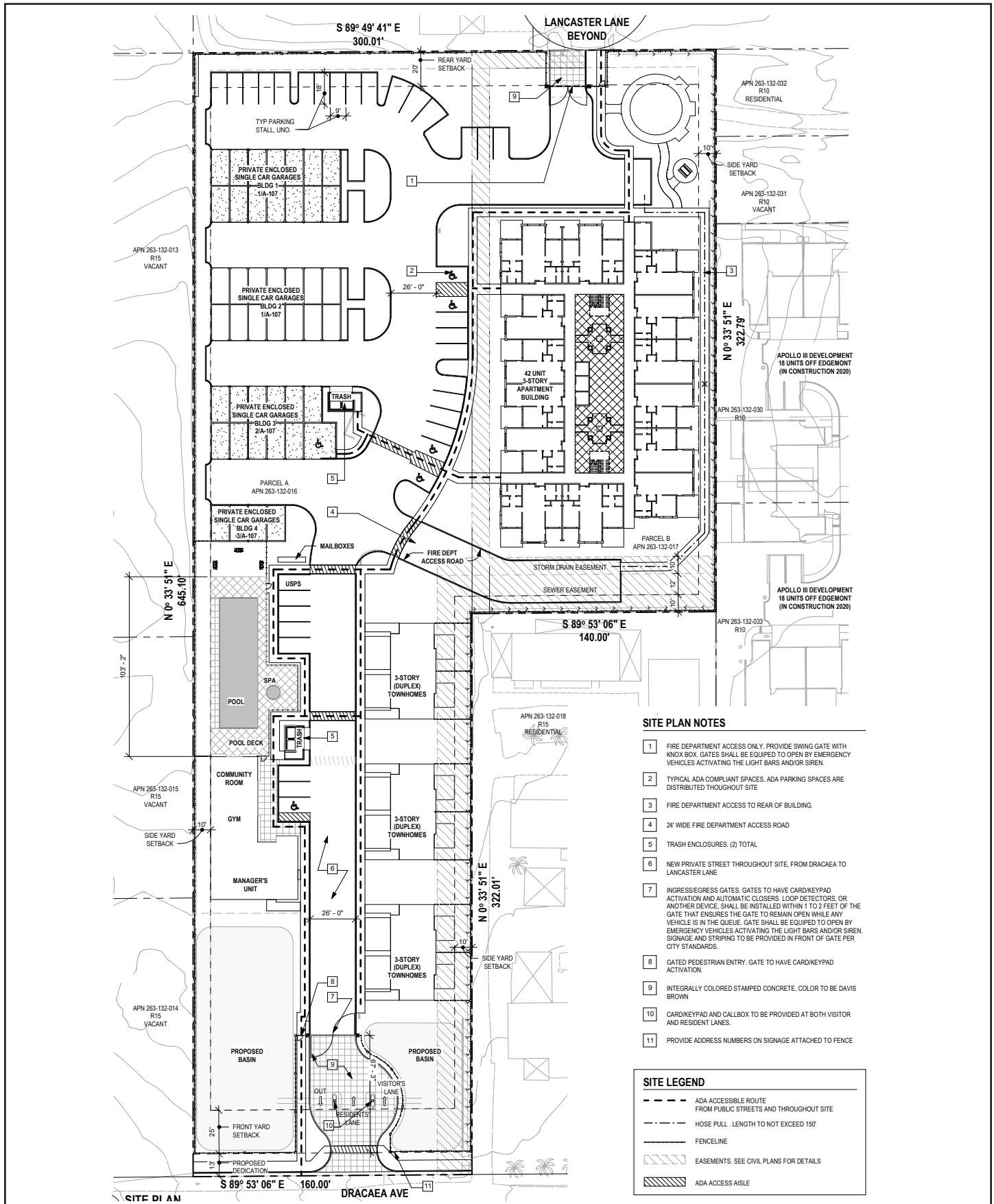
	Land Use	General Plan	Zoning
Project Site	Vacant	Residential Multi-family	R-15
North	Vacant/SF Residential	Residential/Office	R-15
South	SF Residential	Residential/Office	R-15
East	SF Residential/Vacant	Residential/Office	R-15; R-10
West	Vacant	Residential/Office	R-15

13. **Description of the Site and Project:**

Environmental Setting

The project site is located in the City of Moreno Valley, in northwestern Riverside County. The approximate 3.4-acre project site consists of two vacant parcels (APN 263-132-016 and 263-132-017) within the Edgemont neighborhood, in the western part of the City of Moreno Valley (see attached Figure 1 and Figure 2, Site Plan, respectively). The property is relatively flat with an elevational difference of approximately 12 feet. The highest elevation on-site is in the northwestern corner at 1,545 feet and the lowest elevation occurs in the southwestern section of the site at 1,533 feet (see Figure 3a, Apartment Building Elevations). The property is currently undeveloped with a dirt road traversing the property in a north/south direction from Dracaea Avenue at the southern end of the site to the end of Lancaster Lane along the northeastern edge of the site (see Figure 1). However, as evidenced from historic aerial photos, the southern portion of APN 263-132-016 used to contain what appears to be residential structures as far back as the 1940s. No evidence of these structures is obvious on the property now. Portions of the project area consist of short, non-native grassland and/or ruderal habitat, previously mowed/disc'd fields, and dirt roads/parking lots. There are eleven large trees (over 15 feet in height) located along the southern property boundary.

The existing drainage pattern sheet flows southeasterly into an existing storm drain system located on Dracaea Avenue. The storm drain flows into Edgemont Creek, located off site to the southeast, where it eventually drains into the Santa Ana River. Soils on site consist of light brown, dry, loose, silty sand (SM) to dark brown and dark reddish-brown, damp and moist, medium dense and dense, clayey sand (SC). Older alluvium was encountered underlying the surficial soils throughout the property. Published geological mapping of the area provides an overview of the property (Morton, 2004). The subject property is mapped



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SITE LEGEND

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- FENCELINE
- EASEMENTS. SEE CIVIL PLANS FOR DETAILS
- ADA ACCESS AISLE

Source: NOAA 2020

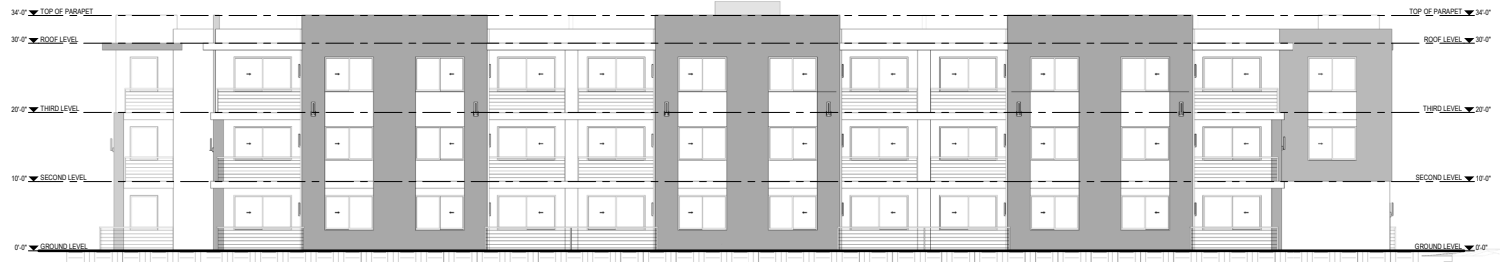


Figure 2
 MORENO VALLEY 2
 DRACAEA MULTI-FAMILY HOUSING
 Site Plan

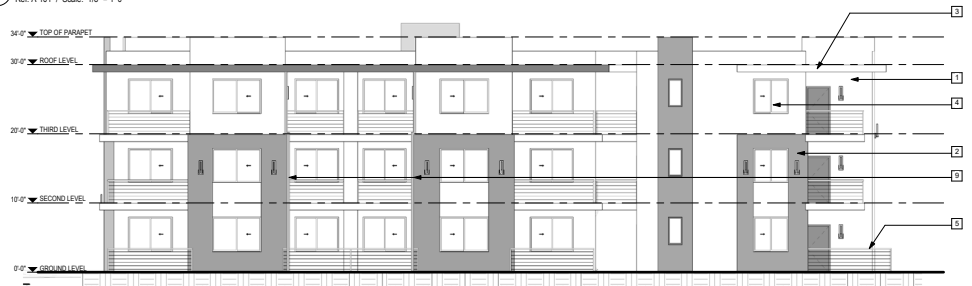


1 APARTMENT BLDG NORTH ELEVATION
 Ref: A-101 / Scale: 1/8" = 1'-0"

- ELEVATION NOTES**
- 1 SAND FINISHED STUCCO AT FIELD OF BUILDING. COLOR TO BE WHITE SHOULDERS, VP-126
 - 2 SAND FINISHED STUCCO AT ACCENTS OF BUILDING. COLOR TO BE QUINCY GRANITE, VP-H143
 - 3 DECORATIVE HORIZONTAL FIN ELEMENTS WITH PAINTED METAL FASCIA. COLOR TO BE GROPLUS GRAY, VP-H147
 - 4 DUAL VINYL WINDOWS. COLOR TO BE DARK GREY.
 - 5 STAINLESS STEEL CABLE RAILING SYSTEM
 - 6 GFRP PARAPET. COLOR TO BE GROPLUS GRAY, VP-H147
 - 7 SAN FINISHED STUCCO AT ACCENT BAND. COLOR TO BE THISTLE GRAY, VP-079
 - 8 FACTORY FINISHED SECTIONAL OVERHEAD GARAGE DOORS. COLOR TO BE GROPLUS GRAY, VP-H147
 - 9 DOWNSPOUT FROM FLAT ROOF AREA ABOVE.



2 APARTMENT BLDG EAST ELEVATION
 Ref: A-101 / Scale: 1/8" = 1'-0"



3 APARTMENT BLDG SOUTH ELEVATION
 Ref: A-101 / Scale: 1/8" = 1'-0"



4 APARTMENT BLDG WEST ELEVATION
 Ref: A-101 / Scale: 1/8" = 1'-0"

Source: NOAA 2020



Figure 3a
 MORENO VALLEY 2
 DRACAEA MULTI-FAMILY HOUSING
Apartment Building Elevations



1 NORTH
Scale: 1/8" = 1'-0"



2 EAST
Scale: 1/8" = 1'-0"

COLOR LEGEND

	VISTA PAINT #6147 "GRUPUS GRAY"
	VISTA PAINT #6143 "QUINCY GRAY"
	VISTA PAINT 1205 "WHITE SHOULDERS"



3 SOUTH
Scale: 1/8" = 1'-0"



4 WEST
Scale: 1/8" = 1'-0"

Source: NOAA 2020



Figure 3b
MORENO VALLEY 2
DRACAEA MULTI-FAMILY HOUSING
Townhouse Rendered Elevations

as “Very old alluvial fan deposits”. Surficial soil mapping for the property is provided by the Soil Survey for the Western Riverside Area, California (Knecht, 1971). According to this soil survey, the site is underlain by Monserate sandy loam 5% to 8% slopes, eroded (MmC2) and Monserate sandy loam 8% to 15% slopes, eroded (MmD2). These two soil types contain well-drained soils that were derived in alluvium from predominantly granitic soils (Knecht, 1971). The surficial soils are sandy loams while the subsoil is characterized as a sandy, clay loam hardpan between 10 and 20 inches deep.

Surrounding land uses include undeveloped land to the west and east, and residences to the north, northeast, south, and southeast (refer to Figure 2). The General Plan land-use designation for the subject site is Residential Multi-Family and the underlying zoning designation is Residential 15 (R15) District.

Project Description

Apollo Development Group is proposing to construct a 49-unit multi-family housing development at 21644 Dracaea Avenue in the City of Moreno. The site is generally located on the north side of Dracaea Avenue, south of Eucalyptus Avenue, east of Old 215 Frontage Road and West of Edgemont Street as shown in Figure 1. The project site is comprised of two vacant lots approximately 3.41 acres in size. Project components are shown in Table 1, Project Development Summary, and as shown on Figure 2.

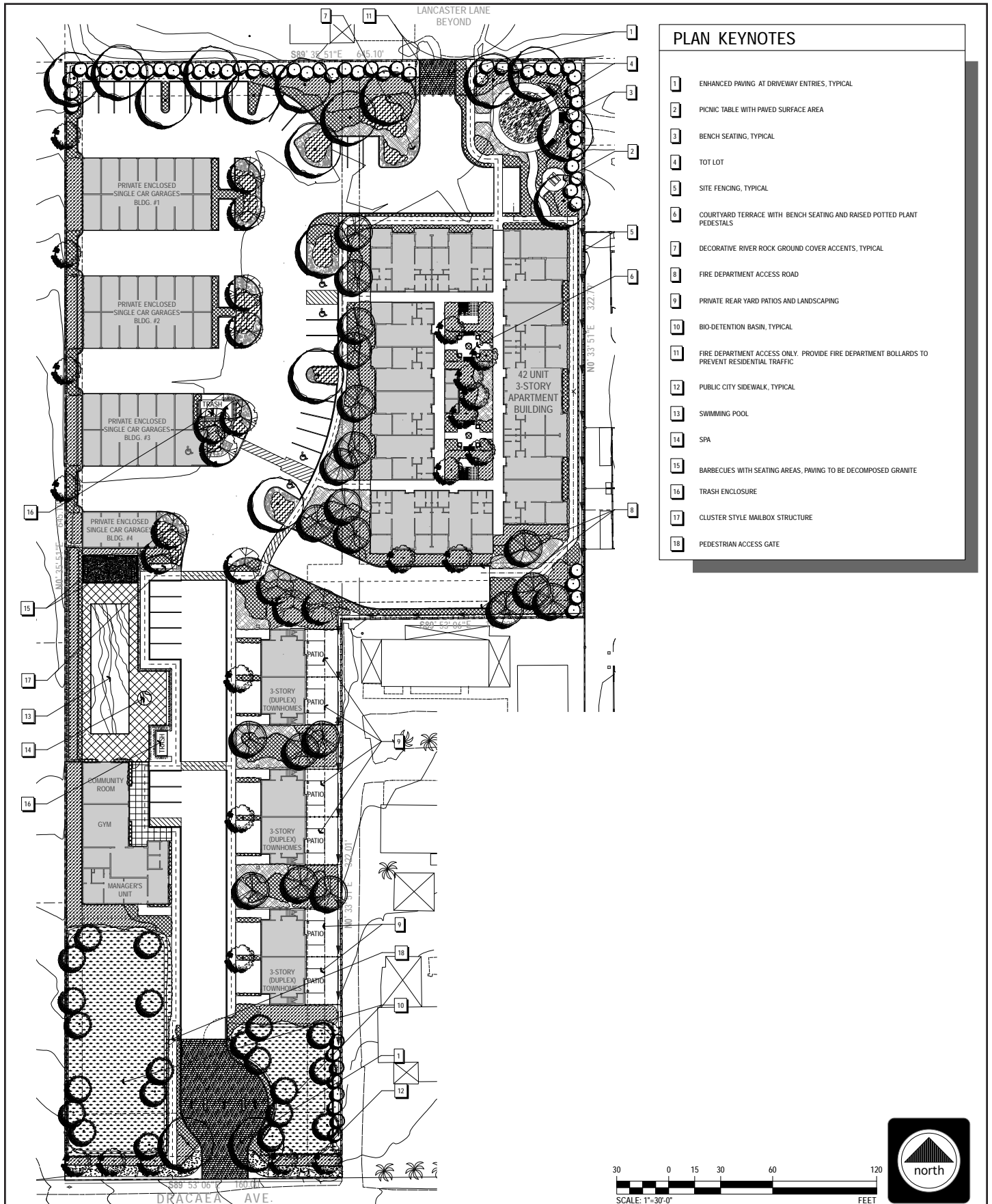
As shown in the proposed Site Plan, the project would construct one three-story building in a courtyard layout to house the apartment units and three three-story townhome units. The buildings would be surrounded by green courtyard spaces and a landscaped entryway fronting the street. Site amenities include a swimming pool, spa, gym, and community room. The community room and management office would be the location for on-site gatherings such as tenant meetings. Vehicular access to the project site would be provided from Dracaea Avenue from the south and Lancaster Lane from the north.

Architecture, Walls and Fences

The proposed buildings would be constructed to a height of 35 feet above finished grade. The buildings would be constructed with sand-finished stucco and accentuated with white and granite tones, dual vinyl windows in dark gray tone colors; articulated building elements, including decorative horizontal fin elements with painted metal fascia and stainless steel metal cable are proposed as decorative elements (Figure 3b). The proposed exterior architectural color palette is comprised of various shades of white, gray and granite. New perimeter fencing would be included along the west and east project boundary. A solid block along the north project limit is required per the City’s Municipal Code for a separation between multi-family and single-family residential zone.

Landscaping

Drought-tolerant trees, shrubs, and groundcovers are proposed to be planted along the street frontage (Dracaea Avenue). Flowering accent and shade trees along with clusters of shrub planting would be installed along the project site boundaries for screening purposes. (Figure 4).



Source: Daedalus 2020



Figure 4
 MORENO VALLEY 2
 DRACAEA MULTI-FAMILY HOUSING
 Preliminary Landscape Plan

**Table 1
Project Development Summary**

Description	Total	Square Feet
Three-story apartment building	42 units	35,252
Duplex townhouses	6 units	4,003
Manager/community building	1 unit	3,017
Enclosed single-car garages	44 spaces	9,826
Common Open Space (swimming pool and spa, gym, multipurpose room, activity room, rec. area, and courtyard)		16,000
Private Open Space		5,950
Landscape Coverage		57,700

Source: NOAA Site Plan October 2020

Landscaping also would occur at building entries, in and around automobile parking areas, and in and around the site’s water quality/detention basins. Landscaping is estimated to cover approximately 38 percent of the property (approximately 57,700 sf). Proposed landscaping would be ornamental in nature, except within water quality/detention basins where plant materials would be selected to serve water quality functions.

