

Exhibit B

MITIGATION MONITORING AND REPORTING PROGRAM



**DRAFT MITIGATION MONITORING AND REPORTING PROGRAM
 FOR SOUTH OF IRIS PROJECT**

PEN22-0159 (General Plan Amendment), PEN22-0158 (Change of Zone), PEN22-0156 (Tentative Tract Map 38458) and PEN22-0157 (Conditional Use Permit)

The following is a Mitigation Monitoring and Reporting Program (MMRP) for South of Iris Project (Neighborhood 1 of the Heritage Park Planned Unit Development) located in Moreno Valley, California. This MMRP has been prepared pursuant to Section 15097 of the CEQA Guidelines and Section 21081.6 of the Public Resources Code. This MMRP lists all applicable Project Mitigation Measures (MM), Standard Conditions (SC), and environmental commitments for executing Best Management Practices provided by the Project Applicant that are required to be implemented with the Project under existing Plans, Programs, and Policies for environmental resource protection. This MMRP includes implementation timing and responsible party to ensure proper enforcement of all MMs and SCs to reduce Project impacts. The City of Moreno Valley, as the Lead Agency, will utilize the MMRP to document the implementation of Project mitigation and BMP environmental commitments, which ensure all project impacts are reduced to less than significance pursuant to The California Environmental Quality Act (CEQA).

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	<p>a) Have a substantial adverse effect on a scenic vista?</p> <p>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?</p>	<p>MM AES-01- Perimeter Walls: Prior to final tract map approval and issuance of permits, the City of Moreno Valley shall verify that Project plans and the recorded CC&Rs for the Project include the following types of perimeter fencing and walls to be installed during construction and maintained in perpetuity throughout the Heritage Park Planned Unit Development:</p> <p>a) Perimeter Block Walls- Perimeter block walls generally located around the exterior of the neighborhood to provide homes with privacy and noise attenuation from abutting roads and off-site land uses. These Perimeter Block Walls consist of textured split-face concrete solid bricks, with no openings. The wall shall measure six (6) feet in height as measured from ground surface on the highest side of the fence including two (2) inch high caps. The wall shall include 16-inch block decorative concrete block pilasters with no openings, at each lot line and change of fence type.</p> <p>b) Interior Vinyl Fence: Interior Vinyl Fences are generally located between side yards and at the back of residential lots (excluding lots which rear on public streets, which are covered in item 1. above) to provide privacy and security for residents. Interior Vinyl Fences have a height</p>	Prior to the issuance of building permits.	City's Building Official, Planning Division, and the City Engineer.	<p>Initials: _____</p> <p>Date: _____</p>



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



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Aesthetics	a), c) continued...	grading permits for the Project and verified again within the recorded CC&Rs prior to issuance of the first certificate of occupancy. Implementation will be verified during Project inspections by the City Building Inspector. Inclusion of the fencing plan and maintenance program shall be included in the recorded CC&Rs by the City Inspector, City Engineer, and Building Official prior to issuance of the first certificate of occupancy.			
		<p>MM AES-02- Landscaping and Irrigation: The City Building Official, Planning Division, and the City Engineer shall verify prior to Final Tract Map approval and prior to issuance of permits, that Project plans show landscaping and irrigation along Iris Avenue and Goya Avenue providing effective screening and visual buffers between the adjacent public streets and the Project; this includes permanent maintenance through the CC&Rs and HOA. The second stories of the proposed residential structures that are visible from Iris Avenue and Goya Avenue shall be buffered. Pursuant to the Heritage Park PUD Design Guidelines, landscaping along Iris Avenue and Goya Avenue should consist of the following:</p> <p><u>Iris Avenue</u> Iris Avenue shall contain a 10-foot curb separated parkway maintained by the HOA and adorned with six (6) Bloodgood London Plane Trees (or a suitable alternative tree species with similar foliage and mature heights reaching 25- to 35-feet tall and canopies of up to 50-feet wide) that provide a visual buffer between the street and adjacent residential areas.</p> <p><u>Goya Avenue</u> Goya Avenue shall contain curb separated landscaped parkways maintained by the HOA and adorned with six (6) Chinese Pistache trees (or a suitable alternative tree species with similar foliage and mature heights reaching 25- to 35-feet tall and canopies of up to 50-feet wide) that provide a visual buffer between the street and adjacent residential areas. At the Goya Street vehicular entry, a curb-separated walkway lined with four (4) Koelreuteria Bipinnata trees shall be implemented or If an alternative species is selected</p>	Prior to Final Tract Map approval and prior to issuance of permits. Prior to issuance of the first certificate of occupancy	City Building Official, Planning Division, and the City Engineer.	Initials: _____ Date: _____



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Aesthetics	a), c) continued...	for implementation it shall provide similar foliage and reach mature heights up to 40- to 60-feet tall with a canopy of up to 30-feet to 40-feet wide.			
		<p>MM AES-03- Exterior Finishes: The City’s Building Official and/or Planning Division shall verify prior to final tract map approval and issuance of permits, that plans will show the following architectural details on the front and rear facades (exteriors of residential structures) facing Goya Avenue and Indian Street and from public open space. Plan check shall include verification by the City Engineer, Building Official and Planning Division that CC&Rs for the Project include guidelines for long term maintenance of these features on these specific lots as described below and shown in Figure 7: Site Plan and Figure 9: Elevation Plans in the Draft ISMND and the Design Guidelines for the Project:</p> <p>a) Building Form, Massing, and Articulation</p> <ol style="list-style-type: none"> 1. Front and rear building setbacks along Goya Avenue and Indian Street shall be varied 2. Elevation Plans shown in Figure 9: Elevations of the Draft ISMND provide four architectural styles (Spanish, Ranch, Prairie, and Craftsman). Architectural building styles shall alternate along the streets. 3. Street entry driveways from Goya Avenue and Indian Street shall include decorative pavement and large container trees and plants. 4. Plans shall show plane offsets for façade articulation and varied roof forms. 5. Plans shall show matching structure details, such as window trim and exterior doors, according to the architectural style of the structure. 6. Decorative architectural details will be added on building facades that are visible from adjacent streets and parks. These treatments could include varied and complimentary colors to accentuate building features, brackets or trellises for roof overhangs and projections, 	Prior to final tract map approval and issuance of permits.	City Engineer, City Building Official and Planning Division	Initials: _____ Date: _____



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Aesthetics	a), c) continued...	<p>stonework, window shutters and decorative trim among others. These details should be applied to enhance the elevations of buildings and create a dynamic and aesthetic in public areas.</p> <p><i>b) Windows:</i></p> <ol style="list-style-type: none"> 1. Coordinate each elevation’s window shape, size, and location to provide a logical, proportional, and attractive composition consistent with the architectural style. 2. Arrange and determine the dimensions of windows in accordance with the conditions of the site, taking into account privacy concerns to the extent possible. 3. Feature windows are encouraged to incorporate enhancements such as recess into the wall plane, enhanced sills with corresponding roof elements, shutters, projecting overhead trellis elements, or decorative grilles if appropriate to the architectural style. All other windows on the front elevation feature trim surrounds, headers and/or sills, or other enhancements consistent with the architectural style of the building. 4. When used, the shape and size of shutters should be proportionate to the window opening and appear as functioning elements. <p><i>c) Colors and Materials:</i></p> <ol style="list-style-type: none"> 1. Building materials and colors shown on architectural plans are in earthtones. Final color selection should be appropriate to the overall neighborhood design theme and relate to the selected architectural style. 2. Where color or material changes occur on the building, such changes should only occur at inside corners or wrapped to termination points of at least 24 inches that provide a finished appearance from the street. 			

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Aesthetics	a), c) continued...	<p>3. Columns and posts should be enveloped by the color and materials, which should come to an end at the point where the material changes.</p> <p>4. Apply colors and materials to enhance changes in wall plane, reinforce articulation of elevations, and enhance special features such as entries, single-story elements, etc.</p> <p>5. Select high-quality, low-maintenance, and durable materials to minimize the need for a replacement that would contribute to landfill waste.</p> <p>6. Appropriate building materials include, but are not limited to:</p> <ul style="list-style-type: none"> - Stucco - Simulated wood siding - Natural or manufactured stone veneer - Natural or manufactured brick veneer - Metal - Vinyl Windows <p>d) Roofs</p> <p>1. Select roof forms, pitches and materials that are consistent with the architectural style of the building. Consider roof forms in relation to the building mass to improve massing relief along public streets and on other publicly visible elevations.</p> <p>2. Varied roof forms, offsets and materials consistent with the architectural style of the building are encouraged to create variation in the street level views.</p> <p>3. Keep roof forms simple and efficient based on the architectural style and plan shape. Avoid overly complicated roof design that detracts from the characteristics of the architectural style.</p> <p>4. Consider the visual impact of the placement of photovoltaic panels and/or tiles, as well as any solar water heating panels, while designing roof plans. Minimize or group rooftop equipment to leave</p>			



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Aesthetics	a), c) continued...	<p>adequate, continuous space for rooftop photovoltaic systems where feasible.</p> <p>e) Gutters and Downspouts:</p> <ol style="list-style-type: none"> 1. Where it is feasible, thoughtful consideration should be given as to the location of the overall guttering system during the architectural design process so that the result is a cohesive building façade in which all elements, including gutters and downspouts, work together to create a pleasing building façade. 2. Whenever possible, downspouts should be located in the least conspicuous location, such as side and rear facades of the building. 3. Exposed gutters and downspouts may be painted to complement or match the colors of the surfaces to which they are attached. 4. Gutter and downspout locations shall be subject to CC&R guidelines and HOA approval. <p>Exterior finishes described above shall be constructed with the Project, enforced by the HOA according to recorded CC&Rs as shown on project plans, as verified by the City of Moreno Valley, prior to issuance of final tract map approval and issuance of permits. Incorporation of items a) through e) above shall be incorporated in the recorded CC&Rs as verified by the City Planning Division, Building Official and Inspector prior to issuance of the first certificate of occupancy to enhance street-level views from streets and public open spaces.</p>			
		<p>SC AES-01: Visual Impacts- Prior to issuance of permits and final tract map approval, the City Engineer and Planning Division shall verify that Project plans and CC&Rs for the Project incorporate guidelines/regulations for the following:</p> <ol style="list-style-type: none"> a) Enforce the Municipal Code requirements and Design Guidelines to ensure that high quality development 	During Plan Check and Inspections and ongoing	City Engineer, Planning Division, and Developer/ Builder/ Contractor. HOA	Initials: _____ Date: _____



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Aesthetics	a), c) continued...	<p>yielding a pleasant living environment for existing and future residents (GP Objective 2-10)</p> <p>b) New electrical and communication lines are to be placed underground (GP Policy 7.7.1)</p> <p>c) The size, number and design on signs shall be subject to city review and approval to minimize degradation of visual quality (GP Policy 7.7.2)</p> <p>Minimize the visibility of wireless communication facilities by the public. Encourage “stealth” designs and encourage new antennas to be located on existing poles, buildings and other structures. Antennas are to be mounted in a manner not exceeding the heights of these structures. (GP Policy 7.7.5)</p>			
Air Quality	<p>d) Conflict with or obstruct implementation of the applicable air quality plan?</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> <p>e) Expose sensitive receptors to substantial pollutant concentrations?</p>	<p>SC AQ-01: Compliance with SCAQMD Rules- Throughout Project construction, the Project contractor shall adhere to the following rules outlined within SCAQMD’s Air Quality Management Plan:</p> <p>SCAQMD Rule 402: Prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.</p> <p>SCAQMD Rule 403: Governs emissions of fugitive dust during construction and operation activities. Compliance with this rule is achieved through application of standard Best Management Practices (BMPs), such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites.</p>	Throughout Project construction.	Project contractor, City of Moreno Valley Building Officials	<p>Initials: _____</p> <p>Date: _____</p>



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Air Quality	a), b), c) Continued...	<p>Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 403 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Applicable dust suppression techniques from Rule 403 are summarized below and can reduce fugitive dust generation, Particulate Matter 10 microns or greater in diameter (PM10). Compliance with these rules would reduce impacts on nearby sensitive receptors. Rule 403 measures may include but are not limited to the following:</p> <ul style="list-style-type: none"> • Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more). • Water active sites at least three times daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving.) • Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 0.6 meters (2 feet) of freeboard (vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code section 23114. • Reduce traffic speeds on all unpaved roads to 15 miles per hour (mph) or less. • Suspension of all grading activities when wind speeds (including instantaneous wind gusts) exceed 25 mph. • Bumper strips or similar BMPs shall be provided where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip. • Replanting disturbed areas as soon as practical. 			