Water Service Facilities

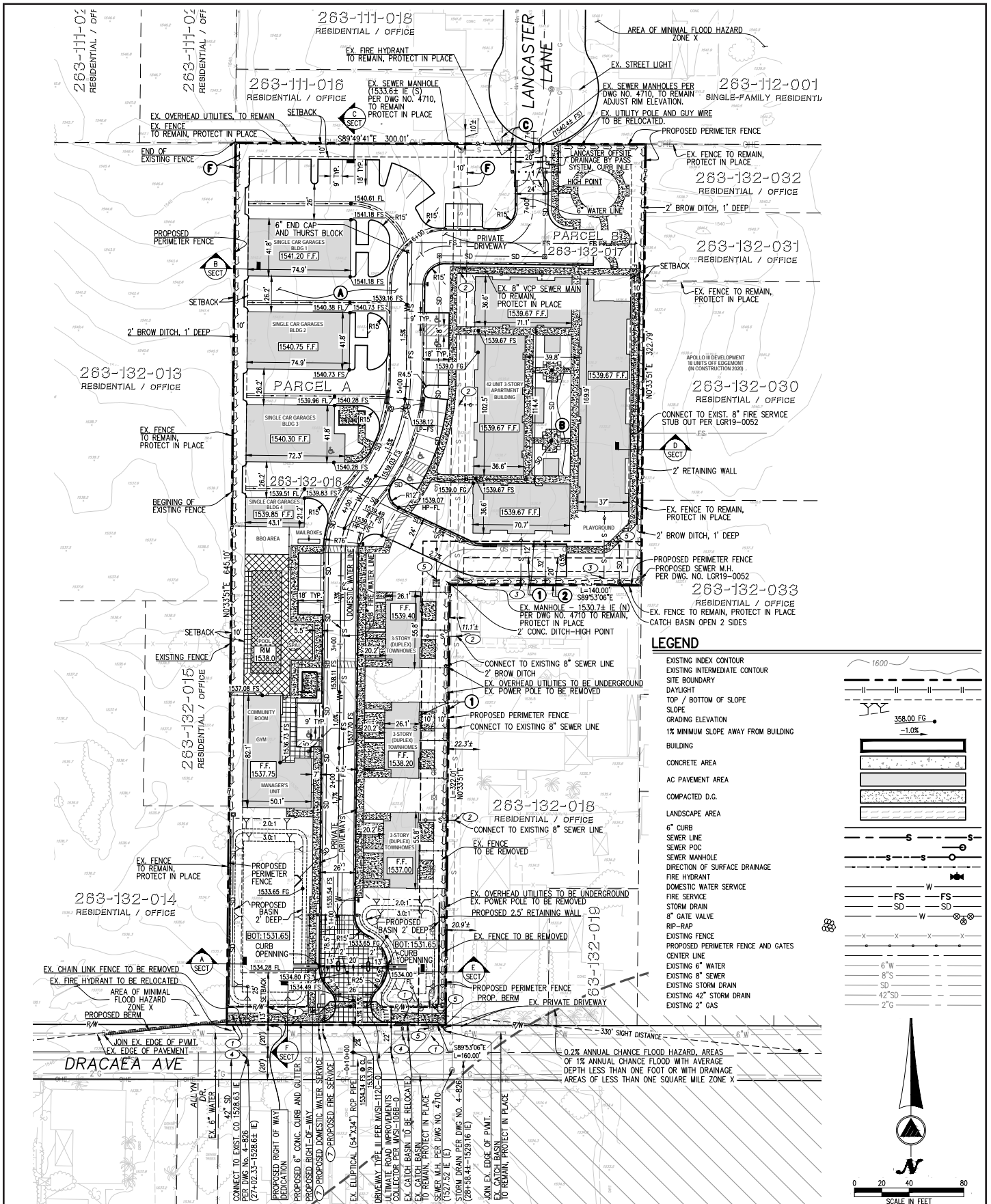
Water service would be provided to the project by Box Spring Mutual Water Company. The project proposes numerous connection points to the existing water lines installed beneath Dracaea Avenue for domestic, irrigation, and fire hydrant services. Additionally, the project would construct a 6-inch-diameter water line on the project for the purposes of on-site domestic, irrigation, and fire hydrant water services. All proposed water facilities are required to be designed in accordance with City standards.

Stormwater Drainage Facilities

The proposed site drainage would consist of a network of inlets that capture and convey runoff from the roof, hardscape & landscaped areas to proposed biofiltration planters. The proposed biofiltration planters would be sized to address hydromodification and water quality. Treated runoff from the biofiltration planters would be conveyed to the City’s public storm drain system along Dracaea Avenue (Figure 5, Preliminary Grading Plan).

Wastewater Service Facilities

Construction is scheduled to commence in fall 2021 and will require 14 months to complete. Construction will include site grading, vegetation and tree removal, utility installations, landscaping and construction of the apartments, townhomes and parking lot. Cut and fill estimates are expected to be 6486 cubic yards (cy) of cut and 3,376 cy of fill with 3,110 cy of export material. The site contains no cut and fill slopes, except along the perimeter of the bioretention basins, which are surrounded by 3:1 slopes.



Source: Masson 2020



Figure 5
 MORENO VALLEY 2
 DRACAEA MULTI-FAMILY HOUSING
 Preliminary Grading Plan

14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

Consultation under Assembly Bill (AB) 52 commenced on May 4, 2020. The 30-day response period ended on August 4, 2020. The Tribes wishing to consult were the Rincon Band of Luiseno Indians, the Soboba Band of Luiseno Indians, the Pechanga Band of Luiseno Indians, and the Agua Caliente Band of Cahuilla Indians. The project was identified to be within the boundaries of a recorded Tribal Cultural Property, Sycamore Canyon. Implementation of mitigation measures CR-1 through CR-2 and TCR 1 through TCR 6, have been applied to the project pursuant to the consultation.

15. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

- a. Santa Ana Regional Water Quality Control Board (RWQCB), The applicant would be required to comply with the NPDES General Permit for Storm Water Discharges Associated with Construction of Land Disturbance Activities (SWRCB Order No. 2009-0009-DWQ, NPDES No. CA2000002), as well as related City requirements for storm water/erosion control.
- b. Riverside County Airport Land Use Commission (ALUC)

16. **Other Technical Studies Referenced in this Initial Study (Provided as Appendices):**

- a. Attachment A – Biological Resources Report
- b. Attachment B – Cultural Resources Inventory Report
- c. Attachment C – Water Quality Management Plan
- d. Attachment D- Paleontological Resources Letter Report

17. **Mitigation Measures Applicable to the Proposed Project.:**

Biological Resources

BIO-1: All project sites containing suitable Burrowing Owl habitat or burrows, whether or not Burrowing Owls were found, require pre-construction surveys for the Burrowing Owl 30-days before ground-disturbing activities occur. Therefore, a pre-construction survey Burrowing Owl shall be conducted over the subject property 30-days prior to ground-disturbing activities.

BIO-2: Avian Breeding Season Avoidance or Pre-construction Nesting Bird Survey Vegetation removal shall occur outside of the avian breeding season (February 1 to September 1) unless a qualified biologist has first surveyed the area of disturbance to determine the presence or absence of nesting bird species. If vegetation removal is proposed during the avian breeding season, then this pre-construction nesting bird survey should be conducted no more than five days prior to the beginning of project-related activities. For passerines and small raptors, surveys shall be conducted within a 250-foot

radius of the work area. For large raptors, surveys shall be conducted within a 500-foot radius of the work area. If such nesting birds are not found, then project-related activities may proceed during the avian breeding season. However, if such nesting birds are found, then the avian biologist will need to decide whether the construction activities can proceed without harm to the nest or if a buffer or construction monitoring will be necessary to protect the active nest. The results of the nesting bird survey shall be detailed in a short report provided to the City of Moreno Valley for their concurrence.

BIO-3: Stephen's Kangaroo Rat Fee. The property is located within the Stephen's Kangaroo Rate (SKR) HCP Fee Area. The Mitigation Fee of \$500 per gross acre needs to be paid upon issuance of a grading permit, a certificate of occupancy, or upon final inspection, whichever comes first.

BIO-4: Planting of Large Landscape Trees to Replace Heritage Trees to be Removed. To mitigate for the loss of eleven heritage trees on-site as a result of the proposed residential project, sixteen large landscape trees are proposed to be planted in their place. The large landscape trees will either be Chinese Elms (*Ulmus parvifolia*) or Golden Raintrees (*Koelreuteria paniculata*), or another suitable tree species anticipated to grow to be larger than 15-feet tall and become heritage trees themselves. If replacement landscape tree species must be selected, then those tree species must also be anticipated to grow to be larger than 15 feet tall to ensure that the heritage trees lost will be replaced.

Cultural Resources

CR-1: If subsurface deposits believed to be cultural or human in origin are discovered during construction, then all work must halt within a 50-foot radius of the discovery. A qualified archaeological monitor or Principal Investigator, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained and afforded a reasonable amount of time to evaluate the significance of the find. Work cannot continue at the discovery site until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either (1) not cultural in origin; or (2) not potentially significant or eligible for listing on the CRHR. If a potentially-eligible resource is encountered, then the archaeologist, lead agency, and project proponent shall arrange for either (1) total avoidance of the resource, if possible; or (2) test excavations to evaluate eligibility and, if eligible, total data recovery as mitigation. The determination shall be formally documented in writing and submitted to the lead agency as verification that the provisions in CEQA for managing unanticipated discoveries have been met.

CR-2: In the event that evidence of human remains is discovered, construction activities within 50 feet of the discovery will be halted or diverted, and the requirements above will be implemented. Depending on the occurrence, a larger radius may be necessary and will be required at the discretion of the on-site archaeologist. In addition, the provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and Assembly Bill 2641 will be implemented. When human remains are discovered, state law requires that the discovery be reported to the County Coroner (Section 7050.5 of the Health and Safety Code) and that reasonable protection measures be taken during construction to protect the discovery from disturbance (AB 2641). If the Coroner determines the remains are Native American, the

Coroner notifies the Native American Heritage Commission, which then designates a Native American Most Likely Descendant (MLD) for the project (Section 5097.98 of the Public Resources Code). The MLD may not be the same person as the tribal monitor. The designated MLD then has 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains (AB 2641). If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (Section 5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a document with the county in which the property is located (AB 2641).

Paleontology

Paleo-1: If construction-related excavations, trenching, or other forms of ground disturbance are required 4 feet or more below the surface, a paleontological monitor shall be present on the project site during ground-disturbing activities. The paleontological monitor shall be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

Paleo-2: If unanticipated paleontological resources are encountered during ground-disturbing activities:

- All work within 50 feet shall halt, until the discovery can be evaluated by a qualified paleontologist.
- The monitor shall determine whether the findings are significant and whether additional work, including recovery and preservation of the find, is warranted.

Tribal Cultural Resources

TCR-1: Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching 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), the contractor, and the City, shall develop a Cultural Resources Management Plan (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 grading and development scheduling;
- b) The Project archeologist and the Consulting Tribes(s) as defined in CR-1 shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to

those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;

- c) The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

TCR-2: Prior to the issuance of a grading permit, the Developer shall secure agreements with the following tribes: Soboba Band of Luiseno Indians, Pechanga Band of Luiseno Indians, and the Agua Caliente Band of Cahuilla Indians for tribal monitoring. The Developer is also required to provide a minimum of 30 days advance notice to the tribes of all mass grading and trenching 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. If the Native American Tribal Representatives suspect that an archaeological resource may have been unearthed, the Project Archaeologist or the Tribal Representatives shall immediately redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the Native American Tribal Representatives, the Project Archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.

TCR-3: In the event that Native American cultural resources are discovered during the course of grading (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 Department:
 - 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) On-site reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure CR-1. 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 Governments as defined in CR-1.

TCR-4: 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 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.”

TCR-5: If potential historic or cultural resources are uncovered during excavation or construction activities at the project site, work in the affected area 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. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in CR-1 before any further work commences in the affected area.

TCR-6: If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the “most likely descendant”. The “most likely descendant” shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98) (GP Objective 23.3, CEQA).

17. **Acronyms:**

ADA	American with Disabilities Act
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
AQMP	air quality management plan
CEQA	California Environmental Quality Act
CIWMD	California Integrated Waste Management District
CMP	congestion management plan
DTSC	Department of Toxic Substance Control
DWR	Department of Water Resources
EIR	environmental impact report
EMWD	Eastern Municipal Water District
EOP	emergency operations plan
FEMA	Federal Emergency Management Agency
FMMP	Farmland Mapping and Monitoring Program
GIS	Geographic Information System
GHG	greenhouse gas
GP	general plan
HCM	Highway Capacity Manual
HOA	homeowners association

IS	initial study
LHMP	local hazard mitigation plan
LOS	level of service
LST	Localized Significance Threshold
MARB	March Air Reserve Base
MARB/IPA	March Air Reserve Base/Inland Port Airport
MSHCP	multiple species habitat conservation plan
MVFP	Moreno Valley Fire Department
MVPD	Moreno Valley Police Department
MVUSD	Moreno Valley Unified School District
MWD	Metropolitan Water District
NCCP	natural communities conservation plan
NPDES	National Pollutant Discharge Elimination System
OEM	Office of Emergency Services
OPR	Office of Planning & Research, State
PEIR	program environmental impact report
PW	Public Works
RCEH	Riverside County Environmental Health
RCFCWCD	Riverside County Flood Control & Water Conservation District
RCP	regional comprehensive plan
RCTC	Riverside County Transportation Commission
RCWMD	Riverside County Waste Management District
RTA	Riverside Transit Agency
RTIP	regional transportation improvement plan
RTP	regional transportation plan
SAWPA	Santa Ana Watershed Project Authority
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SCH	State Clearinghouse
SKRHCP	Stephens' Kangaroo Rat Habitat Conservation Plan
SoCAB	South Coast Air Basin
SWPPP	stormwater pollution prevention plan
SWRCB	State Water Resources Control Board
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
VMT	vehicle miles traveled
VVUSD	Valley Verde Unified School District
WQMP	water quality management plan
WRCOG	Western Riverside Council of Government

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology & Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology & Water Quality | <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities & Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

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



 Signature

1/27/2021

 Date

Julia Descoteaux

 Printed Name

City of Moreno Valley

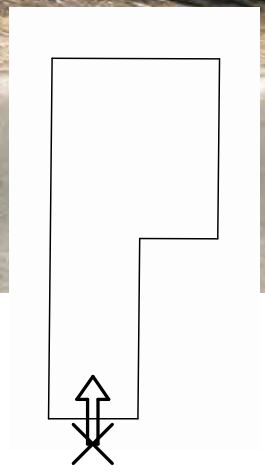
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EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a Lead Agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect is significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Less than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The Lead Agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or another CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analyses Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources. A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code §21099 – Modernization of Transportation Analysis for Transit-Oriented Infill Projects – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: For purposes of CEQA, a scenic vista is generally considered an expansive view of a unique or remarkable landscape, which is observable from a location accessible to the public. The City’s General Plan Conservation Element related to visual resources apply to the proposed project as follows:</p> <ul style="list-style-type: none"> • Policies 7.7.4 and 7.7.5 require development along designated scenic roadways to be visually attractive and to allow for views of the surrounding mountains and Mystic Lake. <p>Views from the project site provide a pleasing view of rugged mountainous terrain to the north and south (Figures 6a–6d). However, the project site is within an urbanized area undergoing residential and mixed commercial buildout. The ongoing planned development and views of the existing residential uses in the surrounding area have reduced the overall visual quality of the project area. Therefore, the visual landscape is not considered to have the attributes of a unique or remarkable landscape.</p> <p>The site is not located in close proximity to a designated scenic vista. Although not officially designated, major roads in the City in proximity to the project site include Old 215 Frontage Road and major public open space areas include Lake Perris State Recreate Area to the south and Box Springs Mountain Reserve to the north. According to General Plan Figure 7-2, Major Scenic Resources, the Project site is not located within a view corridor for the Box Springs Mountains, Reche Canyon, the Badlands, or Mount Russell. Due to its distance, the project site is not visible from the open space areas. The majority of the site is located on a flat, graded pad and generally at the same elevation as the surrounding residential uses. The proposed three-story apartment building and townhomes will be approximately 35 feet in height, which is within the City’s allowable building height limit. The project would be visible from the surrounding public views. However, the project design includes landscaping and integration of trees to enhance views of the developed site. Although highly visible, the project is not expected to substantially interrupt or obstruct available views from any scenic vistas. No designated scenic vistas would be impacted by the project. Thus, impacts to scenic vistas would be less than significant.</p>				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: The project site is not located within or adjacent to a scenic highway corridor and does not contain scenic resources, such as trees of scenic value, rock outcroppings, or historic buildings. There are no State-designated or eligible scenic highways within the City of Moreno Valley. The project site is located approximately 20 miles northwest of Highway 74, which is the only facility within the project vicinity that is designated as a State-eligible scenic highway. Additionally, the project site is located approximately 1.0 mile south of State Route 60, which the City of Moreno Valley General Plan Figure 7-2 identifies as a “Scenic Route.” Due to the distance and intervening topography and development, the project would not be visible from State Highway 74 or State Route 60. Therefore, the project site is not located within a state scenic highway corridor and implementation of the proposed project would not have a substantial effect on scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway corridor. No impact to scenic resources would occur.</p>				