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Air Quality	a), b), c) Continued...	<ul style="list-style-type: none"> During all construction activities, construction contractors shall sweep on-site and off-site streets if silt is carried to adjacent public thoroughfares, to reduce the amount of particulate matter on public streets. All sweepers shall be compliant with SCAQMD Rule 1186.1, Less Polluting Sweepers. <p>SCAQMD Rule 445: Prohibits permanently installed wood burning devices into any new development. A wood burning device means any fireplace, wood burning heater, or pellet-fueled wood heater, or any similarly enclosed, permanently installed, indoor or outdoor device burning any solid fuel for aesthetic or space-heating purposes, which has a heat input of less than one million British thermal units per hour.</p> <p>SCAQMD Rule 481: Applies to all spray painting and spray coating operations and equipment, requiring that a person shall not use or operate any spray painting or spray coating equipment unless one of the following conditions is met:</p> <p>(1) The spray coating equipment is operated inside a control enclosure, which is approved by the Executive Officer. Any control enclosure for which an application for permit for new construction, alteration, or change of ownership or location is submitted after the date of adoption of this rule shall be exhausted only through filters at a design face velocity not less than 100 feet per minute nor greater than 300 feet per minute, or through a water wash system designed to be equally effective for the purpose of air pollution control.</p> <p>(2) Coatings are applied with high-volume low-pressure, electrostatic and/or airless spray equipment.</p> <p>(3) An alternative method of coating application or control is used which has effectiveness equal to or greater than the equipment specified in the rule.</p>			



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Air Quality	a), b), c) Continued...	<p>SCAQMD Rule 1108: Governs the sale, use, and manufacturing of asphalt and limits the volatile organic compound (VOC) content in asphalt used in the Basin and regulates the VOC content of asphalt during construction. All asphalt used during Project construction must comply with SCAQMD Rule 1108.</p> <p>SCAQMD Rule 1113: Governs the sale, use, and manufacturing of architectural coating and limits the VOC content in paints and paint solvents. Regulates VOC content of paints during construction. All paints and solvents used during Project construction and operation must comply with SCAQMD Rule 1113.</p> <p>SCAQMD Rule 1143: Governs the manufacture, sale, and use of paint thinners and solvents used in thinning of coating materials, cleaning of coating application equipment, and other solvent cleaning operations by limiting their VOC content. This rule regulates the VOC content of solvents used during construction. Solvents used during the construction phase must comply with this rule.</p> <p>SCAQMD Rule 1186: Limits the presence of fugitive dust on paved and unpaved roads and sets certification protocols and requirements for contract street sweepers to provide sweeping services to any federal, state, county, agency or special district such as water, air, sanitation, transit, or school district.</p> <p>SCAQMD Rule 1303: Governs the permitting of re-located or new major emission sources, requiring Best Available Control Measures and setting significance limits for PM10 among other pollutants.</p> <p>SCAQMD Rule 1401: New Source Review of Toxic Air Contaminants, specifies limits for maximum individual cancer risk, cancer burden, and non-cancer acute and chronic hazard index from new permit units, relocations, or modifications to existing permit units, which emit toxic air contaminants.</p>			



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Air Quality	a), b), c) Continued...	<p>SCAQMD Rule 1403: Asbestos Emissions from Demolition/Renovation Activities, specifies work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM).</p> <p>SCAQMD Rule 2202: On-Road Motor Vehicle Mitigation Options, is to provide employers with a menu of options to reduce mobile source emissions generated from employee commutes, to comply with federal and state Clean Air Act requirements, Health & Safety Code Section 40458, and Section 182(d)(1)(B) of the federal Clean Air Act. It applies to any employer who employs 250 or more employees on a full or part-time basis at a worksite for a consecutive six-month period calculated as a monthly average.</p>			
		<p>MM AQ-02- Fugitive Dust Control Plan: Due to the size of the Project Area, a Fugitive Dust Control Plan is not needed for the Project, However, in order to mitigate the effects of fugitive dust during Project construction and comply with SCAQMD rules, the Project must implement the established procedures in Rule 403 and follow the application of standard BMPs in construction and operation activities, such as the following:</p> <ul style="list-style-type: none"> • The application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent, stabilizing ground cover on finished sites • Application of the best available dust control measures are used for grading operations and include the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes. 	Throughout Project construction.	Project contractor	Initials: _____ Date: _____



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Air Quality	a), b), c) Continued...	<ul style="list-style-type: none"> Require the use of water trucks during all phases where earth moving operations would occur. 			
		<p>MM AQ-03: Construction Idling: During Project construction, the Project contractor must install clear signage around the Project Site reminding construction workers to limit idling of construction equipment pursuant to the California Air Resource Board’s In-use Off Road Diesel-Fueled Fleets Regulation.</p>	Throughout Project construction.	Project contractor	Initials: _____ Date: _____
Biological Resources	a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<p>MM BIO-01- Pre-construction Nesting Bird Survey: If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. Verification of a pre-construction clearance survey shall be conducted by the Planning Division and City Building and/or Grading Inspector. The survey shall be documented with a report prepared by a qualified biologist and provided to the City for the administrative record on the Project. If an active avian nest is discovered during pre-construction clearance survey the following best management practices should take place:</p> <ul style="list-style-type: none"> Construction should stay outside of a no-disturbance buffer. The size of the no disturbance buffer will be determined by a wildlife biologist, Limits of construction will occur to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of nest areas A biological monitor should be present to delineate the boundaries of the buffer area and to monitor the active 	Prior to issuance of Permits	City Planning Division, City Building Official, City Inspector	Initials: _____ Date: _____



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Biological Resources	a) continued...	nest to ensure that nesting behavior is not adversely affected by the construction activity.			
		MM BIO-02- Burrowing Owl: The Planning Division and City Building and/or Grading Inspector shall verify that a 30-day pre-construction burrowing owl clearance survey shall be conducted prior to issuance of grading permit and ground disturbing activities.	Prior to issuance of Permits	City Planning Division, City Building Official, City Inspector, Project Biologist	Initials: _____ Date: _____
		Standard Condition			
		SC BIO-03- Stephan's Kangaroo Rat: Since the Project Site is located within the Mitigation Fee Area of the Stephan's' Kangaroo Rat Habitat Conservation Plan (SKR HCP), the developer will be required to pay fair share SKR HCP Mitigation Fees prior to issuance of building permits and development of the Project pursuant to Moreno Valley Municipal Code Chapter 8.06, Threatened and Endangered Species.	Prior to issuance of Permits	City Planning Division, City Building Official, City Inspector	Initials: _____ Date: _____
Cultural Resources	b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 ?	MM CUL-01: Archaeological Monitoring. Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all ground-disturbing activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Tribe(s) including Pechanga Band of Indians, Morongo Band of Mission Indians, Agua Caliente Band of Cahuilla Indians, Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians), the contractor, and the City, shall develop a Cultural Resources Monitoring Plan (CRMP) as defined in MM CUL-03 . The Project Archaeologist shall attend the pre-grading meeting with the City, the construction manager and any contractors, and Consulting Tribal representatives; and will	Prior to the issuance of grading permit	Planning Division and Building Official, City's Archaeological and Paleontological Monitors, Developer, Contractor and Builder, Pechanga Band of Indians, Morongo Band of Mission Indians, Agua Caliente Band of Cahuilla Indians, Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, Yuhaaviatam of San Manuel Nation	Initials: _____ Date: _____



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



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Cultural Resources	b) Continued...	<p>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 description and location b. Project grading and development scheduling; c. Roles and responsibilities of individuals on the Project; d. The pre-grading meeting and Cultural Resources Worker Sensitivity Training details; e. The protocols and stipulations that the contractor, City, Consulting Tribe (s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, human remains/cremations, sacred and ceremonial items, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation. f. The type of recordation needed for inadvertent finds and the stipulations of recordation of sacred items. g. Contact information of relevant individuals for the Project. 			
		<p>MM CUL-04: Cultural Resource Disposition. In the event that Native American cultural resources are discovered during the course of ground disturbing activities (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:</p> <p>A. One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Division:</p> <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. Onsite reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure MM CUL-03. This shall include measures and provisions to protect the future reburial area from any future impacts in 	<p>In the event that Native American cultural resources are discovering during ground disturbing activities (inadvertent discoveries.</p>	<p>City of Moreno Valley Planning Division</p>	<p>Initials: _____ Date: _____</p>



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Cultural Resources	b) Continued...	<p>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 MM CUL-03. The location for the future reburial area shall be identified on a confidential exhibit on file with the City and concurred to by the Consulting Native American Tribal Governments prior to certification of the environmental document.</p>			
		<p>MM CUL-05: The City shall verify that the following note is included on the Grading Plan. If any suspected archaeological resources are discovered during ground-disturbing activities and the Project Archaeologist and/or Native American Tribal Representative(s) are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the discovery and call the Project Archaeologist and the Tribal Representatives to the site to assess the significance of the find.</p>	<p>Prior to the issuances of grading permit</p>	<p>City of Moreno Valley Planning Division, Construction supervisor</p>	<p>Initials: _____ Date: _____</p>
		<p>MM CUL-06: Inadvertent Finds. If potential historic or cultural resources are uncovered during excavation or construction activities during the Project and which were not assessed within the archaeological report(s) and/or environmental assessment conducted prior to Project approval, all ground-disturbing activities in the affected area and within 100 feet of the uncovered resource must cease immediately and a qualified person meeting the Secretary of the Interior's standards (36 CFR 61), Tribal Representative(s), and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and, as appropriate, recommend alternative measures to avoid, minimize, or mitigate negative effects on the historic or prehistoric resource. Further ground disturbance shall not resume within a 100 foot-radius of the discovery. A physical barrier will be constructed, and all Project personnel will be excluded from this protected area. A Treatment Plan will be prepared by the Project Archaeologist and approved by all Consulting Parties. The Treatment Plan will be implemented. After treatment is</p>	<p>If potential historic or cultural resources are uncovered during excavation or construction activities at the project site that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to Project approval</p>	<p>A qualified person meeting the Secretary of the Interior's standards</p>	<p>Initials: _____ Date: _____</p>



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Cultural Resources	b) Continued...	<p>completed, work may resume within the protected area of the discovery.. Work shall be allowed to continue outside of the protective buffer area and will be monitored by an additional archaeologist and Tribal Monitors, if needed. Determinations and recommendations by the Project Archaeologist shall be immediately submitted to the Planning Division for consideration and implemented as deemed appropriate by the Community Development Department Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in MM CUL-03, before any further work commences in the affected area. If the discovery is determined to be significant and avoidance cannot be achieved, a Phase III data recovery plan shall be prepared by the Project Archaeologist, in consultation with the Consulting Tribes, and shall be submitted to the City and Consulting Tribes for their review and approval prior to implementation of the said plan.</p>			
	c) Disturb any human remains, including those interred outside of formally dedicated cemeteries?	<p>MM CUL-07: Human Remains. If human remains and/or cremations are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin.</p> <p>a. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot radius of the discovery. The area shall be protected by a physical barrier; project personnel/observers will be restricted from entering this area. The County Coroner is to be contacted within 24 hours of</p>	Upon the discovery of human remains and/or cremations	City of Moreno Valley Planning Division, Construction supervisor, County Coroner	Initials: _____ Date: _____



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Cultural Resources	c) Continued...	<p>discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98.</p> <p>b. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.</p> <p>c. The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98</p> <p>d. No photographs are to be taken except by the Coroner, with written approval by the Consulting Tribe[s].</p>			
		<p>MM CUL-08 Non-Disclosure of Reburial Locations. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r)., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).</p>	In the event of the reburial of Native American human remains	County Coroner	Initials: _____ Date: _____



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Cultural Resources	c) Continued...	MM CUL-09: Archaeological Report- Phases III and IV. Prior to final inspection by the City, the developer/permit holder shall prompt the Project Archaeologist to submit two (2) copies of the Archaeological Report, including the Phase III Data Recovery Report (if required for the Project) and the Cultural Resources Monitoring Report (Phase IV) that comply with the Community Development Department's requirements for such reports. The Phase IV Report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the Reports to determine adequate mitigation compliance. Provided that the Reports are adequate, the Community Development Department shall clear this condition. Once the Report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy (including all site record forms, if created during the Project) shall be submitted to each of the Consulting Tribe(s) Cultural Resources Department(s) or Tribal Historic Preservation Officer (THPO).	Prior to final inspection by the City	Project developer/permit holder, Project Archeologist	Initials: _____ Date: _____
Geology and Soils	a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving: ii) Strong seismic ground shaking?	MM GEO-01- Grading Plan: Prior to issuance of the grading permit for the project, the City Engineer shall verify that the grading plan includes notes to the contractor which require removal and decompaction of the upper zones of native soils within footprints of the building pads as recommended by the geotechnical engineer for the Project. Implementation of this mitigation measure shall be monitored during grading by the project geotechnical engineer and the City's grading inspector to reduce risk of hydrocollapse.	Prior to the issuance of grading permit for the Project.	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer and Building Official and City Inspector	Initials: _____ Date: _____
	a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:	MM GEO-02- Compaction: Fill soils that have not been properly compacted and certified shall be excavated and recompacted during grading, the Project Geologist should observe the bottom of excavation prior to backfilling to verify no additional removal is required. Proper fill criteria include:	During recompaction upon the competition of grading	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City	Initials: _____ Date: _____



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Geology and Soils	iii) seismic-related ground failure, including liquefaction? iv) Landslides? a) Result in substantial soil erosion or the loss of topsoil? b) 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? c) Be located on an 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?	<ol style="list-style-type: none"> 1. Demolition activities involving buried structures or loosely backfilled excavations should be backfilled with Engineered Fill. 2. Any undocumented fill encountered during grading should be removed and replaced with Engineered Fill. 3. Fill soils should be placed in lifts approximately 6 inches thick, moisture-conditioned to a minimum of 2 percent above optimum moisture content and compacted to achieve at least 95 percent maximum density based on ASTM Test Method D1557. Additional lifts should not be placed if the previous lift did not meet the required density or soil conditions are not stable. 4. All fills required to bring the building pads to grade should be Engineered Fills. 5. Deeper stripping of the Project Site may be required in localized areas; however, these materials will not be suitable for use as Engineered Fill. Site stripping should extend to a minimum depth of 2 to 4 inches, or until all organics in excess of 3 percent by volume are removed. 6. Imported Fill should consist of well-graded, slightly cohesive, fine silty sand or sandy silt, with relatively impervious characteristics when compacted. The material should be approved by the soils Engineer prior to use and should typically possess the following characteristics (shown in the Geotechnical Report in Appendix E, on Page 11): <ol style="list-style-type: none"> a. <i>Percent Passing No. 200 Sieve</i>: 20 to 50 b. <i>Plasticity Index</i>: 10 Maximum c. <i>UBC Standard 29-2 Expansion Index</i> : 15 Maximum 7. Utility trench backfill placed in or adjacent to buildings and exterior slabs, and pavement areas should be compacted to at least 95 percent of the maximum dry density based on ASTM Test Method D1557. Pipe 		Engineer, Building Official, City Inspector	