Source: NOAA 2020



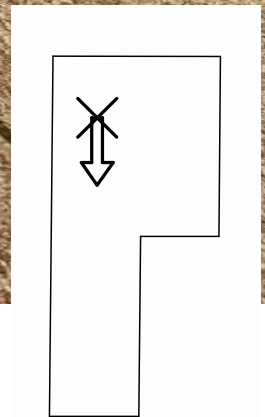
Figure 6a
MORENO VALLEY 2
DRACAEA MULTI-FAMILY HOUSING
Site Photo 1



Source: NOAA 2020



Figure 6b
MORENO VALLEY 2
DRACAEA MULTI-FAMILY HOUSING
Site Photo 2



Source: NOAA 2020



Figure 6c
MORENO VALLEY 2
DRACAEA MULTI-FAMILY HOUSING
Site Photo 3



Source: NOAA 2020



Figure 6d
MORENO VALLEY 2
DRACAEA MULTI-FAMILY HOUSING
Site Photo 4

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The following objectives and goals are applicable to the project site:</p> <p>Conservation Element</p> <ul style="list-style-type: none"> Objective 7.7 and the associated policies are designed to foster visually attractive development. Policy 7.7.1 discourages development along prominent ridgelines. Policies 7.7.2 and 7.7.6 minimize the visual impact of overhead utility lines and wireless communication facilities. Policy 7.7.3 calls for reasonable controls to reduce the impact of signs on visual quality. <p>Response: The presence and movement of heavy construction equipment and staging areas could temporarily degrade the existing visual character and/or quality of the project site and surrounding area for existing developed land uses. Buildout of the project is anticipated to occur over an 18-month period. Construction activities would require the use of various types of equipment, such as scrapers, graders, dozers, and trucks as well as signs, cones, and trash receptacles. Project construction would involve the temporary use of fenced staging areas for construction equipment and materials. Although these staging areas would be located in disturbed areas, construction equipment and materials would be visible to residents over an 18-month duration. Thus, construction activities would temporarily degrade the existing visual character of the site in the vicinity of developed areas. The temporary impacts to the visual character of the site would be less than significant given the short-term nature of construction activities.</p> <p>The project site includes an unvegetated flat parcel of land with ruderal vegetation and trees that are located throughout the surrounding parcel. Grading would occur throughout the site, resulting in the removal of trees and low-lying shrubs and grasses; no significant landforms such as vegetated slopes or rock outcroppings exist on site. The City’s General Plan Conservation Element, Objectives and Goals as listed above and Design Guidelines (Policy 9.16), emphasize criteria assuring high-quality architectural design for the residence and sensitivity to views along public streets. The project site plan includes a combination of 1 and 3-story buildings. Although the project is located adjacent to existing single-family homes to the south, north and east, there are setbacks provided by a landscaped area along the frontage road to the south and north and east; the parking area and paved walkways provide a buffer along the western property edge. Additionally, courtyard spaces and gardens are provided within the interior of the project. The building façades include visual relief and articulation provided by balconies and other architectural elements. The use of setbacks, treatment of the building façade, integration of street-frontage, use of courtyards and gardens, lighting and landscaping treatment will enhance the visual integrity of the project area. Project implementation would not have a substantial adverse effect on a scenic vista or substantially degrade the existing visual character or quality of the site and its surroundings. The overall aesthetic quality of the design would complement the surrounding residential and public uses. The project would be consistent with the objectives and goals of the City’s Conservation Element.</p> <p>The proposed project would be generally consistent with the existing single-family residential and urban character of the surrounding area. While the proposed project would change the character of the project site from a single-family residential development to an assisted living facility, it would not significantly degrade the existing visual character or quality of the site and impacts would be less than significant.</p>				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Existing lighting sources on the site and surrounding area generally consist of any street lights; home lighting, and vehicle headlights. Chapter 9.08.100 establishes that all outdoor lighting associated with residential uses shall be fully shielded and directed away from adjacent residential properties. Such lighting shall not exceed 0.25-foot-candle minimum maintained lighting measured from within 5 feet of any property line, and shall not</p>				

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<p>blink, flash, oscillate or be of unusually high intensity or brightness. Additionally, the City’s Municipal Code also specifies all lighting installations shall be designed and installed with full cutoff and be fully shielded to reduce glare and light trespass. The project would be required to demonstrate compliance with these requirements to the City of Moreno Valley prior to issuance of building permits. Project compliance with the lighting requirements of the City of Moreno Valley Municipal Code would ensure that the proposed Project would not produce a new source of substantial light or glare from artificial lighting sources that would adversely affect day or nighttime views in the area.</p> <p>The proposed project includes light standard heights, intensities, locations, and light reduction strategies to eliminate light spilling onto adjacent properties. The proposed lighting required for the multi-family development would be consistent with lighting for the surrounding uses including the adjacent single-family homes to the north, east and south. All lighting fixtures would be shielded from neighboring properties. The project would be consistent with the City’s lighting standards and would not create a substantially new source of light or glare. All new lighting would be required to be in compliance with the City’s Lighting Ordinance, which would ensure that potential impacts associated with glare or light would be minimized to a less than significant level of impact.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 2 – Community Development Element – Section 2.3 – Community Design • Chapter 7 – Conservation Element – Section 7.8 – Scenic Resources <ul style="list-style-type: none"> – Figure 7-2 – Major Scenic Resources 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.11 – Aesthetics <ul style="list-style-type: none"> – Figure 5.11-1 – Major Scenic Resources 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code <ul style="list-style-type: none"> • Section 9.10.110 – Light and Glare of the Moreno Valley Municipal Code. • Chapter 9.16 – Design Guidelines • Section 9.17.030 G – Heritage Trees 				
<p>II. AGRICULTURE AND FOREST RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: The site is identified as “Urban & Built Up Land” in the City’s General Plan Final Environmental Impact Report (Figure 5.8). It is not listed as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project site is designated as “Residential-Multi Family” and is not under a Williamson Act contract. Although some disking is visible throughout the property, the subject site does not appear to be used for agricultural purposes. Therefore, development of the site would not result in the conversion of agricultural lands to non-agricultural uses. No impact on existing or potential agricultural activity in the project area would occur with project implementation.</p>				

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b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: As described above, the project site is not under a Williamson Act contract and would not result in the conversion of agricultural land to non-agricultural uses. No impact to agricultural uses would occur with project implementation.</p>				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: The subject parcel is identified as disturbed and non-native habitat. No farmland, forest land, timberland, or other agricultural uses occur on the project site or surrounding area. The property is not listed as agricultural or prime farmland by the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program. Development of the project site will not result in the conversion of forest land to non-forest use. The project site does not contain any Williamson Act or other agricultural land contracts. Accordingly, no associated impacts to forest land or timberland zoning would result. No impact would occur.</p>				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: As stated above, the project site is designated for residential use and no forest land exist on site. Therefore, the project would not result in the loss or conversion of forest land. No impact would occur.</p>				
e) Involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: The project site is located in an urban setting, surrounded by single-family and mixed commercial uses. The project is not expected to result in the conversion of Farmlands to non-agricultural use or conversion of forest land to non-forest use. No impact would occur.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 7 – Conservation Element – Section 7.7 – Agricultural Resources 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.8 – Agricultural Resources <ul style="list-style-type: none"> – Figure 5.8-1 – Important Farmlands 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 4. California Department of Conservation. California Important Farmland Finder. Website: https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed on October 23, 2020. 				

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<p>III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
<p>a) Conflict with or obstruct implementation of the applicable air quality plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Both the U.S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established ambient air quality standards for common pollutants. These ambient air quality standards are levels of contaminants representing safe levels that avoid specific adverse health effects associated with each pollutant. The ambient air quality standards cover what are called criteria pollutants because the health and other effects of each pollutant are described in criteria documents. Areas that meet ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas.</p> <p>CARB divides the state into air basins that share similar meteorological and topographical features. Moreno Valley lies in the South Coast Air Basin (SoCAB), which includes the non-desert portions of Los Angeles, Riverside, and San Bernardino counties and all of Orange County. The air quality in the SoCAB is regulated by the South Coast Air Quality Management District (SCAQMD). The air basin is on a coastal plain with connecting broad valleys and low hills and is bounded by the Pacific Ocean on the southwest, with high mountains forming the remainder of the perimeter (SCAQMD 1993). The Riverside County portion of the SoCAB is designated as a nonattainment area for the federal ozone and fine particulate matter (PM_{2.5}) standards and is also a nonattainment area for the state standards for ozone, coarse particulate matter (PM₁₀), and PM_{2.5} standards (CARB 2016).</p> <p>The SCAQMD develops and administers local regulations for stationary air pollutant sources within the Basin, and also develops plans and programs to meet attainment requirements for both federal and State Ambient Air Quality Standards. The SCAQMD and the Southern California Association of Governments (SCAG) are responsible for formulating and implementing the Air Quality Management Plan (AQMP) for the SoCAB. The main purpose of an AQMP is to bring the area into compliance with federal and State air quality standards. SCAQMD approved the 2016 AQMP on March 3, 2017, and submitted the plan to CARB on March 10, 2017.</p> <p>Projects that are consistent with existing General Plan documents, which are used to develop air emissions budgets for the purpose of air quality planning and attainment demonstrations, would be consistent with the AQMP. Provided the project is in compliance with applicable Rules and Regulations adopted by the SoCAB through their air quality planning process, the project would not conflict with or obstruct implementation of the AQMP.</p> <p>The site is within the Edgemont neighborhood as identified in the City’s General Plan and is designed primarily for residential and office development. The project site is within an area designated for medium density residential dwellings. The project is considered to be an allowable use with the underlying zoning requirements and planned land uses within the General Plan.</p> <p>The project would be in compliance with applicable Rules and Regulations adopted by the SoCAB and would therefore not conflict with or obstruct implementation of the ACMP and would not result in a significant impact.</p>				
<p>b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: <u>Short-Term Construction Emissions</u></p> <p>The project would result in the generation of emissions associated with short-term construction activities. Construction emissions would be generated from the use of construction equipment at the site; construction-related traffic trips from workers, delivery trucks, and soil hauling trucks; and grading activities. Typical construction emission calculations that may occur with demolition, grading, and building construction emissions per day on approximately 4.5 acres of land (General Plan Final EIR, Air Quality) are shown below in Table 2.</p>				

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**Table 2
Typical Construction-Related Emissions**

Pollutant	Total Emissions (lbs per day)
PM10	18
ROG	113
NOx	154
CO	141

City General Plan Final EIR, 2006

As depicted in Table 2, the demolition, grading, and building construction activities of a typical development project allowed under the General Plan may result in an average of 18 pounds per day of PM10 emissions, 113 pounds per day of ROG emissions, 154 pounds per day of NOx emission, and 141 pounds per day of CO emissions for one project. Construction emissions for the proposed project are expected to be less than these calculations based on the project's smaller area of development (3.41 acres). Construction emissions would be temporary and short-term. Since SoCAB currently fails to meet state and federal air quality standards for four of the criteria pollutants including ozone, nitrogen dioxide, carbon monoxide, and fine particulate matter, the addition of construction related emissions to the air basin could violate the existing federal, State, and local air quality standards for ozone, nitrogen dioxide, carbon monoxide, and fine particulate matter which would result in a cumulative air quality impact. However, adherence to the SCAQMD requirements listed below (Air-1 through Air-3), would reduce the emissions associated with construction to a less than significant impact.

Long-Term (Operational) Emissions

The main operational impacts associated with the project would be impacts associated with traffic. Minor impacts would be associated with energy use and landscaping. The Riverside County portion of the SoCAB is designated as a nonattainment area for the federal ozone and fine particulate matter (PM2.5) standards and is also a nonattainment area for the state standards for ozone, coarse particulate matter (PM10), and PM2.5 standards (CARB 2016). As described above, construction operations temporarily increase the emissions of dust and other pollutants. Construction emissions would be temporary and short-term in duration. Construction emission impacts would be less than significant with the implementation of the following avoidance measures Air-1 through Air-3, as required by the SCAQMD.

Avoidance Measures

Air-1: During construction, ozone precursor emissions from all vehicles and construction equipment shall be controlled by maintaining equipment engines in good condition, in proper tune per manufacturers' specifications. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction. Compliance with this measure shall be subject to periodic inspections by the City or District.

Air-2: To reduce construction vehicle (truck) idling while waiting to enter/exit the site, prior to issuance of grading permits, the contractor shall submit a traffic control plan that will describe in detail, safe detours to prevent traffic congestion to the best of the project's ability, and provide temporary traffic control measures during construction activities that will ensure smooth traffic flows. Pursuant to CCR Title 13 §2449(d)(3), construction equipment and truck idling times shall be prohibited in excess of five minutes on site. To reduce traffic congestion, and therefore NOx, the plan shall include, as necessary, appropriate, and practicable, the following: dedicated turn lanes for movement of construction trucks and equipment on and off site, scheduling of construction activities that affect traffic flow on the arterial system to off-peak hours, rerouting of construction trucks away from congested streets or sensitive receptors, and/or signal synchronization to improve traffic flow. This measure applies to all projects, unless the City determines that a traffic control plan is not warranted or feasible due to no impact on local roadways.

Air-3: To minimize impacts related to particulate matter (PM10 and PM2.5) generation from construction activities, consistent with SCAQMD Rule 403, it is required that fugitive dust generated by grading and construction activities be kept to a minimum with a goal of retaining dust on the site. The

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contractor shall be required to comply with the applicable provisions of SCAQMD Rule 403 and implement appropriate fugitive dust control measures that may include watering, stabilized construction access to reduce tracking of mud or dirt onto public roads, covering trucks hauling loose materials off-site, and street sweeping.				
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Projects involving traffic impacts may result in the formation of locally high concentrations of CO, known as CO “hot spots.” According to Caltrans guidance (University of California Davis 1998), CO “hot spots” have the possibility of forming at intersections with a level of service (LOS) of E or F. Due to the relatively small size of the project (less than 50 units), the project would not generate substantial traffic that would result in a degradation in LOS at nearby intersections. It is therefore anticipated that no CO “hot spots” would result from project-related traffic.</p> <p>Emissions generated from construction equipment would be reduced to levels below significance with implementation of avoidance measures Air-1 through Air-3. Therefore, the project would not result in a significant impact to sensitive receptors during construction.</p>				
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: During construction, diesel equipment operating at the site may generate some nuisance odors; however, due to the temporary nature of construction, odors associated with project construction would be less than significant. According to the SCAQMD CEQA Air Quality Handbook (SCAQMD 1999), land uses associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass molding operations. The proposed multi-family development does not include any of the operations cited in the SCAQMD’s handbook. Odor impacts would be less than significant.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 5 – Circulation Element • Chapter 6 – Safety Element – Section 6.6 – Air Quality 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.3 – Air Quality <ul style="list-style-type: none"> – Figure 5.3-1 – South Coast Air Basin • Appendix C – Air Quality Analysis, P&D Consultants, July 2003 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code <ul style="list-style-type: none"> • Section 9.10.050 – Air Quality of the Moreno Valley Municipal Code • Section 9.10.150 – Odors of the Moreno Valley Municipal Code • Section 9.10.170 – Vibration of the Moreno Valley Municipal Code 4. Moreno Valley Municipal Code Section 12.50.040 – Limitations on Engine Idling 				

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IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: Report of a Biological Assessment and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis was prepared for the proposed project to document existing biological resources found on site (Cummings Environmental 2020). The analysis includes a habitat assessment and burrow survey for the Burrowing Owl, conducted over the subject property and two adjacent parcels on May 1, 2019, and a general biological survey conducted over the subject property on September 11, 2020.</p> <p><u>Sensitive Plant Species</u></p> <p>The property contains two in-fill parcels totaling 3.41 acres. This property is comprised of a dirt road and annually disc'd fields. The fields are occupied by native and non-native adventive (or weed) species and are best classified as Developed/Disturbed Land under the collapsed vegetation community classifications in the MSHCP and as Residential/Urban/Exotic habitat under the uncollapsed vegetation community classifications. The property has been disc'd repeatedly throughout the years for fire purposes.</p> <p>A search was made of the on-line California Native Plant Society's Inventory of Rare and Endangered Plants of California to determine those plant species considered sensitive and known to occur within an approximate 10-mile radius of the subject property (CNPS, 2020). A search was conducted for all the species during field work conducted within the bounds of the project, but no sensitive plant species were found. Given the disturbance that most of the property has been subject to for many decades, it is not surprising that no sensitive plant species were encountered. The one species, Paniculate Tarplant, with a high probability of occurrence on-site, is an annual herb that blooms from April to November (CNPS, 2020). The field surveys were conducted in May and September when above-ground expressions of this plant would have been visible. The CNDDDB search did not identify any sensitive species on site or in the vicinity of the site. Based on the site's past and current land uses/disturbances and the limited area of native vegetation present, the potential for sensitive plant species to occur on site is considered low.</p> <p><u>Sensitive Animal Species</u></p> <p>According to the Volume I of the MSHCP, the subject property is not located within a Burrowing Owl survey area (Dudek, 2003a). However, a habitat assessment and burrow survey were conducted over the property in 2019. Portions of the property contained suitable habitat for the Burrowing Owl, but no burrows were found on-site. Even though the Burrowing Owl is not anticipated to occur on the property given the lack of burrows, a pre-construction survey is recommended 30-days before ground disturbing activities begin. Implementation of Bio-1 would serve to reduce potential impacts to Burrowing Owls to a less than significant level.</p> <p>While the survey for the Burrowing Owl was negative, one other "sensitive" bird species was observed on the property. This species was the Cooper's Hawk. During the site visit in September of this year, a single individual was seen overflying the northwestern portion of the property. Fall migration of this species occurs from mid-September to mid-October. Given the brief observation of this species on-site as a flyover only, combined with the disturbed nature of the site, and the timing of the observation, it is quite probable that this was a fall migrant passing through the area. However, there are potentially suitable nest trees around the periphery of the site and an avian breeding season avoidance mitigation measure is proposed to ensure that no "take" occurs to the Cooper's Hawk or any other bird species protected under the Migratory Bird Treaty Act (MBTA). Although no active nests were found during the field surveys, there are bird species that could build nests on-site prior to the onset of project construction. The BIO-2 mitigation measure below should be implemented to reduce potential impacts to nesting birds to a less than significant level.</p> <p>The subject property is located within the SKR HCP Fee Area which is administered by the Western Riverside County Regional Conservation Authority. Mitigation measure BIO-3 should be implemented to reduce impacts to the SKR to a less than significant level.</p>				