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Geology and Soils	a) ii), iv), b), c) d) Continued...	<p>bedding should be in accordance with pipe manufacturer’s recommendations.</p> <p>8. The soils engineer has the option of rejecting any compacted material regardless of the degree of compaction if that material is considered to be unstable or if future instability is suspected.</p>			
		<p>MM GEO-03- Clearing and Grading Operations: During site clearing and grading operations, a Project Geotechnical Engineer should be present to test and observe earthwork construction. In addition, during demolition activities, proper removal of any buried structures or loosely backfilled excavations encountered should occur. After demolition activities, disturbed soils should be removed and/or recompacted to stabilize the upper soils and located any unsustainable or pliant areas not found during field investigations.</p>	During site clearing and grading operations	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____
		<p>MM GEO-04- Minimize Post-construction Soil Movement: To reduce soil movement post-construction the following is recommended:</p> <p>A. Provide uniform support for the buildings and other foundations, overexcavation and recompaction within the proposed building footprint areas should perform a minimum depth of at least five feet below existing grades or two (2) feet below the bottom of the proposed foundation bearing grades. The over excavation and re compaction should extended laterally five feet (5’) beyond edges of the proposed footings or building limits.</p> <p>B. Provide uniform support for the proposed parking and drive area, overexcavation and recompaction of the near surface soil in the proposed parking area should be performed to a minimum depth of at least twelve (12) feet below exiting grades or proposed subgrade, whichever is deeper. The over excavation and re compaction should also extend laterally</p>	Throughout Project construction	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Geology and Soils	a) ii), iv), b), c) d) Continued...	<p>three feet (3') beyond edges of the proposed paving limits or the property boundary.</p> <p>C. The proposed structures may be supported on a shallow foundation system bearing a minimum of three (3) feet of Engineering Fill and footings should be a minimum depth of 18 inches below subgrade (soil grade) or adjacent exterior grade, whichever is lower.</p>			
		<p>MM GEO-05- Concrete Slabs on Grade: Concrete slabs-on-grade should have a minimum of five (5) inches thickness, unless otherwise stated by the Project Structural Engineer, and slabs should be reinforced to reduce crack separation and possible vertical offset at the cracks. It is recommended that using at least No. 3 reinforcing pads placed on 18-inch centers are ideal. In addition, structures should be underlain by water vapor retarder and installed in accordance with accepted engineering practices. Specification for installment can be found in Appendix E. Additional measures to prevent moisture vapor intrusion include:</p> <ol style="list-style-type: none"> 1. Ponding of water should not be allowed adjacent to structures 2. Over-irrigation within landscaped areas adjacent to the structures should not be performed 3. Ventilation of the structures (i.e., ventilation fans) is recommended to reduce the accumulation of interior moisture 4. During Project Site winterization, placement of aggregate base and protecting exposed soils during construction phase should be performed. 	Throughout Project construction	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____
		<p>MM GEO-06- Exterior Floors: Exterior floors should be poured separately in order to act independently of the walls and foundation system. Additionally, exterior finish grades should be sloped a minimum of 2 percent away from all interior slab areas to preclude ponding of water adjacent to the structure.</p>	Throughout Project construction	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Geology and Soils	a) ii), iv), b), c) d) Continued...	<p>MM GEO-07- Utility Trenches: Utility trenches should be excavated according to accepted engineering practice following OSHA (Occupational Safety and Health Administration) standards by a contractor experience in such work. Traffic and vibration adjacent to trench walls should be reduced; cyclic wetting and drying of excavation side slopes should be avoided. Shoring or sloping trench sidewalks may be required within these sandy soils, for they tend to cave in trench wall excavations due to their cohesionless nature. The Contactor is responsible for removing all water-sensitive soils from the trench regardless of the backfill location and compaction requirements.</p>	Throughout Project construction	Project Developer/Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____
		<p>MM GEO-08- Discovery of Groundwater: If groundwater is encountered, the Project Geotechnical Engineer should be notified upon its discovery and consulted prior to dewatering the site. In addition, if earthwork is performed during or soon after periods of precipitation, the subgrade soils may become saturated or may not respond to densification techniques. The Project Geotechnical Engineers, Krazan & Associates, must be consulted prior to implementing remedial measures to observe the unstable subgrade conditions and provide appropriate recommendations.</p>	Upon the discovery of groundwater during Project construction.	Project Developer/Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____
		<p>MM GEO-09- Surface Drainage: The ground surface should slope away from the building pad and pavement areas toward appropriate drop inlets or other surface drainage devices and be in accordance with Section 1804.4 of the 2019 California Building Code to follow the recommended ground surface adjacent to foundations, outlined in detail in Appendix E. These grades should be maintained for the life of the Project.</p> <p>Slots or weep holes should be placed in drop inlets or other surface drainage devices in pavement areas to allow free drainage of adjoining base course materials. Cutoff walls should be installed at pavement edges adjacent to vehicular traffic areas; these walls should extend to a minimum depth of 12 inches below pavement subgrades to limit the amount of seepage water that can infiltrate</p>	Throughout Project construction	Project Developer/Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials						
Geology and Soils	a) ii), iv), b), c) d) Continued...	<p>the pavements. Where cutoff walls are undesirable subgrade drains can be constructed to transport excess water away from planters to drainage interceptors. If cutoff walls can be successfully used at the site, construction of subgrade drains is considered unnecessary.</p>									
		<p>MM GEO-10- Lateral Distances: During grading and backfilling operations adjacent to any walls, heavy equipment should not be allowed to operate within a lateral distance of 5 feet from the wall, or within a lateral distance equal to the wall height, whichever is greater, to avoid developing excessive lateral pressures. Within this zone, only hand-operated equipment (“whackers,” vibratory plates, or pneumatic compactors) should be used to compact the backfill soils.</p>	During grading and backfilling operations adjacent to any walls.	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____						
		<p>MM GEO-11- Perforated Pipe: Retaining and/or below grade walls should be drained with either perforated pipe encased in free-draining gravel or a prefabricated system. If a prefabricated drainage system is proposed, a Geotechnical Engineering Firm should review the system for final acceptance prior to installation. Drainage pipes should be placed with perforations down and should discharge in non-erosive manner away from foundations and other improvements (outlined in Appendix E). Patches of geotextile fabric for edge drains, should conform to CalTrans Standard Specifications and should be affixed to the rear wall opening of each weep hole to retard soil piping.</p>	Throughout Project construction	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____						
		<p>MM GEO-12- Traffic Indices: Recommendations for light-duty and heavy-duty Portland Cement Concrete Pavement to support dynamic traffic loads are as follows:</p> <p style="text-align: center;">Portland Cement Pavement <i>Light Duty</i></p> <table border="1" data-bbox="682 1274 1312 1396"> <thead> <tr> <th>Traffic Index</th> <th>Portland Cement Concrete</th> <th>Class II Aggregate Base*</th> <th>Compacted Subgrade**</th> </tr> </thead> <tbody> <tr> <td>4.5</td> <td>5.0"</td> <td>--</td> <td>12.0"</td> </tr> </tbody> </table>	Traffic Index	Portland Cement Concrete	Class II Aggregate Base*	Compacted Subgrade**	4.5	5.0"	--	12.0"	Throughout Project construction
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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials								
Geology and Soils	a) ii), iv), b), c) d) Continued...	<p style="text-align: center;"><i>Heavy Duty</i></p> <table border="1" data-bbox="682 396 1310 516"> <thead> <tr> <th>Traffic Index</th> <th>Portland Cement Concrete</th> <th>Class II Aggregate Base*</th> <th>Compacted Subgrade**</th> </tr> </thead> <tbody> <tr> <td>7.0</td> <td>6.5"</td> <td>--</td> <td>12.0"</td> </tr> </tbody> </table> <p>*95% compaction based on ASTM Test Method D1557 or CAL 216 **95% compaction based on ASTM Test Method D1557 or CAL 216 ***Minimum compressive strength of 3000 psi</p>	Traffic Index	Portland Cement Concrete	Class II Aggregate Base*	Compacted Subgrade**	7.0	6.5"	--	12.0"			
		Traffic Index	Portland Cement Concrete	Class II Aggregate Base*	Compacted Subgrade**								
		7.0	6.5"	--	12.0"								
		<p>MM GEO-13- CBC Parameters: For appropriate seismic design of the structures based on the seismic provisions of the 2019 California Building Code (CBC), various parameters are recommended. See Appendix E, page 16 for the table of CBC parameters.</p>	Throughout Project construction	Project Developer/Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____								
<p>MM GEO-14- Infiltration Systems: The location of the inflation systems should not be closer than ten (10) feet as measured laterally from the edge of the adjacent property line, ten (10) feet from the outside edge of any foundation and five (5) feet from the edge of any right-of way to the outside edges of the infiltration system.</p> <p>If the infiltration location is within ten feet (10') of the proposed foundation, it is recommended that this infiltration system should be impervious from the finished ground surface to a depth that will achieve a diagonal distance of a minimum of ten feet (10') below the bottom of the closest footing in the project.</p>	Throughout Project construction	Project Developer/Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____										
<p>MM GEO-15- Sulfate Exposure: : Since the soil sample gathered from the Project Site indicated moderate sulfate exposure value, established by HUD/FHA and CBC, Concrete in contact with soil</p>	Throughout Project construction	Project Developer/Builder/Contractor, Project Geotechnical Engineer, City	Initials: _____ Date: _____										



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Geology and Soils	a) ii), iv), b), c) d) Continued...	utilize Type II Cement and should have a comprehensive strength of 4,000 psi and a water to cement ration of 0.50.		Engineer, Building Official, City Inspector	
		MM GEO-16- Electrical resistivity: Electrical resistivity testing of the soil indicates that the onsite soils may have a moderate potential for metal loss from electrochemical corrosion process. A qualified corrosion engineer should be consulted regarding the corrosion effects of the onsite soils on underground metal utilities.	Throughout Project construction	Project Developer/ Builder/Contractor, Qualified Corrosion Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____
		MM GEO-17- Geotechnical Engineering Monitor: A representative of the Project's Geotechnical Engineering Firm should be present at the site during the earthwork activities to confirm that actual subsurface conditions are consistent with the exploratory fieldwork. Acceptance of earthwork construction is dependent upon compaction testing and stability of the material. This representative can also verify that the intent of these recommendations is incorporated into the project design and construction and that grades or staking, have been provided by the Prime Contractor.	Throughout Project construction	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____
	f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	MM PALEO-01- Paleontological Monitoring Program: Prior to the start of earthwork, a qualified Project Paleontologist shall be retained by the Project applicant to oversee the paleontological monitoring program and shall attend the pre-construction meeting to consult with Project contractors concerning excavation schedules, paleontological field techniques, and safety issues. A qualified Project Paleontologist is defined as an individual with an M.S. or Ph.D. in paleontology or geology that is experienced with paleontological procedures and techniques, who is knowledgeable in the geology and paleontology of Riverside County, and who has worked as a paleontological mitigation project supervisor for at least one year. In addition, a professional repository shall be designated to receive and curate any discovered fossils. A professional repository is defined as a recognized paleontological specimen repository (e.g., an AAM-accredited museum or university) with a permanent curator and should be capable of	Prior to the start of Project construction and earthwork activities.	Project developer and Paleontological Monitor	Initials: _____ Date: _____



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Geology and Soils	f) Continued...	storing fossils in a facility with adequate security against theft, loss, damage, fire, pests, and adverse climate conditions (e.g., Western Science Center, San Diego Natural History Museum).			
		<p>MM PALEO-02- Paleontological Monitoring: A paleontological monitor shall be on-site during earthwork in areas mapped as early to middle Pleistocene-age very old alluvial-fan deposits (Qvof; See Appendix D, Figure 3, areas symbolized in red). A paleontological monitor is defined as an individual with a college degree in paleontology or geology who has experience in the recognition and salvage of fossil materials. The paleontological monitor shall work under the direction of the Project Paleontologist. 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 small fossil invertebrates and vertebrates. Monitors shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Paleontological monitoring may be reduced (e.g., part-time monitoring or spot-checking) or eliminated, at the discretion of the Project Paleontologist and in consultation with appropriate agencies (e.g., Project proponent, City of Moreno Valley representatives). Changes to the paleontological monitoring schedule shall be based on the results of the mitigation program as it unfolds during site development, and current and anticipated conditions in the field.</p>	Throughout Project construction and earthwork activities.	Project developer and Paleontological Monitor	Initials: _____ Date: _____
		<p>MM PALEO-03- Discovery of Fossils: If fossils are discovered when the paleontological monitor is or is not on the site at the time of discovery, the Project Paleontologist (or paleontological monitor) shall make an initial assessment to determine their significance. identifiable vertebrate fossils (large or small) and uncommon invertebrate, plant, and trace fossils are considered to be significant and shall be recovered (SVP, 2010). Representative samples of common invertebrate, plant, and trace fossils shall also be recovered. Although fossil salvage can often be completed in a relatively short period of time, the Project Paleontologist (or</p>	Upon the discovery of fossils during Project construction.	Project developer and Paleontological Monitor	Initials: _____ Date: _____