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<p>Mitigation Measures</p> <p>BIO-1: All project sites containing suitable Burrowing Owl habitat or burrows, whether or not Burrowing Owls were found, require pre-construction surveys for the Burrowing Owl 30-days before ground-disturbing activities occur. Therefore, a pre-construction survey Burrowing Owl shall be conducted over the subject property 30-days prior to ground-disturbing activities.</p> <p>BIO-2: Avian Breeding Season Avoidance or Pre-construction Nesting Bird Survey Vegetation removal shall occur outside of the avian breeding season (February 1 to September 1) unless a qualified biologist has first surveyed the area of disturbance to determine the presence or absence of nesting bird species. If vegetation removal is proposed during the avian breeding season, then this pre-construction nesting bird survey should be conducted no more than five days prior to the beginning of project-related activities. For passerines and small raptors, surveys shall be conducted within a 250-foot radius of the work area. For large raptors, surveys shall be conducted within a 500-foot radius of the work area. If such nesting birds are not found, then project-related activities may proceed during the avian breeding season. However, if such nesting birds are found, then the avian biologist will need to decide whether the construction activities can proceed without harm to the nest or if a buffer or construction monitoring will be necessary to protect the active nest. The results of the nesting bird survey shall be detailed in a short report provided to the City of Moreno Valley for their concurrence.</p> <p>BIO-3: Stephen's Kangaroo Rat Fee. The property is located within the Stephen's Kangaroo Rate (SKR) HCP Fee Area. The Mitigation Fee of \$500 per gross acre needs to be paid upon issuance of a grading permit, a certificate of occupancy, or upon final inspection, whichever comes first.</p>				
<p>b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The subject property does not contain riparian/riverine areas or vernal pools as defined in section 6.1.2 of Volume I of the MSHCP (Dudek, 2003a). Specifically, for riparian/riverine areas, there are no trees, shrubs, persistent emergents, or emergent mosses and lichens which occur close to or depend upon soil moisture from a nearby water source on the property. Rather, the site is occupied by Residential/Urban/Exotic habitat.</p> <p>A vernal pool assessment was conducted for the site. There is an area on APN 263-132-017 that holds water runoff coming from the paved Lancaster Lane to the north during some years when there is good rainfall. No standing water was observed in this location during either the May 2019 visit or the September 2020 visit. The vegetation within the area that ponds occasionally did not vary much from the surrounding vegetation. Both areas contained annual weedy species, and the area that holds the water runoff contained a concentration of Puncture Vine, Tumbleweed, California Goosefoot and Knotweed (Cummings Environmental 2020). According to the National Wetland Plant List for California maintained by the USACE (2018), two of these four plant species were not even on the list, one was a facultative upland species, and one was a facultative species. Facultative species commonly occur as either a hydrophyte or a non-hydrophyte, and facultative upland species occasionally occur as a hydrophyte, but usually occur in uplands. Since all three indicators need to be present to be defined as a vernal pool, this area that holds water runoff occasionally but does not contain hydric soils or predominantly hydrophytic vegetation is not classified as a vernal pool by the MSHCP.</p> <p>For these reasons, the project site is not expected to have a substantial adverse effect on any riparian habitat. Impacts would be less than significant.</p>				
<p>c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The subject property does not contain riparian/riverine areas or vernal pools as defined in section 6.1.2 of Volume I of the MSHCP (Dudek, 2003a). Specifically, for riparian/riverine areas, there are no trees, shrubs, persistent emergents, or emergent mosses and lichens which occur close to or depend upon soil moisture from a</p>				