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Geology and Soils	f) Continued...	<p>paleontological monitor) shall be allowed to temporarily direct, divert, or halt earthwork at his or her discretion during the initial assessment phase if additional time is required to salvage fossils. If it is determined by the Project Paleontologist that the fossil(s) should be recovered, the recovery shall be completed in a timely manner. Some fossil specimens (e.g., a large mammal skeleton) may require an extended salvage period. Because of the potential for the recovery of small fossil remains (e.g., isolated teeth of small vertebrates), it may be necessary to collect bulk-matrix samples for screen washing.</p>			
		<p>MM PALEO-04- Fossil Remains: Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, taxonomically identified, and cataloged as part of the mitigation program. Fossil preparation may also include screen-washing of bulk matrix samples for microfossils or other laboratory analyses (e.g., radiometric carbon dating), if warranted in the discretion of the Project Paleontologist. Fossil preparation and curation activities may be conducted at the laboratory of the contracted Project Paleontologist, at an appropriate outside agency, and/or at the designated repository, and shall follow the standards of the designated repository.</p>	Throughout paleontological monitoring at the Project Site.	Project developer and Paleontological Monitor	Initials: _____ Date: _____
		<p>MM PALEO-05- Written Repository Agreement: Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be curated at a professional repository. The Project Paleontologist shall have a written repository agreement with the professional repository prior to the initiation of mitigation activities.</p>	Upon the completion of paleontological monitoring.	Project developer and Paleontological Monitor	Initials: _____ Date: _____
		<p>MM PALEO- 06- Paleontological Resources Report: A final summary report shall be completed at the conclusion of the monitoring and curation phases of work and shall summarize the results of the mitigation program. A copy of the paleontological monitoring report shall be submitted to the City of Moreno Valley and to the designated museum repository. The report and</p>	Upon the completion of paleontological monitoring.	Project developer and Paleontological Monitor	Initials: _____ Date: _____



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Geology and Soils	f) Continued...	specimen inventory, when submitted to the City of Moreno Valley with confirmation of the curation of recovered specimens into an established, accredited repository, shall signify completion of the program to mitigate impacts to palaeontologic resources.			
Hazards and Hazardous Materials	c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	MM HAZ-01- Coordination with Val Verdes School District: Prior to issuance of permits and construction mobilization for the Project, the Contractor shall provide the construction schedule to the Val Verde School District as verified by the grading and/or building inspector prior to grading and demolition at the Project Site. The contractor shall coordinate with the school district on an ongoing basis during construction and shall keep records of this coordination at the Project Site for review by the grading and building inspectors.	During Project construction.	Project Builder/ Contractor and City Inspector.	Initials: _____ Date: _____
		MM HAZ-02- Hazardous Materials Manifest and Plan: Prior to issuance of permits, the contractor shall provide a manifest of construction materials and a plan for proper handling, disposal, contingency, and emergency response to the building official and fire department for verification of adequate contingency measures in regard to potentially hazardous materials used, stored and handled onsite during construction.	Prior to the issuance of permits and throughout construction.	Project Contractor and City Inspectors.	Initials: _____ Date: _____
Hydrology and Water Quality	a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	MM HYDRO-01- Water Quality Best Management Practices: Upon Project implementation, the maintenance of water quality is the responsibility of the property owner, which was disclosed within a statement of compliance prior to the purchase from the builder. The Homeowners Association (HOA) and City or County are responsible for enforcing the Water Quality Management Plan if the resident is not adhering to the following WQMP best management practices and requirements: Permanent Structural Source Control BMPs: <ol style="list-style-type: none"> At the location of drainage inlets, install storm drain markers "Only Rain Down the Drain/ Drains to Lake". 	Upon Project implementation.	Property Owners, Homeowner's Association	Initials: _____ Date: _____



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Hydrology and Water Quality	a) continued...	<ol style="list-style-type: none"> 2. Implement a landscaping plan that will achieve the following: <ol style="list-style-type: none"> a. Preserve existing native trees, shrubs, and groundcover to the maximum extent possible. b. Design landscaping to minimize irrigation and runoff, to promote surface infiltration and runoff where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. c. Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. d. Consider using pest-resistant plants, especially adjacent to hardscape. e. To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions. 3. HOA CC&Rs shall outline where site refuse and recycled materials will be handled and stored for pickup. If dumpsters or other receptacles are outdoors, state how the designated area will be covered, graded, and paved to prevent run-on and show locations of berms to prevent runoff from the area. Signs will be posted on or near dumpsters stating "Do not dump hazardous materials here" or similar. 4. Cover outdoor storage areas; grade and berm outdoor storage areas to prevent run-on or run-off from area. 5. Storage of non-hazardous liquids shall be covered by a roof and/or drain to the sanitary sewer system, and be contained by berms, dikes, liners, or vaults. 6. Storage of hazardous materials and waste must be in compliance with the local hazardous materials ordinance and a Hazardous Materials Management Plan for the site. 			



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Hydrology and Water Quality	a) continued...	<p>7. A detailed description of materials stored within storage area and structural features shall be provide by the Property owner to prevent pollutants from entering storm drains.</p> <p>8. Provide a means to drain fire sprinkler test water to the sanitary sewer.</p> <p>9. Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment.</p> <p>10. Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.</p> <p>Operational Source Control BMPs:</p> <ol style="list-style-type: none"> Maintain and periodically repaint or replace inlet markings. Provide stormwater pollutant prevention information to new site owners, lessees, or operators. Maintain landscaping using minimum or no pesticides. Provide an adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/ Prevent dumping of liquid of hazardous wastes. Post "no hazardous materials" signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. <p>Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect wash water containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.</p>			
Noise	a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established	<p>Best Management Practices</p> <p>BMP NOI-01- Construction Noise Best Management Practices: Best management practices to alleviate construction noise sources include the following:</p>	Prior to the issuance of building permits	City of Moreno Valley and Project contractor.	Initials: _____ Date: _____



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Noise	<p>in the local general plan or noise ordinance, or applicable standards of other agencies?</p> <p>a) Continued...</p>	<ul style="list-style-type: none"> All construction equipment whether fixed or mobile, will be equipped with properly operating and maintained mufflers, consistent with manufacturer standards. All stationary construction equipment will be placed so that emitted noise is directed away from the noise sensitive receptors nearest the project site. As applicable, all equipment shall be shut off when not in use. Equipment staging in areas shall be located to create the greatest distance between construction-related noise/vibration sources and existing sensitive receptors. Jackhammers, pneumatic equipment, and all other portable stationary noise sources will be directed away and shielded from existing residences in the vicinity of the project site. Either one-inch plywood or sound blankets can be utilized for this purpose. They should reach up from the ground and block the line of sight between equipment and existing residences. The shielding should be without holes and cracks. No amplified music and/or voice will be allowed on the project site. Haul truck deliveries will not occur outside of the hours presented as exempt for construction per Sections 8.14.040 and 11.80.030(D)(7) of the City of Moreno Valley's Municipal Code. 	and grading permits.		
	b) Generation of excessive groundborne vibration or groundborne noise levels?	<p>BMP NOI-02- Groundborne Vibration Best Management Practices: In order to minimize the impacts of groundborne vibration related to architectural damage, the following best management practices have been suggested by the Project's Noise Specialist:</p>	Throughout Project construction	Project contractor	Initials: _____ Date: _____



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Noise	b) Continued...	<ul style="list-style-type: none"> Limit the use of vibratory roller within 26 feet or a large bulldozer within 15 feet of the existing residential structures to the east of the Project Site to avoid significant impacts. 			
Public Services and Utilities	a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: iii) Schools? iv) Other facilities?	Reference Mitigation Measure MM TRAF-01 through MM TRAF-03.	Prior to the issuance of the final tract map and permits and Project construction.	City Building Official, Project Developer/Builder, Project Traffic Engineer	Initials: _____ Date: _____
		MM PUB-01- School Fees: Prior to the issuance of the final tract map and permits, City Building Official shall verify that the Developer/Builder has paid required school fees to the City based on square footage of new structures for mitigation of impacts from increased enrollment. Payment of the Development Impact Fee.	Prior to the issuance of the final tract map and permits and Project construction.	City Building Official, Project Developer/Builder.	Initials: _____ Date: _____
Transportation	c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	MM TRAF-01- Signing/ striping and Traffic Control Improvements: All construction plans for roadway design, signing/striping, and traffic control improvements relating to the proposed project shall be submitted to City of Moreno Valley Public Works Department for approval and constructed in accordance with applicable engineering standards prior to issuance of permits for the Project.	Prior to the start of construction.	City of Moreno Valley and Project Contractor.	Initials: _____ Date: _____
		MM TRAF-02- Sight Distance Standards: The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met in accordance with applicable City of Moreno Valley, national or state sight distance standards prior to issuance of permits. It is recommended that the landscape plan for the site should utilize the sight distance principals to avoid placing obstructions (such as dense trees or monument signs) within the limited use area on either side of proposed project access driveways.	Prior to the start of construction.	City of Moreno Valley and Project Contractor.	Initials: _____ Date: _____



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Transportation	c) Continued...	MM TRAF-03- Traffic Control Plan: A construction work site traffic control plan shall be submitted to the City for review and approval prior to the issuance of a grading permit or start of any construction work. If applicable, the plan shall identify any roadway closures, shoulder closures, detours or flagging operation as well as hours of operation. All construction related trips shall be restricted to off-peak hours to the extent possible.	Prior to the start of construction.	City of Moreno Valley and Project Contractor.	Initials: _____ Date: _____
	d) Result in inadequate emergency access?	Reference MM TRAF-03- Traffic Control Plan.	Prior to the start of construction.	City of Moreno Valley and Project Contractor.	Initials: _____ Date: _____
Tribal Cultural Resources	a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	See MM CUL-02: Native American Monitoring.	Prior to the issuance of a grading permit	Project Developer/ Applicant, City Planning Division, Native American Monitor, Project contractor	Initials: _____ Date: _____
		See MM CUL-03: Cultural Resource Monitoring Plan (CRMP).	Prior to Project construction and the issuance of building permits.	Project Archaeologist, in consultation with the Consulting Tribe(s), the principal contractor, and the City	Initials: _____ Date: _____
	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	See MM CUL-04: Cultural Resources Disposition.	Upon the discovery of Native American cultural resources during ground disturbing activities at the Project Site.	Project archeologist, City Planning Division, Project Developer/ Applicant, Native American monitor	Initials: _____ Date: _____



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Tribal Cultural Resources	a) ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1 . In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1 , the lead agency shall consider the significance of the resource to a California Native American tribe.	See MM CUL-05 Grading Plan.	Prior to the issuance of a grading permit.	Project archeologist, City Planning Division, Project Developer/Applicant	Initials: _____ Date: _____
		See MM CUL-06 Inadvertent Finds.	Upon the discovery of history or cultural resources during Project construction and earthwork activities.	Project archeologist, City Planning Division, Project Developer/Applicant	Initials: _____ Date: _____
Utilities and Services	a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	MM UTL-01- Utility Purveyor Approval: Prior to issuance of final tract map approval and permits, the City Building Official shall verify that improvement plans for utility extensions and connections and service to the structures are approved by each utility purveyor.	Prior to the issuance of final tract map approval and permits.	City Building Official, Utility Purveyors	Initials: _____ Date: _____
	b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	MM UTL-01: EMWD Water Conservation Policies: Prior to final tract map approval and issuance of permits the City Engineer and Planning Department shall verify that EMWD Water Conservation Policies are incorporated within the Project's CC&R's and construction plan set per the following: i) Irrigate landscape only between 9:00 p.m. and 6:00 a.m. except when: o Manually watering; o Establishing new landscape; o Temperatures are predicted to fall below freezing; or o It is very short period of time to adjust or repair an irrigation system.	Prior to final tract map approval and issuance of permits from the City Engineer and Planning Department.	City Engineer, City Planning Division, Project Developer/Applicant	Initials: _____ Date: _____



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Utilities and Services	b) Continued...	<p>ii) Unattended irrigation systems using potable water are prohibited unless they are limited to no more than 15 minutes watering per day, per station. This limitation can be extended for:</p> <ul style="list-style-type: none"> o Very low flow drip irrigation systems when no emitter produces more than two gallons of water per hour. o Weather based controllers or stream rotor sprinklers that meet 70 percent efficiency. o Runoff or over watering is not permitted in any case. <p>iii) Irrigation systems operate efficiently and avoid overwatering or watering of hardscape and the resulting runoff.</p> <p>iv) Excessive water flow or runoff is prohibited</p> <p>v) Install new landscaping with low-water demand trees and plants. New turf shall only be installed for functional purposes.</p> <p>vi) Watering during rain is prohibited.</p> <p>Long-term maintenance of items a) through f) above shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.</p>			
Wildfire	c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<p>MM WILD-01: HOA Fire Safety- To ensure fire safety and appropriate emergency response, the Homeowner’s Association shall incorporate requirements within the recorded CC&Rs that require property owners to keep the side yard setbacks free and clear of debris year-round.</p> <p>Long-term maintenance of above requirement shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.</p>	Prior to the finalization of HOA CC&Rs.	Property owner, HOA	<p>Initials: _____</p> <p>Date: _____</p>