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<p>nearby water source on the property. As discussed above, the project site would not result in an adverse effect on state or federally protected wetlands. Impacts would be less than significant.</p>				
<p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with an established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The 3.41-acre subject property is not mapped within a core area or linkage in the MSHCP. In addition, the site contains Disturbed Land that is disced annually for fire prevention. It is an in-fill property that is surrounded by residential development. As such, the property does not function as a wildlife movement corridor. Impacts would, therefore, be less than significant.</p>				
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: The Moreno Valley Municipal Code section 9.17.030(G) contains information on what the city considers to be “heritage trees”. Specifically, the municipal code states that trees are considered heritage trees if they define “the historical and cultural character of the city including older Palm and Olive trees, and/or any tree designated as such by official action”, OR if they have a “fifteen (15) inch diameter measure twenty-four (24) inches above ground level” OR if they “have reached a height of fifteen (15) feet or greater”. On-site, there are eleven trees that meet the latter definition of having attained a height of ≥15 feet. These eleven trees are shown on the preliminary grading plan in Figure 3. The BIO-4 mitigation measure below should be implemented to reduce impacts to these eleven heritage trees to a less than significant level.</p>				
<p>Mitigation Measure</p> <p>BIO-4: Planting of Large Landscape Trees to Replace Heritage Trees to be Removed. To mitigate for the loss of eleven heritage trees on-site as a result of the proposed residential project, sixteen large landscape trees are proposed to be planted in their place. The large landscape trees will either be Chinese Elms (<i>Ulmus parvifolia</i>) or Golden Raintrees (<i>Koelreuteria paniculata</i>), or another suitable tree species anticipated to grow to be larger than 15-feet tall and become heritage trees themselves. If replacement landscape tree species must be selected, then those tree species must also be anticipated to grow to be larger than 15 feet tall to ensure that the heritage trees lost will be replaced.</p>				
<p>f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or another approved local, regional, or state habitat conservation plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Core areas are defined in the MSCHP-Volume I as “a block of Habitat of appropriate size, configuration, and vegetation characteristics to generally support the life history requirements of one or more Covered Species”. These core areas serve as the cornerstones of the MSHCP conservation area. To ensure connectivity between the core areas, linkages have also been identified for protection. These linkages provide “Live-In” habitat for certain species and habitat for movement between core areas. A third term, wildlife movement corridor, is used in the MSHCP to describe typically linear, unobstructed paths that provide adequate cover for species moving from place to place. The 3.41-acre subject property is not mapped within a core area or linkage in the MSHCP. In addition, the site contains Disturbed Land that is disced annually for fire prevention. It is an in-fill property that is surrounded by residential development. Therefore, no conflicts with provision of an adopted HCP or NCCP or other approved conservation plan would occur with the proposed project and there would be a less than significant impact.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> Chapter 7 – Conservation Element – Section 7.1 – Biological Resources 				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006</p> <ul style="list-style-type: none"> • Section 5.9 – Biological Resources <ul style="list-style-type: none"> – Figure 5.9-1 – Planning Area Biological Geographic Sections – Figure 5.9-2 – Planning Area Vegetation Community – Figure 5.9-3 – Project Site Location within the MSHCP Area – Figure 5.9-4 – Reche Canyon/Badlands Area Plan • Appendix E – Biological Resources Study, Appendix E <p>3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code</p> <ul style="list-style-type: none"> • Section 9.17.030 G – Heritage Trees <p>4. Moreno Valley Municipal Code Chapter 8.60 – Threatened and Endangered Species</p> <p>5. Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), http://www.wrc-rca.org/about-rca/multiple-species-habitat-conservation-plan/</p> <p>6. Stephens’ Kangaroo Rat Habitat Conservation Plan (SKRHCP), Governing Documents RCHCA, CA</p> <p>7. Report of a Biological Assessment and MSHCP Consistency Analysis Over APNs 263-132-016 and 263-132-017, City of Moreno Valley, Western Riverside County, California. Cummings Environmental. December 18, 2020.</p>				
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: The project site is undeveloped and contains no developed features (i.e., structures). As part of the current review process, a cultural resources evaluation was prepared for the project site (Spindrift Archaeological Survey 2020). Results of the records search are pending. A review of California Inventory of Historic Resources (March 1976) and National Register of Historic Places (National Park Service 2013), indicated that there are no inventoried historic properties within the Project APE and a 1-mile radius. Therefore, the project would have no impact on an historical resource.</p>				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 ?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: There are no cultural resources previously documented within the project site. No surface evidence of cultural materials or sites was observed within the project site. Due to the low to moderate sensitivity of the project site for buried prehistoric and historic-period resources, the following avoidance measures are recommended, including retaining a qualified archaeological and Native American monitor prior to construction. In the event that archaeological materials are encountered during construction, the following avoidance measures should be implemented in accordance with the unanticipated discovery procedures discussed below. Adherence to these measures would ensure there is a less than significant impact to cultural resources.</p>				
<p>Mitigation Measures</p> <p>C-1: If subsurface deposits believed to be cultural or human in origin are discovered during construction, then all work must halt within a 50-foot radius of the discovery. A qualified archaeological monitor or Principal Investigator, meeting the Secretary of the Interior’s Professional Qualification Standards for prehistoric and historic archaeology, shall be retained and afforded a reasonable amount of time to evaluate the significance of the find. Work cannot continue at the discovery site until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either (1) not cultural in origin; or (2) not potentially significant or eligible for listing on the CRHR. If a potentially-eligible resource is encountered, then the archaeologist, lead agency, and project proponent shall arrange for either (1) total avoidance of the resource, if possible; or (2) test excavations to evaluate eligibility and, if eligible, total data recovery as mitigation. The determination shall be formally documented in</p>				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>writing and submitted to the lead agency as verification that the provisions in CEQA for managing unanticipated discoveries have been met.</p> <p>C-2: In the event that evidence of human remains is discovered, construction activities within 50 feet of the discovery will be halted or diverted, and the requirements above will be implemented. Depending on the occurrence, a larger radius may be necessary and will be required at the discretion of the on-site archaeologist. In addition, the provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and Assembly Bill 2641 will be implemented. When human remains are discovered, state law requires that the discovery be reported to the County Coroner (Section 7050.5 of the Health and Safety Code) and that reasonable protection measures be taken during construction to protect the discovery from disturbance (AB 2641). If the Coroner determines the remains are Native American, the Coroner notifies the Native American Heritage Commission, which then designates a Native American Most Likely Descendant (MLD) for the project (Section 5097.98 of the Public Resources Code). The MLD may not be the same person as the tribal monitor. The designated MLD then has 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains (AB 2641). If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (Section 5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a document with the county in which the property is located (AB 2641).</p>				
<p>c) Disturb any human remains, including those interred outside of formally dedicated cemeteries?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: No human remains are anticipated to be discovered during project construction due to the lack of burial sites recorded on the site. In accordance with Health and Safety Code 7050.5, CEQA 15064.5(e), and Public Resources Code 5097.98, if any human remains are discovered, all work would be halted in the vicinity of the discovery, the appropriate authorities would be notified, and standard procedures for the respectful handling of human remains would be adhered to. Adherence to the City's regulations would serve reduce the impact to below a level of significance.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 7 – Conservation Element – Section 7.2 – Cultural and Historical Resources 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.10 – Cultural Resources <ul style="list-style-type: none"> – Figure 5.10-1 – Locations of Listed Historic Resource Inventory Structures – Figure 5.10-2 – Location of Prehistoric Sites – Figure 5.10-3 – Paleontological Resource Sensitive Areas • Appendix F – Cultural Resources Analysis, Study of Historical and Archaeological Resources for the Revised General Plan, City of Moreno Valley, Archaeological Associates, August 2003. 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 4. Moreno Valley Municipal Code Title 7 – Cultural Preservation 5. Cultural Resources Inventory for the City of Moreno Valley, Riverside County, California, prepared by Daniel F. McCarthy, Archaeological Research Unit, University of California, Riverside, October 1987 (<u><i>This document cannot be provided to the public due to the inclusion of confidential information pursuant to Government Code Section 6254.10.</i></u>) 6. Cultural Resources Inventory Report for the Dracaea Multi-Family Housing Development, City of Moreno Valley, Riverside County California, prepared by Trisha M. Drennan and Arleen Garcia-Herbst. Spindrift Archaeological Consulting. October 2020. 				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
VI. ENERGY – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The project includes design features that would reduce project-related energy consumption, with resultant reductions in GHG emissions. The project would comply with Title 24 requirements, as well as the California Green Building Code standards. Title 24 addresses the use of energy-efficient building standards, including ventilation, insulation, and construction, as well as the use of energy saving appliances, conditioning systems, water heating, and lighting. The project also proposes to install energy efficient lighting throughout the site. The project would construct a maximum of 49 multi-family dwelling units. The Title 24, Building Standards Code, California Energy Code and California Green Building standards would be applicable to the project. Adherence to Title 24, the Building Standards CEC and Green Building Standards would minimize wasteful and inefficient use of energy resources during construction and operation of the project. Impacts would be less than significant level.</p>				
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: California’s Renewable Portfolio Standard requires retail sellers of electric services to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020. Further, as amended in 2015 by SB 350, retail sellers of electric service must increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020. Further, as amended in 2015 by SB 350, retail sellers of electric services must increase procurement from eligible renewable energy resources to the following:</p> <ul style="list-style-type: none"> • 40 percent of total retail sales by 2024, • 45 percent of total retail sales by 2027, and • 50 percent of total retail sales by 2030. <p>As amended in 2018 by SB 100, retail sellers of electric services must increase procurement from eligible renewable energy resources to the following:</p> <ul style="list-style-type: none"> • 44 percent of total retail sales by 2024, • to 50% of total retail sales by 2026, • to 52% of total retail sales by 2027, and • to 60% of total retail sales by 2030. <p>Title 24, Part 6, of the California Code of Regulations regulates the design of building shells and building components. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods.</p> <p>The California Public Utilities Commission, CEC, and the ARB also have a shared, established goal of achieving Zero Net Energy (ZNE) for new construction in California. The key policy timelines include: (1) all new residential construction in California will be ZNE by 2020, and (2) all new commercial construction in California will be ZNE by 2030.</p> <p>The ZNE goal generally means that new buildings must use a combination of improved efficiency and renewable energy generation to meet 100 percent of their annual energy need. In addition to the CEC’s efforts, in 2008, the California Building Standards Commission adopted the nation’s first green building standards. The California Green Building Standards Code (Part 11 of Title 24) are commonly referred to as CALGreen, and establish voluntary and mandatory building standards.</p> <p>The project would not conflict or obstruct a state or local plan for renewable energy or energy efficiency since it would adhere to Title 24, the Building Standards CEC and Green Building Standards. No impacts would occur.</p> <p>Sources:</p>				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> Chapter 7 – Conservation Element – Section 7.6 – Energy Resources 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code				
VII. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to https://www.conservation.ca.gov/cgs/Documents/SP_042.pdf	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response: The Alquist-Priolo Earthquake Fault Zoning Act identifies no active faults within the project area consequently, the risk of surface rupture is low and impacts would be less than significant.				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response: The active San Jacinto Fault Zone is located approximately 7 miles northeast of the subject site. Other active fault zones in the region that could possibly affect the site include the San Andreas Fault Zone to the northeast, the Sierra Madre Fault Zone to the northwest, and the Elsinore and Newport-Inglewood Fault Zones to the southwest (Christian Wheeler Engineering 2020). Given the proximity of the site to active fault zones in the region, earthquake large enough to result in moderate ground shaking is possible. Seismic risks are significantly higher in areas closer to the region’s major faults, and a moderate or major earthquake could result in potentially damaging ground shaking. The project would be required to utilize proper engineering design and standard construction practices satisfactory to the City Engineer which would be verified during the city-wide plan check processing. This would ensure that the potential for impacts from local/regional geologic hazards would be less than significant.				
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response: Based on a review of readily available, pertinent geologic and geotechnical literature, as documented in the project’s geotechnical report (Christian Wheeler Engineering 2020), it was determined that the site is generally underlain by topsoil, subsoil, and older alluvium. The earth materials underlying the site are not considered subject to liquefaction due to such factors as soil density, and grain-size distribution. Based on a review of the City’s Local Hazard Mitigation Plan, the project site is not located within an area prone to liquefaction. Project development would be required to utilize proper engineering design and standard construction practices as outlined in the project geotechnical report and satisfactory to the City Engineer. These project requirements would be verified during review of construction-level development plans and would ensure that the potential for impacts from seismic ground shaking would be less than significant.				
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response: The Project site is relatively flat with an elevation range from 1,540 AMSL at its northern boundary and 1,534 AMSL at the property’s lowest point at the southern end of the property. Also, there are no hillside or steep slopes on or in the vicinity of the project site. Accordingly, the project site is located in an area with a low potential for landslides. When grading is complete, the project site would maintain the same elevation range that occur under existing conditions. Proposed grading would not create manufactured slopes except around the proposed water/quality detention basins in the southern portion of the site, where proposed slopes would measure up to 3 feet in height with a maximum incline of 2:1. Thus, development of the proposed Project would not				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
expose people or structures to potential substantial adverse effects from landslides and a less than significant impact would occur.				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The following soils are known to occur within the project area (Chris Wheeler Engineering 2020):</p> <ul style="list-style-type: none"> • <u>Topsoil:</u> consisting of light brown, dry, loose, silty sand (SM). These soils are known to have a very low expansion potential. • <u>Subsoil:</u> Consisting of dark brown and dark reddish-brown, damp and moist, medium dense and dense, clayey sand. These materials are known to have a low expansion potential. • <u>Older Alluvium (Qoal):</u> Older alluvium was identified as underlying the surficial soils throughout the property (City General Plan Final EIR). These materials are identified by the United States Geologic Survey (USGS) as, “very old alluvial fan deposits” of early Pleistocene-age. The older alluvium generally consists of light brown, light grayish-brown, reddish-brown, and brown, damp to saturated, very dense, silty sand (SM) and well graded sand with silt (SW-SM). The older alluvium is known to have a very low expansion potential. <p>Development of the project site as proposed by the project would disturb the site during grading and construction and expose the underlying soils, which would temporarily increase erosion susceptibility. In the long-term, development of the subject property would increase the extent of impervious surface cover and landscaping on the project site, thereby reducing the potential for erosion and loss of topsoil. The project would be required to adhere to standard regulatory requirements, including, but not limited to, requirements imposed by the City of Moreno Valley’s National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit (State Water Resources Control Board Order No. 99-08-DWQ) and a project-specific Water Quality Management Plan (WQMP) that includes Best Management Practices (BMPs) to minimize water pollutants including sedimentation in stormwater runoff. With mandatory compliance with the City of Moreno Valley’s NPDES Municipal Stormwater Permit and the project’s WQMP, the project’s potential to result in substantial soil erosion of the loss of topsoil would be less than significant. Adherence to the City’s grading and erosion control measures would ensure implementation of appropriate measures during grading and construction activities to reduce soil erosion impacts to below levels of significance.</p>				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The project site is underlain by topsoil, subsoil and Older Alluvium, which are considered to be relatively stable. The project would be required to utilize proper engineering design and standard construction practices which would be verified by qualified staff during Citywide plan check processing of construction-level documents. Impacts associated with off-site landslides, lateral spreading, subsidence, liquefaction or collapse are expected to be less than significant.</p>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The near surface soils within the project area generally consist of dry, loose, silty sand to moist medium dense, clayey sand. As stated in the project’s geotechnical report, the near surface on-site soils are determined to possess a low expansive potential (Expansion Index ranging from 21 to 50). Through standard conditions of approval, the proposed project would be required by the City to incorporate the recommendations contained within the project geotechnical report into the grading plan for the Project. As such, implementation of the Project would result in less than significant impacts associated with expansive soils and would not create substantial risks to life or property.</p>				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: No septic or alternative wastewater systems are proposed. The project site is located within an infrastructure (i.e., municipal water, sewer and storm water facilities), which would not be affected by the project. No impact would occur.</p>				
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: A review of published geological maps covering the project site and surrounding area was conducted to determine the specific geologic units underlying the project site (SDNHM 2020). Each geologic unit was subsequently assigned a paleontological resource potential following guidelines developed by the City of Moreno Valley (2006) and County of Riverside (2015). The SDNHM does not have any recorded fossil collection localities within a 1-mile radius of the Project site.</p> <p>Published geological reports (e.g., Morton and Miller, 2006) covering the Project area indicate that the proposed Project has the potential to impact Quaternary very old alluvial-fan deposits. This geologic unit and its paleontological potential are summarized below.</p> <p><u>Quaternary very old alluvial-fan deposits</u> – Early to middle Pleistocene-age (approximately 2.58 million to 774,000 years old) very old alluvial-fan deposits underlie the entire project site at the surface. Generally, these deposits consist of moderately to well consolidated silt, sand, gravel, and conglomerate (Morton and Miller, 2006). While there are no SDNHM fossil collection localities documented in the vicinity of the Project site, significant vertebrate fossil remains have been recovered from similar deposits elsewhere in the City of Moreno Valley. These fossils include isolated remains of giant ground sloth, camelid, and horse (LSA, 2014). The City of Moreno Valley General Plan EIR (City of Moreno Valley, 2006) neglects to consider the recovery of significant vertebrate fossils from Pleistocene-age alluvial deposits in this area, instead assigning all alluvial deposits exposed across the valley floor a low paleontological potential. The County of Riverside (2015), in contrast, assigns these deposits a high sensitivity (category B), indicating that fossils are likely to be encountered at or exceeding 4 feet below surface grade. This rating is supported by the known occurrence of fossils in the City of Moreno Valley, as described above, and elsewhere in western Riverside County.</p> <p>The high paleontological sensitivity (category B) of Quaternary very old alluvial-fan deposits in the City of Moreno Valley suggests that construction of the proposed Project may result in impacts to paleontological resources. Any proposed excavation activities that extend deep enough to encounter previously undisturbed deposits of this geologic unit (at depths of 4 or more feet below surface grade) have the potential to impact the paleontological resources preserved therein. For these reasons, implementation of a complete paleontological resource mitigation program during ground-disturbing activities is recommended. During site excavation and/or grading activities that would occur on the property during project construction activities, there is a potential to uncover fossils that may be buried beneath the surface of the site. Implementation of the following mitigation measures Paleo 1 thru Paleo 2 would serve to minimize potential impacts to a level below significance.</p> <p>Mitigation Measures</p> <p>Paleo-1: If construction-related excavations, trenching, or other forms of ground disturbance are required 4 feet or more below the surface, a paleontological monitor shall be present on the project site during ground-disturbing activities. The paleontological monitor shall be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.</p> <p>Paleo-2: If unanticipated paleontological resources are encountered during ground-disturbing activities:</p> <ul style="list-style-type: none"> • All work within 50 feet shall halt, until the discovery can be evaluated by a qualified paleontologist. • The monitor shall determine whether the findings are significant and whether additional work, including recovery and preservation of the find, is warranted. 				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Sources:				
<ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 6 – Safety Element – Section 6.5 – Geologic Hazards <ul style="list-style-type: none"> – Figure 6-3 – Geologic Faults & Liquefaction • Chapter 7 – Conservation Element – Section 7.4 -- Soils 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.6 – Geology and Soils <ul style="list-style-type: none"> – Figure 5.6-1 – Geology – Figure 5.6-2 – Seismic Hazards 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 4. Moreno Valley Municipal Code Chapter 8.21 – Grading Regulations 5. Local Hazard Mitigation Plan, City of Moreno Valley Fire Department, adopted October 4, 2011, amended 2017, http://www.moval.org/city_hall/departments/fire/pdfs/haz-mit-plan.pdf <ul style="list-style-type: none"> • Chapter 4 – Earthquake <ul style="list-style-type: none"> – Figure 4-1 – Right-Lateral Strike -Slip Fault <ul style="list-style-type: none"> – Figure 4-1.1 – Moreno Valley Geologic Faults and Liquefaction 2016 – Figure 4-1.2 – Moreno Valley Area Ground Shaking Map • Chapter 8 – Landslide <ul style="list-style-type: none"> – Figure 8-1 – Moreno Valley Slope Analysis 2016 6. Emergency Operations Plan, City of Moreno Valley, March 2009, http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf <ul style="list-style-type: none"> • Threat Assessment 1 – Major Earthquakes <ul style="list-style-type: none"> – Figure 9 – Types of Faults – Figure 10 – Earthquake Faults – Figure 11 – Comparison of Richter Magnitude and Modified Mercalli Intensity – Figure 12 – Magnitude 4.5 or Greater Earthquake Map – Figure 13 – Geologic Faults and Liquefaction 7. Report of Geotechnical Investigation for Proposed Dracaea Residential Development, Christian Wheeler Engineering. November 28, 2020. 8. San Diego Natural History Museum, Paleontological Records Search for Moreno Valley Family Housing, October 2020. 				
VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Greenhouse gas (GHG) emissions associated with the proposed project would primarily be associated with project-related traffic. In addition, project-related construction activities, energy consumption, water consumption, and solid waste generation also would contribute to the project’s overall generation of GHGs. The City of Moreno Valley has not adopted any numerical thresholds of significance for GHG emissions. Significance of the proposed project’s GHG impacts will be based on compliance with Assembly Bill 32 (AB 32, 2006). AB 32 establishes goals for the statewide reduction of GHG emissions. On October 9, 2012, the Moreno Valley City Council approved an Energy Efficiency and Climate Action Strategy document that identifies potential programs and policies to reduce overall City energy consumption and increase the use of renewable energy. The majority of the policies are directed at municipal operations of the City, but the document also contains recommended policies for the community at large (including private development projects). The overall goal of the Energy Efficiency and</p>				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>Climate Action Strategy is to ensure that the City is consistent with and would not otherwise conflict with the provisions of AB 32. The following goals and objectives would be applicable to the proposed project:</p> <ul style="list-style-type: none"> • R2-E1: New Construction Residential Energy Efficiency Requirements. Require energy efficient design for all new residential buildings to be 10% beyond the current Title 24 standards. • R2-E2: New Construction Residential Renewable Energy. Facilitate the use of renewable energy (such as solar (photovoltaic) panels or small wind turbines) for new residential developments. Alternative approach would be the purchase of renewable energy resources off site. <p>Construction activities emit greenhouse gases (GHGs) primarily through combustion of fuels (mostly diesel) in the engines of off-road construction equipment and through combustion of diesel and gasoline in on-road construction vehicles and in the commute vehicles of the construction workers. Smaller amounts of GHGs are also emitted through the energy use embodied in any water use (for fugitive dust control) and lighting for the construction activity. Operational activities emit GHGs primarily through the combustion of fuel in vehicles, electricity generation and natural gas consumption, water use, and from solid waste disposal.</p> <p>Additionally, based on the screening levels adapted from CAPCOA guidance (CAPCOA 2008), the project would develop less than 50 housing units, and therefore is not expected to exceed an estimated 900 metric tons per year of GHG emissions.</p> <p>The proposed project includes a cool roof for the multi-family units, which would have a minimum of a 3 year aged solar reflection or solar reflection greater than the values specified in the California Green Building Standards Code. The multi-family units would have solar panels in effort to reduce the overall electric consumption from the power grid to zero.</p> <p>The project is expected to meet the goals of Assembly Bill (AB) 32 and would not result in cumulatively considerable significant global climate impacts. Additionally, the project would be constructed in accordance with the energy efficiency standards, water reduction goals, and other “green” standards contained in the California Green Building Standards. As such, the project would not conflict with plans, policies, or regulations adopted for the purpose of reducing GHG emissions. Impacts would be less than significant.</p>				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The project is expected to meet the goals of Assembly Bill (AB) 32 as well as the City’s Energy Efficiency and Climate Action Strategy. The project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions. Impacts would be less than significant.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 4. California’s 2017 Climate Change Scoping Plan, prepared by the California Air Resources Board, November 2017, https://www.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf, accessed October 23, 2020 5. Moreno Valley Energy Efficiency and Climate Action Strategy, adopted October 9, 2012. 				
<p>IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</p>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: The project site consists of vacant undeveloped land that is routinely disturbed (i.e., disced) and does not contain any structures. Due to the nature of the proposed multi-family housing development, the project would</p>				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
not result in any associated impacts related to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or wastes. No impacts would occur with project development.				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Construction of the project would involve the use of common, but potentially hazardous materials, including vehicle fuels, paints, cleaning materials, and caustic construction compounds. The transport and handling of these materials would occur in accordance with California Occupational Safety and Health Administration (Cal OSHA) guidelines. Further, such materials would be disposed of in accordance with California Department of Toxic Substance Control (DTSC) and County Regulations. Compliance with applicable OSHA, Cal OSHA and DTSC regulations for the handling of hazardous materials and any spill cleanup procedures (in the event of any accidental spill) would prevent significant hazards to the public and the environment. Therefore, potential impacts would be considered less than significant.</p>				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: Edgemont Elementary School is located less than 0.25 miles north of the project site. However, project would not involve the use or transport of substantial amounts of hazardous material and the project would not create a significant hazard to schools in the area. No impact would occur.</p>				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: The site was evaluated using appropriate databases including the California Department of Toxic Substances Control EnviroStor database (DTSC 2020a) which, pursuant to Government Code Section 65962.5, lists Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Hazardous Waste Permit, and Hazardous Waste Corrective Action sites, and the California State Waterboard's GeoTracker (DTSC 2020b), which lists LUFT sites. A LUFT site is an undergoing cleanup due to an unauthorized release from an underground storage tank system. According to the EnviroStor and GeoTracker database, there are no listings for the project site. Any development of the project site would be required to comply with all applicable Fire, Building, and Health and Safety Codes, which would eliminate any potential risk of upset. Therefore, the project will not create a significant risk of upset or hazard to human health and safety and there would be no impact.</p>				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The project site is located 1.4 miles north of the March Air Reserve Base. According to City of Moreno Valley General Plan FEIR Figure 5.5-3, City Areas Affected by Aircraft Hazard Zones, and March Air Reserve Base/Inland Port Land Use Study, Exhibit MA-1 Compatibility Map, the Project site is located within Zone D (Flight Corridor Zone). According to the Inland Port Land Use Study (Table MA-2, Basic Compatibility Criteria), residential development is an allowable use under this zone category and there are no dwelling unit restrictions. Additionally, the project was deemed to be consistent with the March Air Reserve Base/Inland Port Land Plan (ALUC Letter, June 2020). Thus, because the Project site is not located in an area identified as an Accident Potential Zone or a Clear Zone, is consistent with the Plan, implementation of the proposed Project would not result in a safety hazard for people living or working on the project area and impacts would be less than</p>				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
significant. Therefore, the project site is not within an airport overlay zone and no safety hazard impacts are associated with the proposed project and would be a less than significant impact.				
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The project does not include activities or structures that would impair implementation of, or physically interfere with, an emergency response plan, or result in the closure or any roadways. The proposed development is not expected to result in the need for additional emergency and fire facilities. Any development of the site would be required to comply with all applicable Fire, Building, and Health and Safety Codes. During construction and long-term operation, the proposed Project would be required to maintain adequate emergency access for emergency vehicles as required by the City. Because the proposed Project would not interfere with an adopted emergency response or evacuation plan, impacts would be less than significant and no further analysis of this subject is required.</p>				
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: According to City of Moreno Valley General Plan FEIR figure 5.5-2, Floodplains and High Fire Hazard Areas, the project site is not located in an area of substantial or high fire risk. The project site is located in an area that has been largely developed, with single-family residential uses and major transportation corridors such as State Route 215 to the west and SR 60 to the north of the project site. No wildlands are located on or adjacent to the project site and the project site is largely devoid of vegetation and surrounded on all sides by developed properties (except for a vacant parcel to the west), and paved roads. Thus, implementation of the proposed project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. No impact would occur.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 6 – Safety Element – Section 6.2.8 – Wildland Urban Interface • Chapter 6 – Safety Element – Section 6.9 – Hazardous Materials • Chapter 6 – Safety Element – Section 6.10 – Air Crash Hazards <ul style="list-style-type: none"> – Figure 6-5 – Air Crash Hazards 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.5 – Hazards and Hazardous Materials <ul style="list-style-type: none"> – Figure 5.5-1 – Hazardous Materials Sites – Figure 5.5-2 – Floodplains and High Fire Hazard Areas – Figure 5.5-3 – City Areas Affected by Aircraft Hazard Zones 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 4. March Air Reserve Base (MARB)/March Inland Port (MIP) Airport Land Use Compatibility Plan (ALUCP) on November 13, 2014, (http://www.rcaluc.org/Portals/13/17%20-%20Vol.%201%20March%20Air%20Reserve%20Base%20Final.pdf?ver=2016-08-15-145812-700) 5. Local Hazard Mitigation Plan, City of Moreno Valley Fire Department, adopted October 4, 2011, amended 2017, http://www.moval.org/city_hall/departments/fire/pdfs/haz-mit-plan.pdf <ul style="list-style-type: none"> • Chapter 5 – Wildland and Urban Fires <ul style="list-style-type: none"> – Figure 5-2 – Moreno Valley High Fire Area Map 2016 • Chapter 12 – Dam Failure/Inundation <ul style="list-style-type: none"> – Figure 12-2 Moreno Valley Evacuation Routes Map 2015 • Chapter 13 – Pipeline 				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<ul style="list-style-type: none"> - Figure 13-1 – Moreno Valley Pipeline Map 2016 • Chapter 14 – Transportation <ul style="list-style-type: none"> - Figure 14-1.1 – Moreno Valley Air Crash Hazard Area Map 2016 • Chapter 16 – Hazardous Materials Accident <ul style="list-style-type: none"> - Moreno Valley Hazardous Materials Site Locations Map 2016 <p>6. Emergency Operations Plan, City of Moreno Valley, March 2009, http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf</p> <ul style="list-style-type: none"> • Hazard Mitigation and Hazard Analysis • Threat Assessment 2 – Hazardous Materials • Threat Assessment 3 – Wildfire • Threat Assessment 6 – Transportation Emergencies <ul style="list-style-type: none"> - Figure 17 – Air Crash Hazards 				
X. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The project site generally consists of flat terrain with elevations ranging from 1,545 AMSL to 1,534 AMSL and drains to the south to existing 42-inch storm drain facility along Dracaea Avenue. The existing drainage pattern sheet flows southeasterly into an existing storm drain system located on Dracaea Ave. The storm drain flows into Edgemont Creek to the southeast, where it eventually drains into the Santa Ana River. There are three on-site drainage sub-areas and two off-site drainage sub-areas. Based on the Preliminary Drainage report prepared for the project (Masson & Associates 2020), the existing drainage runoff quantity is 4.64 cfs and 8.93 cfs. With project development, the runoff quantity would increase by 3.09 and 2.59 cfs to 7.73 cfs and 11.52 cfs. The runoff from the project would be minimized through the use of bioretention basins. Runoff from the site would be directed to two on-site bioretention basins.</p> <p>The first bioretention basins consists of the entire north side of the site including the cover garages and three-story apartments. It also includes the west half of the southern section of the site, including the community building, manager’s unit and the pool area. All the on-site drainage would flow from the north to the south into an on-site storm drain system. From there it would connect to the existing 42-inch storm drain in Dracaea Avenue.</p> <p>The second bioretention area consists of the east half of the southern section, including the three-story duplex buildings and the remainder of the parking lot and driveways. All on-site drainage would flow along the curb and gutter where it would eventually enter the existing drainage system through a curb inlet. From there it would connect to the existing 42-inch storm drain in Dracaea Avenue. The off-site drainage would bypass the site via brow ditches and flow into the existing storm drain line that runs through the site and connect to the main line located on Dracaea Avenue.</p> <p>The bioretention facility would include an impermeable liner to prevent infiltration. Each basin would include a flow control device to allow for a measured release to meet hydromodification requirements and to reduce increased runoff. Through the use of the bioretention basins the flows would be attenuated and reduced to below the pre-development condition.</p> <p>The proposed project would comply with the City’s Grading and Erosion Control Ordinance (Article 8.21 of the Moreno Valley Municipal Code) which establishes grading and erosion control regulations. Any potential project-related impacts from construction activities would be avoided or reduced below a level of significance through conformance with existing NPDES, City storm water standards and storm water design requirements (WQMP). The site would be paved or landscaped so that exposed soils would not occur on the site. Post development design and permanent BMPs would ensure operational impacts (storm water and non-storm water runoff) from the project would have less than significant impacts to downstream receiving waters.</p>				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: As shown on the City of Moreno Valley General Plan FEIR Figure 5.7-2, Groundwater Basins, the Project site is located within the Perris North Groundwater Basin. There are few domestic uses for groundwater within the City, due to salinity/water quality issues, and the City primarily relies on imported water from EMWD for its domestic water supply. The project does not propose the installation of any water wells that would directly extract groundwater. The project would not withdraw groundwater or otherwise substantially interfere with long-term groundwater recharge or the groundwater table level. Although the increase in impervious surface cover that would occur with development of the site could reduce the amount of water percolating down into the underground aquifer that underlies the project site and a majority of the City, and as noted in the City’s General Plan Final EIR, “the impact of an incremental reduction in groundwater would not be significant as domestic water supplies are not reliant on groundwater as a primary source.” With buildout of the project, the local groundwater levels would not be adversely affected. Therefore, impacts to groundwater supplies and recharge would be less than significant.</p>				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: A portion of the storm water would sheet flow directly into two biofiltration basins, The first bioretention basins consists of the entire north side of the site including the cover garages and three-story apartments. It also includes the west half of the southern section of the site, including the community building, manager’s unit and the pool area. All the on-site drainage would flow from the north to the south into an on-site storm drain system. From there it would connect to the existing 42-inch storm drain in Dracaea Avenue.</p> <p>The second bioretention area consists of the east half of the southern section, including the three-story duplex buildings and the remainder of the parking lot and driveways. Water would be retained, treated and, then discharged along the outlet pipe where it would eventually enter the existing drainage system through a curb inlet. From there it would connect to the existing 42-inch storm drain in Dracaea Avenue. The off-site drainage would bypass the site via brow ditches and flow into the existing storm drain line that runs through the site and connect to the main line located on Dracaea Avenue.</p> <p>In a 100-year storm event, water would be detained in biofiltration basins and a detention pipe located south of the biofiltration basins and then released at pre-development flow rates. Based on the Preliminary Drainage report prepared for the project (Masson & Associates 2020), the existing drainage runoff quantity is 4.64 cfs and 8.93 cfs. With project development, the runoff quantity would increase by 3.09 and 2.59 cfs to 7.73 cfs and 11.52 cfs. The runoff from the project would be minimized through the use of water quality and BMPs. The detention of tributary stormwater would have the beneficial side effect of helping to reduce the peak rate of flow discharging from the site to below existing conditions. The biofiltration basins satisfies all required area and volume quantities for hydromodification, water quality treatment and 100 year flood attenuation. These improvements would serve to reduce project drainage impacts to below a level of significance.</p> <p>The proposed project would comply with the City’s Grading and Erosion Control Ordinance, which establishes grading and erosion control regulations. Any potential project-related impacts from construction activities would be avoided or reduced below a level of significance through conformance with existing NPDES, City storm water standards and storm water design requirements (WQMP). The site would be paved or landscaped so that exposed soils would not occur on the site. Post development design and permanent BMPs would ensure operational impacts (storm water and non-storm water runoff) from the project would have less than significant impacts to downstream receiving waters.</p>				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The project site is located outside the 100-year flood zone with no associated mapped 100-year floodplains occurring locally in the City General Plan Final EIR, Figure 5.5.2 or on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Therefore, no structures would impede or redirect flood flows and impacts would be less than significant.</p>				
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Refer to response above (X.c.i)</p>				
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Refer to response above (X.c.ii)</p>				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: With regard to risks due to dam or levee failure, the project is not located within a flood hazard zone. With regard to tsunami risk, the City is not located within a mapped tsunami inundation area. Given the project site's inland location, the risk release of pollutants associated with seiche and tsunami events are not expected to occur and there would be no impact.</p>				
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: Water service to the site currently is provided by the Box Springs Mutual Water Company. The project would not withdraw groundwater or otherwise substantially interfere with long-term groundwater recharge or the groundwater table level. Therefore, the proposed project would not result in any significant impacts to hydrology or water quality; result in a significant increase in runoff from the site; or adversely impact surface water beneficial uses, water quality objectives, or 303(d) impaired water listings.</p> <p>California's Sustainable Groundwater Management Act of 2014 (SGMA) provides a framework for sustainable management of groundwater supplies by local authorities. Local agencies involved in the implementation must form local groundwater sustainability agencies within two years. For agencies in basins deemed high or medium priority, groundwater sustainability plans must be adopted by Jan. 31, 2022. By 2042, groundwater sustainability agencies in medium and high-priority basins should achieve sustainable groundwater management to avoid undesirable impacts, such as seawater intrusion, chronic depletion of groundwater, reduction of groundwater storage, degradation of water quality, depletion of surface water, or land subsidence.</p> <p>The City has one groundwater basin that is governed by SGMA legislation, the West San Jacinto Groundwater Basin. The project site is not located within this basin and would not be subject to this plans. For this reason, the project would not conflict with or obstruct implementation of a sustainable groundwater management plan and there would be no impact.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> Chapter 6 – Safety Element – Section 6.7 – Water Quality <ul style="list-style-type: none"> Figure 6-4 – Flood Hazards Chapter 7 – Conservation Element – Section 7.5 – Water Resources 				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<ul style="list-style-type: none"> - Figure 7-1 Water Purveyor Service Area Map 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.5 – Hazards and Hazardous Materials <ul style="list-style-type: none"> - Figure 5.5-2 – Floodplains and High Fire Hazard Areas • Section 5.7 – Hydrology and Water Quality <ul style="list-style-type: none"> - Figure 5.7-1 – Storm Water Flows and Major Drainage Facilities - Figure 5.7-2 – Groundwater Basins 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code <ul style="list-style-type: none"> • Section 9.10.080 – Liquid and Solid Waste 4. Moreno Valley Municipal Code Chapter 8.12 – Flood Damage Prevention 5. Moreno Valley Municipal Code Chapter 8.21 – Grading Regulations 6. Eastern Municipal Water District (EMWD) Groundwater Reliability Plus, http://gwrplus.org/ 7. Eastern Municipal Water District (EMWD) 2015 Urban Water Management Plan 8. Project Specific Water Management Plan for Moreno 2, prepared by Masson & Ass., April 2020 				
XI. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: The property is proposed to be developed in accordance with its assigned General Plan land use designation and zoning designation. Properties adjacent to the project site to the north, south, and east have either been developed or are planned for long-term development with residential land uses. The proposed project is surrounded by single-family residential development and large undeveloped lots. A multi-family residential development is currently under construction along the eastern property line. An elementary school and commercial uses are located to the north and commercial, light industrial uses are located to the south and west. Existing access to the site is provided via Dracaea Avenue to the south. With project development, pedestrian and vehicular traffic would be provided via Dracaea Avenue and Lancaster Lane to the north (new entryway). The project would not result in the permanent closure of any streets or sidewalks or the separation of uses and/or disruption of access between land use types. The project’s construction (on-site grading of the existing parcels and the development of the multi-family dwelling units) would not create any new land use barriers nor preclude the development of surrounding parcels. Therefore, no impact would occur with the project as it relates to impacts to an established community.</p>				
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: The development is located in the Edgemont neighborhood. Overall the project implements the goals and policies of the City’s General Plan by creating multi-family residential dwelling units. It implements the General Plan goals and policies through the provision of residential development for the region. The proposed 49 dwelling residential development is on a location and scale consistent with the general plan and zoning designation. The development would introduce land uses that are generally compatible with the surrounding land uses. The project implements General Plan policies that require sound design standards while supporting the establishment of defined uses that are compatible with surrounding uses. Therefore, no significant land use compatibility impacts would occur with the project.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 2 – Community Development Element – Section 2.1 – Land Use <ul style="list-style-type: none"> - Figure 2-1 – Neighboring Lands Uses 				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<ul style="list-style-type: none"> - Figure 2-2 – Land Use Map • Chapter 8 – 2014 – 2021 Housing Element <p>2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006</p> <ul style="list-style-type: none"> • Section 5.12 – Population and Housing <ul style="list-style-type: none"> - Attachments #1 - #10 – Housing Sites Inventory - Exhibits A1 – A11, C, D, and E – Maps of Housing Sites <p>3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code</p>				
XII. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: The project site not located within an area known to be underlain by regionally- or locally-important mineral resources or within an area that has the potential to be underlain by regionally- or locally-important mineral resources, as disclosed by the City’s General Plan and the associated General Plan FEIR. No mineral extraction facilities currently exist in the vicinity of the project site. The site is surrounded by residential development, public institutions, and commercial uses, which are considered incompatible with mineral extraction facilities. Therefore, construction of the project would have no impact to a known mineral resource that would be of value to the region.</p>				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: The areas surrounding the project are not being used for the recovery of mineral resources. There are no mineral resource recovery sites or mineral resources located on the project site and the project would not result in the loss of availability of a known mineral resources. The project site and the surrounding area are not zoned for mineral resources. No impact would occur with project development.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 7 – Conservation Element – Section 7.9 – Mineral Resources 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.14 – Mineral Resources 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code <ul style="list-style-type: none"> • Section 9.02.120 – Surface Mining Permits 4. Moreno Valley Municipal Code Section 8.21.020 A 7 – Permits Required 5. The Surface Mining and Reclamation Act of 1975 (SMARA, Public Resources Code, Sections 2710-2796), https://www.conservation.ca.gov/dmr/lawsandregulations 				
XIII. NOISE – Would the project result in:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Project development would have the potential to generate noise by increasing human activity throughout the project site. However, residential uses are not sources of substantial operational noise and the</p>				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>development of 49 multi-family residential homes would not have the potential to generate noise levels in excess of established standards nor result in a permanent increase in noise levels that would occur as a result of increased traffic on roadways. Exterior noise levels up to 60 dBA CNEL are considered normally acceptable at outdoor usable areas (State of California General Plan Guidelines). The primary existing noise source near the project site is vehicular traffic traveling on Dracaea Avenue to the south. According to the City’s General Plan Final EIR, noise levels along the roadway are projected to be approximately 60 dBA for receptors located within 25 to 45 feet from the roadway centerline. Noise levels would be substantially lower at the project site given its distance from the roadway, which is located more than 30 feet from the roadway.</p> <p>The City enforces the provisions of the State Noise Insulation Standards (Title 24). Title 24 specifies that combined indoor noise for multi-family living spaces shall not exceed 45 dB(A) CNEL. This standard must be implemented when the outdoor noise level exceeds 60 dB(A) CNEL. Based on the City General Plan Final EIR (Figure 5.4-1), the proposed project is outside of the 60 dB(A) CNEL noise contour and is not located next to a major thoroughfare, therefore, it would not be subject to further interior noise analysis. Additionally, the project design will include mechanical ventilation that meets the City’s residential site development standards. Per the City’s Municipal Code (Section 9.030), air conditioners, heating, cooling and ventilating equipment and all other mechanical, lighting or electrical devices for new development in residential districts shall be designed to operate at noise levels that do not exceed 60 dBA (Ldn) at the property line.</p> <p>Given the nature of the proposed project, which is the development of multi-family residential uses that are compatible with its surrounding land uses, the project is not expected to result in a substantial permanent increase in ambient noise levels in the project vicinity. Operational noise impacts, would therefore, be less than significant.</p> <p><u>Construction Noise</u></p> <p>Construction of the proposed project would generate temporary increases in ambient noise levels. Noise impacts from construction are a function of the noise generated by the construction equipment, the location and sensitivity of nearby land uses, and the timing and duration of the noise-generating activities. Sound levels from typical construction equipment range from 74 dBA to 85 dBA Leq at 50 feet from the source (FHWA 2008). Based on a worse-case assumption (based on the type of equipment that would be used on the site) construction of the project would have the potential to generate hourly average noise levels up to 84 dBA at 50 feet from the construction site if all the equipment were to operate simultaneously in the same location. However, this estimate is conservative because construction equipment would be spread out over the entire site and would not be operating all at once. The nearest residences are located approximately 30 feet to the north, east and south of the construction area. Due to the distance of the nearest residence to the construction area, a short-term noise impact from construction may occur. The temporary nature of the impact in conjunction with existing city regulations on hours of operation will lessen the potential of a significant impact due to construction noise. The City’s Municipal Code limits construction grading activities between 7 a.m. and 8 p.m. Construction is allowed between 6 a.m. and 8 p.m. during the week and 7 a.m. and 8 p.m. on weekends and holidays.</p> <p>The proposed project would comply with these restrictions. No evening or nighttime construction would be necessary. Construction would not cause long-term impacts because it would be temporary and daily construction activities would be limited by the City’s Municipal Code (Section 11.80.030) to hours of less noise sensitivity. Upon completion of the project, all construction noise would cease. Construction-related noise impacts, are therefore, considered to be less than significant.</p>				
<p>b) Generation of excessive groundborne vibration or groundborne noise levels?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Proposed construction phases for the project are not expected to include any significant vibration-inducing equipment, such as pile driving or heavy soil compaction. As these types of equipment would not be present, excessive levels of groundborne vibration and groundborne levels are not expected to be received by any persons. This impact would be less than significant.</p>				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The project site is located within 2 miles of March Air Reserve Base, which is a joint civil-military public use airport. According to General Plan Figure 5.4-1, March Air Reserve Base Noise Impact Area, the project site is located outside of the 60 dBA CNEL noise contour and would not be subjected to excessive noise levels due to operations at the March Air Reserve Base (ARB). Because the project site is not located within the March ARB noise contours, the project would not expose people residing or working in the project area to excessive noise levels due to its location within 2 miles of a public airport. Impacts would be less than significant.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 6 – Safety Element – Section 6.4 – Noise <ul style="list-style-type: none"> – Figure 6-2 – Buildout Noise Contours 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.4 – Noise <ul style="list-style-type: none"> – Figure 5.4-1 – March Air Reserve Base Noise Impact Area – Figure 5.4-2 – Buildout Noise Contours – Alternative 1 – Figure 5.4-3 -- Buildout Noise Contours – Alternative 2 – Figure 5.4-4 -- Buildout Noise Contours – Alternative 3 • Appendix D – Noise Analysis, Wieland Associates, Inc., June 2003. 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code <ul style="list-style-type: none"> • Section 9.10.140 Noise and Sound 4. Moreno Valley Municipal Code Chapter 11.80 Noise Regulations 5. March Air Reserve Base (MARB)/March Inland Port (MIP) Airport Land Use Compatibility Plan (ALUCP) on November 13, 2014, (http://www.rcaluc.org/Portals/13/17%20-%20Vol.%201%20March%20Air%20Reserve%20Base%20Final.pdf?ver=2016-08-15-145812-700) 				
<p>XIV. POPULATION AND HOUSING – Would the project:</p>				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The project would introduce 49 multi-family residential units. The project would be developed on an existing vacant site. Project development is compatible with the current General Plan land use designation and Zoning Atlas designation. The project would not induce substantial unplanned population growth. These units would support the City’s Regional Share Housing Requirements and the General Plan Housing Policy to expand the stock of all housing while preserving the health, safety, and welfare of residents, and maintaining the fiscal stability of the City. The project does not involve the removal of existing structures. The project would, therefore, not result in the substantial displacement of existing housing nor necessitate the construction of replacement housing elsewhere. Impacts would, therefore, be less than significant.</p>				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: The project site does not contain any residential structures under existing conditions. Accordingly, implementation of the project would not displace substantial numbers of existing housing and would not necessitate the construction of replacement housing elsewhere. No impact would occur.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 2 – Community Development Element – Section 2.1 – Land Use <ul style="list-style-type: none"> – Figure 2-1 – Neighboring Lands Uses – Figure 2-2 – Land Use Map • Chapter 8 – 2014 – 2021 Housing Element 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.12 – Population and Housing <ul style="list-style-type: none"> – Attachments #1 - #10 – Housing Sites Inventory – Exhibits A1 – A11, C, D, and E – Maps of Housing Sites 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 				
<p>XV.PUBLIC SERVICES – Would the project:</p>				
<p>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:</p>				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Fire protection services to the Project site are provided by the Moreno Valley Fire Department (MVFD). The proposed Project is required to provide a minimum of fire safety and support fire suppression activities, including type of building construction, fire sprinklers, a fire hydrant system and paved access. Town Gate Fire Station (Station No.6) is located at 22250 Eucalyptus Avenue, approximately 0.6 roadway miles to the northeast of the project site. Secondary service is provided by the Sunnymead Fire Station (Station No. 48) located at 10511 Village Road, approximately 3.39 miles to the east of the project site. Based on the project site’s proximity two existing fire stations, the proposed project would be adequately served by fire protection services, and no new or expanded unplanned facilities would be required. The proposed project is required to comply with the provisions of the City of Moreno Valley’s Development Impact Fee (DIF) Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding of public facilities, including fire protection facilities. Mandatory compliance with the DIF Ordinance would be required prior to the issuance of a building permit.</p> <p>For these reasons, the proposed project would receive adequate fire protection service and would not result in the need for new or physically altered fire protection facilities. Impacts to fire protection facilities would be less than significant.</p>				
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The project would introduce new housing and residents to the project site which would result in an incremental increase in demand for police protection services, but which is not anticipated to require or result in the construction of new or physically altered police facilities. Prior to the issuance of building permits, the project applicant would be required to comply with the provisions of Moreno Valley’s Development Impact Fee (DIF) Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding of public facilities, including police protection facilities. Mandatory compliance with the DIF Ordinance would be required</p>				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
prior to the issuance of a building permit. For these reasons, the proposed project would receive adequate police protection service, and would not result in the need for new or physically altered fire protection facilities. Impacts to police protection facilities would, therefore, be less than significant.				
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The project site is served by the Moreno Valley Unified School District (MVUSD) and is within the attendance boundaries of the following schools: Edgemont Elementary, Sunny Meadows Elementary, Sunnymead Middle School, and Moreno Valley High School. The proposed 49-unit multi-family housing project could increase enrollment at the local schools. However, the Project is subject to the payment of Developer Fees, which would mitigate any impacts to school facilities, in accordance with California Government Code Section 65996. No significant impacts to educational are anticipated. The project would not affect existing levels of public services and would not require the construction or expansion of a school facility. Impacts would, therefore, be less than significant.</p>				
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The public and semi-public uses in the neighborhood include Towngate Memorial Park, Moreno Valley Community Park, and Adrienne Mitchell Memorial Park. Project implementation would result in population growth, with a resultant increase in demands for recreational facilities. The project includes outdoor common space, which would be accessible to all project residents. Construction of off-site recreational facilities or expansion of existing facilities would not be required. Project implementation would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the park and recreation facility would occur. No adverse impacts to existing parks and recreation facilities are anticipated. The project would not affect existing levels of public services or require the construction or expansion of a park facility. Impacts would, therefore, be less than significant.</p>				
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The development of 49 multi-family residential homes on the existing lot of record would be consistent with the City's General Plan land use designation for the site, and would not adversely impact public services. The project would not affect existing levels of public services, therefore, no new or altered government facilities would be required. Impacts would, therefore, be less than significant.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 2 – Community Development Element – Section 2.5 – Schools <ul style="list-style-type: none"> – Figure 2-3 – School District Boundaries • Chapter 2 – Community Development Element – Section 2.6 – Library Services • Chapter 2 – Community Development Element – Section 2.7 – Special Districts • Chapter 2 – Community Development Element – Section 2.5 – Other City Facilities • Chapter 4 – Parks, Recreation and Open Space Element – Section 4.3 – Parks and Recreation <ul style="list-style-type: none"> – Figure 4-2 – Future Parklands Acquisition Areas – Figure 4-3 – Master Plan of Trails • Chapter 6 – Safety Element – Section 6.1 – Police Protection and Crime Preventions • Chapter 6 – Safety Element – Section 6.2 – Fire and Emergency Services <ul style="list-style-type: none"> – Figure 6-1 – Fire Stations 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.13 – Public Services <ul style="list-style-type: none"> – Figure 5.13-1 – Location of Public Facilities 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XVI. RECREATION – Would the project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The public and semi-public uses in the neighborhood include Towngate Memorial Park, Moreno Valley Community Park, and Adrienne Mitchell Memorial Park. Project implementation would result in population growth, with a resultant increase in demands for recreational facilities. The project includes outdoor common space, which would be accessible to all project residents. Construction of off-site recreational facilities or expansion of existing facilities would not be required. Project implementation would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the park and recreation facility would occur. No adverse impacts to existing parks and recreation facilities are anticipated. The project would not affect existing levels of public services or require the construction or expansion of a park facility. Impacts would, therefore, be less than significant.</p>				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: See response above. The project does not include recreational facilities or requires the construction or expansion of recreational facilities. No adverse impacts are anticipated and impacts would be less than significant.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 4 – Parks, Recreation and Open Space Element – Section 4.3 – Parks and Recreation <ul style="list-style-type: none"> – Figure 4-1 Open Space – Figure 4-2 – Future Parklands Acquisition Areas – Figure 4-3 – Master Plan of Trails 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.13 – Public Services <ul style="list-style-type: none"> – Figure 5.13-1 – Location of Public Facilities 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 				
XVII. TRANSPORTATION – Would the project:				
a) Conflict with program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The project is anticipated to generate 10 Average Daily Trips (ADT) per unit for a total of 490 ADTs. Access to the site is provided from Dracaea Avenue, via Old 215 Frontage Road and Edgemont Street. Dracaea Avenue is a two-lane minor arterial and currently operates at an acceptable level of service (C or better).</p> <p><u>Construction Traffic</u> – Temporary traffic impacts would occur during site preparation and construction activities. Due to the nature of the project, additional trips from haul trucks and construction trips would have a minimal short-term impact on the local roadways or intersections. Construction traffic typically occurs during the off-peak hours. Therefore, impacts to LOS during temporary construction would be less than significant.</p> <p>The project would not conflict with any applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The project is not expected to cause a significant short-term or long-term increase in traffic volumes, and therefore, would not adversely affect existing levels of service along area roadways. Bus service would not be impacted by the proposed project or impact any existing or</p>				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
proposed bicycle facilities in the area as designated on the City's Bicycle Master Plan. Therefore, impacts are considered to be less than significant.				
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) ?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The following qualitative vehicle miles travelled (VMT) discussion is based on the implementation guidance and VMT impact screening tool developed by the California Office of Planning and Research (OPR) and the Western Region Council of Governments (WRCOG). According to the screening tool, the project site is not located within a Transit Priority Area. However, it is considered to be in a low VMT generating traffic analysis zone (TAZ), and therefore is considered to have a less than significant VMT impact. The project would therefore be consist with CEQA Guidelines Section 15064.3, subdivision (b). Impacts would, therefore, be less than significant.</p>				
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: The project does not include any design features or incompatible uses that would substantially increase hazards. No impacts are anticipated to occur with project development.</p>				
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: The project includes access via two public roadways: Dracaea Avenue and Lancaster Way. The project is not expected to increase hazards due to design features or result in inadequate emergency access. No impacts are anticipated to occur with project development.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 5 Circulation Element <ul style="list-style-type: none"> – Figure 9-1 – Circulation Plan – Figure 9-2 – LOS Standards – Figure 9-3 – Roadway Cross-Sections – Figure 9-4 – Bikeway Plan 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.2 – Traffic/Circulation <ul style="list-style-type: none"> – Figure 5.2-1 – Circulation Plan – Figure 5.2-2 – General Plan Roadway Cross-Sections – Figure 5.2-3 – Year 2000 Number of Through Lanes – Figure 5.2-4 – Year 2000 Daily Volume/Capacity (V/C) Ratios – Figure 5.2-5 – Year 2000 Average Daily Traffic Volumes – Figure 5.2-6 – Proposed Circulation Plan – Figure 5.2-7 – LOS Standards • Appendix B – Traffic Analysis, City of Moreno Valley General Plan Traffic Study, Urban Crossroads, June 2004. 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 4. Moreno Valley Municipal Code Chapter 3.18 Special Gas Tax Street Improvement Fund 5. Moreno Valley Master Bike Plan, adopted January 2015 6. Riverside County Transportation Commission, Congestion Management Program, December 14, 2011 7. OPR. Technical Advisory on Evaluating Transportation Impacts in CEQA, December 2018 				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES – Would the project:				
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:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k) , or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: A review of California Inventory of Historic Resources (March 1976) and National Register of Historic Places (National Park Service 2013) was conducted for the project (Spindrift 2020). The research indicated that there are no inventoried historic properties within the project Area of Potential Effect (APE) and a 1-mile radius. Resources listed as California Historical Landmarks (CHL; Office of Historic Preservation 1996) and on the Office of Historic Preservation website (Office of Historic Preservation 2015) were reviewed. The project would not cause a substantial adverse effect to tribal cultural resources, as there are no recorded sites listed or sites eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined by the Public Resources Code. No impact would result.</p>				
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: Changes in the California Environmental Quality Act, effective July 2015, require that the City address a new category of cultural resources – tribal cultural resources – not previously included within the law’s purview. Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can only be identified and understood through direct consultation with the tribes who attach tribal value to the resource.</p> <p>In accordance with California State Assembly Bill (AB) 52, the City initiated government to government consultation with four tribes including the Rincon Band of Luiseno Indians, the Soboba Band of Luiseno Indians, the Pechanga Band of Luiseno Indians, and the Agua Caliente Band of Cahuilla Indians through written notification of the proposed project activities. As required under AB 52, letters were sent to the tribes on May 4, 2020. A response was received from the four requesting formal consultation. The Tribes expressed their agreement in having standard conditions for cultural resources, including archaeological and tribal monitoring during site grading activities to be included as mitigation measures for the project. Formal consultation with the Tribes was completed on January 25, 2021.</p> <p>Additionally, through consultation pursuant to AB 52, the Pechanga Band of Luiseño Indians (“Tribe”) identified PEN20-0057 and PEN20-0058 (“Project”) as being located within the boundaries of a recorded Traditional Cultural Property (“TCP”), Sycamore Canyon, which includes multiple village sites and ceremonial complexes. In addition to being located within the TCP, the Tribe identified placenames in the near vicinity of the Project, along with hundreds of recorded cultural resources. The information provided by the Tribe regarding tribal cultural resources supports that the Project maintains cultural sensitivity, including tribal cultural resources to which the Tribe ascribes tribal value.”</p>				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>Implementation of following mitigation measures TCR-1 through TCR-6 will be required as mitigation to reduce to a less-than significant level potential impacts to any tribal cultural resources. All tribal correspondence is available for review in the Planning Division project file.</p>				
<p>Mitigation Measures</p>				
<p>TCR-1: Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching 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), the contractor, and the City, shall develop a Cultural Resources Management Plan (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:</p>				
<ul style="list-style-type: none"> a) Project grading and development scheduling; b) The Project archeologist and the Consulting Tribes(s) as defined in CR-1 shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis; c) The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation. 				
<p>TCR-2: Prior to the issuance of a grading permit, the Developer shall secure agreements with the following tribes: the Soboba Band of Luiseno Indians, the Pechanga Band of Luiseno Indians, and the Agua Caliente Band of Cahuilla Indians for tribal monitoring. The Developer is also required to provide a minimum of 30 days advance notice to the tribes of all mass grading and trenching 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. If the Native American Tribal Representatives suspect that an archaeological resource may have been unearthed, the Project Archaeologist or the Tribal Representatives shall immediately redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the Native American Tribal Representatives, the Project Archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.</p>				
<p>TCR-3: In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:</p>				
<ul style="list-style-type: none"> 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 Department: <ul style="list-style-type: none"> 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. 				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>ii) On-site reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure CR-1. 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 Governments as defined in CR-1.</p> <p>TCR-4: The City shall verify that the following note is included on the Grading Plan:</p> <p>“If any suspected archaeological resources are discovered during ground-disturbing activities and the Project Archaeologist 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.”</p> <p>TCR-5: If potential historic or cultural resources are uncovered during excavation or construction activities at the project site, work in the affected area 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. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in CR-1 before any further work commences in the affected area.</p> <p>TCR-6: If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the “most likely descendant”. The “most likely descendant” shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98) (GP Objective 23.3, CEQA).</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 7 – Conservation Element – Section 7.2 – Cultural and Historical Resources 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.10 – Cultural Resources <ul style="list-style-type: none"> – Figure 5.10-1 – Locations of Listed Historic Resource Inventory Structures – Figure 5.10-2 – Location of Prehistoric Sites – Figure 5.10-3 – Paleontological Resource Sensitive Areas • Appendix F – Cultural Resources Analysis, Study of Historical and Archaeological Resources for the Revised General Plan, City of Moreno Valley, Archaeological Associates, August 2003. 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 4. Moreno Valley Municipal Code Title 7 – Cultural Preservation 5. Cultural Resources Inventory for the City of Moreno Valley, Riverside County, California, prepared by Daniel F. McCarthy, Archaeological Research Unit, University of California, Riverside, October 1987 (<i>This document cannot be provided to the public due to the inclusion of confidential information pursuant to Government Code Section 6254.10.</i>) 				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The project would be located within an urban setting that has access to water, sewer, electricity and storm water infrastructure. Water services are provided by the Box Springs Mutual Water company; wastewater services provided by the Edgemont Community Services; and storm water services are provided by the City of Moreno Valley. Implementation of the project would not interrupt existing sewer service to the project site or other surrounding development. The project is not anticipated to generate significant amount of wastewater. Wastewater facilities used by the project would be operated in accordance with the applicable wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board (RWQCB). Existing sewer infrastructure exists within roadways surrounding the project site and adequate services are available to serve the project. Thus, impacts would be less than significant.</p> <p>Project development would result in the addition of approximately 123 occupants with a resultant increase in water demand. Since the proposed project is consistent with the land use buildout identified in the City’s General Plan, no adverse impacts to water supply are anticipated. Additionally, the project includes design features that would reduce the project’s water demands. The project would comply with Title 24 requirements, as well as the California Green Building Code standards. Drought tolerant landscaping, drip irrigation, and low impact development would also be incorporated into the project design.</p> <p>The project proposes residential uses that would generate wastewater, creating a demand for wastewater conveyance and treatment. Project development would be required to comply with the City’s Municipal Code regulations regarding sewers and wastewater facilities (Section 9.10) including compliance with the City’s Sewer Design Guidelines. Adherence to existing regulations and standards would ensure that flows from the Project would not adversely affect wastewater/sanitary sewer systems. As such, impacts would be less than significant.</p>				
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The Project site is located within the Box Springs Mutual Water service area. Project implementation would result in approximately 123 project occupants, with a resultant increase in water demand. The project includes design features that would reduce the project’s water demands. The project would comply with Title 24 requirements, as well as the California Green Building Code standards. The project area currently receives water service from the Box Springs Mutual Water Company, and adequate services are available to serve the structures without requiring new or expanded entitlements. Impacts would be less than significant.</p>				
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The project site is within the service area of the Edgemont Community District (District). The District is responsible for the collection and conveyance of the wastewater from its service area. Treatment of the wastewater is performed by the City of Riverside. The sewage generated within the District is conveyed to the City of Riverside Regional Water Control Plant (RWQCP) via existing connections located at the Canyon Springs Shopping Center near the north boundary of the District, south of SR-60, west of Day Street and on Cottonwood Avenue west of the I-215 Freeway.</p> <p>The District currently collects and conveys approximately 0.5 MGD of wastewater to the RWQCP (based on daily average delivery during 2014-2015), where it is treated to tertiary standards before being discharged to the Santa Ana River. The RWQCP consists of two separate treatment plants and one common tertiary filtration plant. These</p>				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>provide preliminary, primary, secondary and tertiary treatment for a rated capacity of 40 million gallons per day (MGD).</p> <p>The project is anticipated to generate approximately 7,840 gallons of wastewater per day, based on the District’s wastewater generation factor of 160 gpd/equivalent dwelling unit rate (EDU) for high density residential (15 to 20 DU/AC). Upon connection to the RWQCPs sewer infrastructure the project would be required to comply with the wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board (RWQCB). The project would contribute to a minimal amount of discharge to the Riverside RWQCP existing capacity. The project is anticipated to generate 7,840 gallons per day (gpd) of wastewater, which would increase the current wastewater flow at the RWQCP by less than 1%. The project’s increase would not exceed the permitted capacity of the RWQCP (40 mgd). As such, the project would not exceed the wastewater treatment requirements of the RWQCP or the Santa Ana RWQCB. Existing wastewater treatment facilities would be adequate to serve the project’s wastewater treatment needs. Due to the relatively small amount of wastewater that would be generated by proposed project and the amount of existing and planned available capacity at this facility, it is determined that the RWQCP would have sufficient capacity to treat wastewater generated by the project. As such, impacts would be less than significant.</p>				
<p>d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Implementation of the proposed Project would generate an incremental increase in solid waste volumes requiring off-site disposal during short-term construction and long-term operational activities. This waste would be disposed of in conformance with all applicable local and state regulations pertaining to solid waste including permitting capacity of the landfill servicing the project area. Long-term operation of the proposed residential unit is anticipated to generate typical amounts of solid waste associated with residential use. The Project would be required to comply with City of Moreno Valley Ordinance No. 706, which requires a minimum of 50 percent of all construction waste and debris to be recycled. Additionally, the Project would be required to comply with mandatory waste reduction requirements as described below in Item XVII(g).</p> <p>Information from CalRecycle’s Disposal Rates Detail for residents (4.4 pounds per day per person) was used to calculate the amount of solid waste potentially generated by the proposed project (CalRecycle 2020). According to the projected number of residents and staff, the project is anticipated to generate an estimated population of 123 persons.</p> <p>Based on the city’s residential waste disposal rates and the project’s estimated number of residents, approximately 99 tons of solid waste would be generated by the project per year at project buildout.¹ All solid waste generated by the project would be disposed of at one of the landfills used for collecting solid waste generated in the city.</p> <p>Solid waste generated by the proposed project would be disposed at the El Sobrante Landfill, the Badlands Sanitary Landfill, and/or the Lamb Canyon Sanitary Landfill. Existing capacities at each of these landfills is discussed below.</p> <p>The Badlands Landfill has a permitted disposal capacity of 4,800 tons per day. Its remaining capacity is 15,748,799 tons of waste (RCWMD 2020). The Badlands Landfill is estimated to reach capacity, at the earliest time, in the year 2024; however, future landfill expansion opportunities exist at this site.</p> <p>The Lamb Canyon Landfill has a permitted disposal capacity of 5,000 tons per day. The landfill is estimated to reach capacity, at the earliest, in the year 2029; however, future landfill expansion opportunities exist at this site. Its remaining capacity is 19,242,950 tons of waste (RCWMD, 2020).</p> <p>The El Sobrante Landfill is estimated to reach capacity, at the earliest time, in the year 2045; however, future landfill expansion opportunities exist at this site. During the third quarter of 2014, which is the most recent time period for which reporting data is available, the El Sobrante Landfill accepted approximately 70,000 tons of waste per day (RCWMD 2020).</p>				

¹ Annual solid waste: 123 persons x 4.4 lbs per day per person of solid waste x 365 days = 197,538 lbs per year/2,000 lbs = 99 tons per year.

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Each of these landfills receive well below their maximum permitted daily disposal volume and have the potential for future expansion, and none of these regional landfill facilities are expected to reach their total maximum permitted disposal capacities during the Project's construction or operational periods. The landfills have sufficient capacity to accept solid waste generated by the Project's construction and operational phases, Thus, impacts would be less than significant.				
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: As discussed above, the project would not result in a substantial permanent increase in solid waste generation or a significant change in the characteristics of solid waste generated at the site. Construction waste would include one-time disposal of material that cannot be recycled or reused. Where possible, appropriate measures would be undertaken to recycle or reuse solid waste generated during project construction. Solid waste generated by the project would be disposed of in compliance with the requirements for construction waste management mandated by the City of Escondido Municipal Code. Therefore, the project would not conflict with federal, state, and local statutes and regulations related to solid waste and no impact would occur.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 2 – Conservation Element – Section 2.4 – Utilities • Chapter 6 – Safety Element – Section 6.7 – Water Quality • Chapter 7 – Conservation Element – Section 7.3 – Solid Waste • Chapter 7 -- Conservation Element – Section 7.5—Water Resources • Figure 7-1 – Water Purveyor Service Area Map 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.7 – Hydrology and Water Quality <ul style="list-style-type: none"> – Figure 5.7-1 – Storm Water Flows and Major Drainage Facilities – Figure 5.7-2 – Groundwater Basins • Section 5.13 – Public Services <ul style="list-style-type: none"> – Figure 5.13-1 – Locations of Public Facilities 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 4. Moreno Valley Municipal Code Chapter 8.10 Stormwater/Urban Runoff Management and Discharge Controls 5. Moreno Valley Municipal Code Section 8.21.170 National Pollutant Discharge Elimination System (NPDES). 6. Moreno Valley Municipal Code Chapter 8.80 – Recycling and Diversion of Construction and Demolition Waste 				
<p>XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</p>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The project does not include activities or structures that would impair implementation of, or physically interfere with, an emergency response plan, or result in the closure or any roadways. The proposed development is not expected to result in the need for additional emergency and fire facilities. Any development of the site would be required to comply with all applicable Fire, Building, and Health and Safety Codes. During construction and long-term operation, the proposed Project would be required to maintain adequate emergency access for emergency vehicles as required by the City. Because the proposed Project would not interfere with an adopted emergency response or evacuation plan, impacts would be less than significant.</p>				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The subject site is not located within a High Fire Hazard Zone as indicated on the City’s General Plan Final EIR, Figure 5-2, Moreno Valley High Fire Area Map. The property is surrounded by urban uses and is not located in proximity to native habitat areas nor undeveloped wildland areas. However, the project design would incorporate appropriate enhanced construction for the building and will be subject to review by the Fire Department during the plan check review process. Appropriate site design, implementation of management practices, removal of overgrown vegetation and use of fire-resistant landscaping would minimize potential wildfire risks that may include exposure of project occupants to pollutant concentrations from a wildfire. Implementation of these measures would reduce potential risks associated with wildland fires to a less than significant level.</p>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The project does not include any design features or incompatible uses that would expose people or structures to significant risks, including downslope or downstream flooding or landslides. As previously discussed in Section X, Hydrology and Water Quality, project development would increase runoff by 3.09 and 2.59 cfs to 7.73 cfs and 11.52 cfs. The runoff from the project would be minimized to pre-existing conditions (5.51 cfs) through the use of water quality and biofiltration BMPs. Runoff from the site will be directed to two on-site bio-retention basins. The basin will include a flow control device to allow for a measured release to meet hydromodification requirements and to reduce increased runoff. The detention of tributary stormwater would have the beneficial side effect of helping to reduce the peak rate of flow discharging from the site to below existing conditions. These improvements would serve to reduce project drainage impacts during a fire event to a less than significant level.</p>				
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: According to the geotechnical report prepared for the project (2020), the evidence of landslides or slope instabilities were not observed at the project site and the potential for landslides or slope instabilities to occur at the site is considered low. The project would be required to utilize proper engineering design and standard construction practices which would be verified by qualified staff during Citywide plan check processing of construction-level documents. The project would not expose people or structures to significant risks as a result of downstream flooding or landslides. The project includes appropriate design measures which avoid flooding or landslide risks. Impacts would be less than significant.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 6 – Safety Element – Section 6.2- Fire and Emergency Services – 6.2.8—Wildland Urban Interface 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.5 – Hazards and Hazardous Materials <ul style="list-style-type: none"> – Figure 5.5-2 – Floodplains and High Fire Hazard Areas 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>4. Local Hazard Mitigation Plan, City of Moreno Valley Fire Department, adopted October 4, 2011, amended 2017, http://www.moval.org/city_hall/departments/fire/pdfs/haz-mit-plan.pdf</p> <ul style="list-style-type: none"> • Chapter 5 – Wildland and Urban Fires <ul style="list-style-type: none"> – Figure 5-2 – Moreno Valley High Fire Area Map 2016 • Chapter 8 – Landslide <ul style="list-style-type: none"> – Figure 8-1 – Moreno Valley Slope Analysis 2016 <p>5. Emergency Operations Plan, City of Moreno Valley, March 2009, http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf</p> <ul style="list-style-type: none"> • Threat Assessment 3 – Wildfire 				
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
<p>a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: Based on a review of previous surveys in the area which included the subject site, the project has the potential to result in impacts to archaeological and paleontological resources requiring monitoring. The project site contains trees that may support nesting habitat for raptors and songbirds protected by the MBTA. Indirect impacts from construction-related noise may occur to breeding wildlife if construction occurs during the breeding season (i.e., February 1 through September 15). The project requires mitigation measures to avoid indirect impacts to breeding birds. Impacts would, therefore, be less than significant with mitigation incorporated.</p> <p>The project does not have the potential to eliminate important examples of the major periods of California history or prehistory. However, monitoring is required for areas where new trenching could result in potential impacts to tribal cultural resources. Impacts would, therefore, be less than significant with mitigation incorporated.</p>				
<p>b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Cumulative environmental impacts are those impacts that by themselves are not significant, but when considered with impacts occurring from other projects in the vicinity would result in a cumulative impact. Related projects considered to have the potential of creating cumulative impacts in association with the project consist of projects that are reasonably foreseeable and that would be constructed or operated during the life of the project. The project would be located in a developed area that is largely built out.</p> <p>As documented in this Initial Study, the project may have the potential to degrade the environment as a result of biological resource and tribal resource impacts, which may have cumulatively considerable impacts when viewed in connection with the effects of other potential projects in the area. As such, mitigation measures have been identified to fully mitigate and reduce impacts to a less than significant level. Other future projects within the surrounding area would be required to comply with applicable local, State, and Federal regulations to reduce potential impacts to less than significant, or to the extent possible.</p> <p>Other impacts associated with the proposed project, including emissions, noise, and traffic generated by construction activities, would be temporary, largely localized to the project site itself, and less than significant. Given the temporary nature of the proposed project in both its implementation and impacts, any contribution it would have to a cumulatively considerable impact on the environment is considered to be less than significant.</p>				

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The project is consistent with the planning objectives of the community in which it is located. As discussed throughout this document, it is anticipated that the demolition, construction, and operation of the project would not cause environmental effects that would significantly directly or indirectly impact human beings. All impacts identified as being significant have been mitigated to below a level of significance. For this reason, all environmental effects fall below the thresholds established by the City of Moreno Valley. Impacts would be less than significant.</p>				



MITIGATED NEGATIVE DECLARATION MORENO VALLEY 2 DRACAEA MULTI-FAMILY HOUSING

MITIGATION MONITORING REPORTING PROGRAM



CITY OF MORENO VALLEY

MITIGATION MONITORING AND REPORTING PROGRAM MORENO VALLEY 2 DRACAEA MULTI-FAMILY HOUSING



MORENO VALLEY 2 DRACAEA MULTI-FAMILY HOUSING (PEN 20-0057)

January 27, 2021

Lead Agency
CITY OF MORENO VALLEY
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Mitigation Monitoring and Reporting Program for the Moreno Valley 2 Dracaea Multi-Family Housing Project

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
Biological Resources					
Bio-1	All project sites containing suitable Burrowing Owl habitat or burrows, whether or not Burrowing Owls were found, require pre-construction surveys for the Burrowing Owl 30-days before ground-disturbing activities occur. Therefore, a pre-construction survey Burrowing Owl shall be conducted over the subject property 30-days prior to ground-disturbing activities.	30 days prior to ground-disturbing activities.	The Applicant shall be responsible for implementation of this measure. The Applicant shall be responsible for ensuring compliance.		
Bio-2	Avian Breeding Season Avoidance or Pre-construction Nesting Bird Survey Vegetation removal shall occur outside of the avian breeding season (February 1 to September 1) unless a qualified biologist has first surveyed the area of disturbance to determine the presence or absence of nesting bird species. For passerines and small raptors, surveys shall be conducted within a 250-foot radius of the work area. For large raptors, surveys shall be conducted within a 500-foot radius of the work area. If such nesting birds are not found, then project-related activities may proceed during the avian breeding season. However, if such nesting birds are found, then the avian biologist will need to decide whether the construction activities can proceed without harm to the nest or if a buffer or construction monitoring will be necessary to protect the active nest. The results of the nesting bird survey shall be detailed in a short report provided to the City of Moreno Valley for their concurrence.	Pre-construction nesting bird survey shall be conducted no more than five days prior to the beginning of project-related activities.	The Applicant shall be responsible for implementation of these measures. The Applicant shall be responsible for ensuring compliance.		
Bio-3	Stephen's Kangaroo Rat Fee. The property is located within the Stephen's Kangaroo Rate (SKR) HCP Fee Area.	The mitigation fee of \$500 per gross acre needs to be paid upon issuance of a grading permit, a certificate of occupancy, or upon final inspection, whichever comes first.	The Applicant shall be responsible for implementation of these measures. The Applicant shall be responsible for ensuring compliance.		

Mitigation Monitoring and Reporting Program for the Moreno Valley 2 Dracaea Multi-Family Housing Project

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
Bio-4	Planting of Large Landscape Trees to Replace Heritage Trees to be Removed. To mitigate for the loss of eleven heritage trees on-site as a result of the proposed residential project, sixteen large landscape trees are proposed to be planted in their place. The large landscape trees will either be Chinese Elms (<i>Ulmus parvifolia</i>) or Golden Raintrees (<i>Koelreuteria paniculata</i>), or another suitable tree species anticipated to grow to be larger than 15 feet tall and become heritage trees themselves. If replacement landscape tree species must be selected, then those tree species must also be anticipated to grow to be larger than 15 feet tall to ensure that the heritage trees lost will be replaced.	Prior to issuance of the grading permit.	The Applicant shall be responsible for implementation of these measures. The Applicant shall be responsible for ensuring compliance.		

Cultural Resources

CR-1	If subsurface deposits believed to be cultural or human in origin are discovered during construction, then all work must halt within a 50-foot radius of the discovery. A qualified archaeological monitor or Principal Investigator, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained and afforded a reasonable amount of time to evaluate the significance of the find. Work cannot continue at the discovery site until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either (1) not cultural in origin; or (2) not potentially significant or eligible for listing on the CRHR. If a potentially eligible resource is encountered, then the archaeologist, lead agency, and project proponent shall arrange for either (1) total avoidance of the resource, if possible; or (2) test excavations to evaluate eligibility and, if eligible, total data recovery as mitigation. The determination shall be formally documented in writing and submitted to the lead agency as verification that the	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance. The lead agency will verify that the provisions in CEQA for managing unanticipated discoveries have been met.		
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Mitigation Monitoring and Reporting Program for the Moreno Valley 2 Dracaea Multi-Family Housing Project

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	provisions in CEQA for managing unanticipated discoveries have been met.				
CR-2	In the event that evidence of human remains is discovered, construction activities within 50 feet of the discovery will be halted or diverted, and the requirements above will be implemented. Depending on the occurrence, a larger radius may be necessary and will be required at the discretion of the on-site archaeologist. In addition, the provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and Assembly Bill 2641 will be implemented. When human remains are discovered, state law requires that the discovery be reported to the County Coroner (Section 7050.5 of the Health and Safety Code) and that reasonable protection measures be taken during construction to protect the discovery from disturbance (AB 2641). If the Coroner determines the remains are Native American, the Coroner notifies the Native American Heritage Commission, which then designates a Native American Most Likely Descendant (MLD) for the project (Section 5097.98 of the Public Resources Code). The MLD may not be the same person as the tribal monitor. The designated MLD then has 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains (AB 2641). If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (Section 5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance in coordination with the County Coroner and Native American Heritage Commission.		

Mitigation Monitoring and Reporting Program for the Moreno Valley 2 Dracaea Multi-Family Housing Project

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	recording a document with the county in which the property is located (AB 2641).				
Paleontological Resources					
Paleo-1	If construction-related excavations, trenching, or other forms of ground disturbance are required 4 feet or more below the surface, a paleontological monitor shall be present on the project site during ground-disturbing activities. The paleontological monitor shall be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.	During ground-disturbing activities.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance in coordination with the Project paleontological monitor.		
Paleo-2	If unanticipated paleontological resources are encountered during ground-disturbing activities: <ul style="list-style-type: none"> • All work within 50 feet shall halt, until the discovery can be evaluated by a qualified paleontologist. • The monitor shall determine whether the findings are significant and whether additional work, including recovery and preservation of the find, is warranted. 	During ground-disturbing activities.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance with input from the Project paleontological monitor.		
Tribal Cultural Resources					
TCR-1	Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching 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), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on	Prior to issuance of the grading permit.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance with input from the City and in consultation with the Consulting Tribe(s).		

Mitigation Monitoring and Reporting Program for the Moreno Valley 2 Dracaea Multi-Family Housing Project

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
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	<p>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 AB 52 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 AB 52. Details in the Plan shall include:</p> <p>a) Project grading and development scheduling;</p> <p>b) The Project archeologist and the Consulting Tribes(s) as defined in CR-1 shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;</p> <p>c) The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.</p>				

Mitigation Monitoring and Reporting Program for the Moreno Valley 2 Dracaea Multi-Family Housing Project

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
TCR-2	<p>Prior to the issuance of a grading permit, the Developer shall secure agreements with the following tribes: Soboba Band of Luiseno Indians, Pechanga Band of Luiseno Indians, and the Agua Caliente Band of Cahuilla Indians for tribal monitoring. The Developer is also required to provide a minimum of 30 days' advance notice to the tribes of all mass grading and trenching 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. If the Native American Tribal Representatives suspect that an archaeological resource may have been unearthed, the Project Archaeologist or the Tribal Representatives shall immediately redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the Native American Tribal representatives, the Project Archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.</p>	<p>Prior to issuance of a grading permit. Advance notice to the Tribes shall occur 30 days in advance of all mass grading and trenching activities.</p>	<p>The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance with input from the Native American Tribal representative and Project Archaeologist.</p>		

Mitigation Monitoring and Reporting Program for the Moreno Valley 2 Dracaea Multi-Family Housing Project

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
TCR-3	<p>In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:</p> <ul style="list-style-type: none"> • 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 Department: • 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. • On-site reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure CR-1. 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 Governments as defined in CR-1. 	During ground-disturbing activities.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance with input from the Native American Tribal representative and Project Archaeologist.		
TCR-4	<p>The City shall verify that the following note is included on the Grading Plan:</p> <p>“If any suspected archaeological resources are discovered during ground-disturbing activities and the Project Archaeologist 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</p>	Prior to issuance of the grading plan.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		

Mitigation Monitoring and Reporting Program for the Moreno Valley 2 Dracaea Multi-Family Housing Project

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	Representatives to the site to assess the significance of the find.”				
TCR-5	If potential historic or cultural resources are uncovered during excavation or construction activities at the project site, work in the affected area 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. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in CR-1 before any further work commences in the affected area.	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		
TCR-6	If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the “most likely descendant”. The “most likely descendant” shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98) (GP Objective 23.3, CEQA).	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance with input from the County Coroner and Native American Heritage Commission.		